

ITEM # \_\_\_\_\_

**SEMINOLE COUNTY GOVERNMENT  
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM**

**SUBJECT:** Valentine Commercial Center; Rezone from A-1 (Agriculture) to C-2 (Retail Commercial District); (Javier E. Omana, applicant)

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Matthew West **CONTACT:** Jeff Hopper **EXT.** 7431

<b>Agenda Date</b> <u>7/13/05</u>	<b>Regular</b> <input type="checkbox"/>	<b>Work Session</b> <input type="checkbox"/>	<b>Briefing</b> <input type="checkbox"/>
	<b>Special Hearing – 6:00</b> <input type="checkbox"/>	<b>Public Hearing – 7:00</b> <input checked="" type="checkbox"/>	

**MOTION/RECOMMENDATION:**

1. Recommend APPROVAL of the requested rezone from A-1 (Agriculture) to C-2 (Retail Commercial District) for a 1.7-acre site on the east side of Monroe Road, 0.1 mile north of Orange Blvd., per the attached staff report (Javier E. Omana applicant); or
2. Recommend DENIAL of the requested rezone from A-1 (Agriculture) to C-2 (Retail Commercial District) for a 1.7-acre site on the east side of Monroe Road, 0.1 mile north of Orange Blvd., (Javier E. Omana applicant);
3. CONTINUE the item to a time and date certain.

District 5 – Carey

Jeff Hopper-Senior Planner

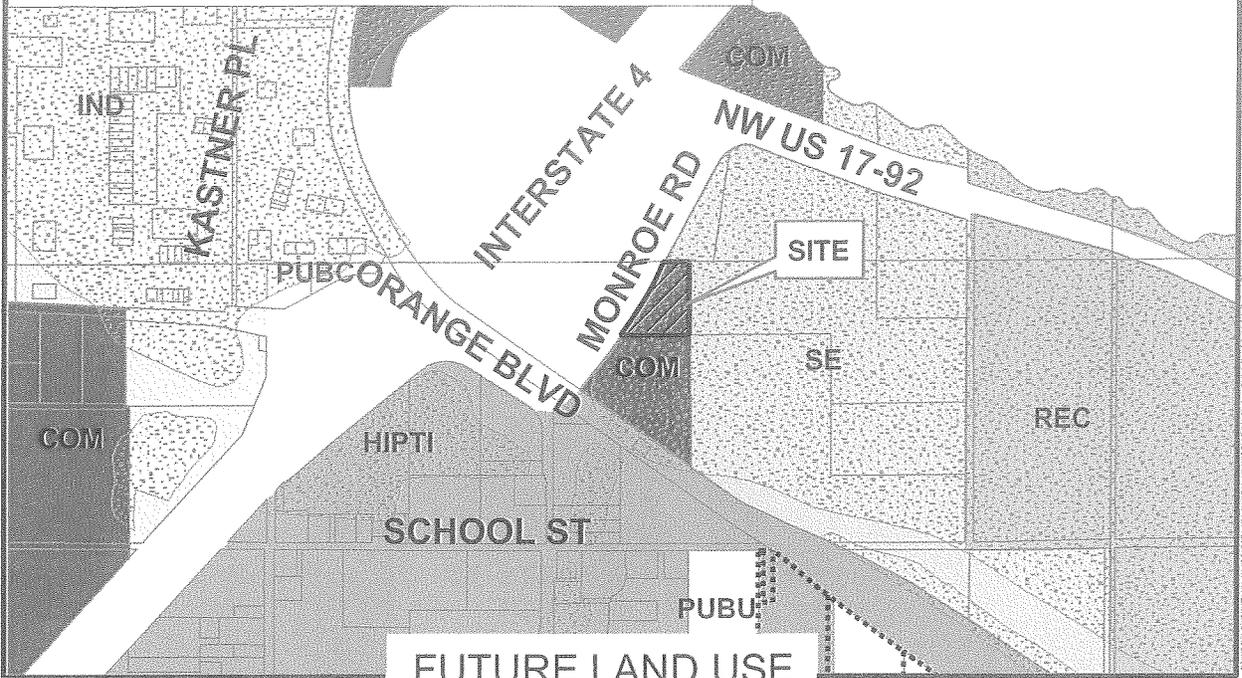
**BACKGROUND:**

The applicant requests C-2 zoning on property within a Commercial future land use as designated on the future land use map of the Vision 2020 Plan. Despite this designation, the entire site is shown within the Conservation Overlay. This indicates the presence of floodplain and/or wetland areas throughout the property. Environmental constraints could substantially limit development of the property for commercial use. Since the land use is already established as Commercial, these issues will be addressed at the time of site plan review.

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the request.

The presence of any wetlands and/or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.  
 \*Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.  
 Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.

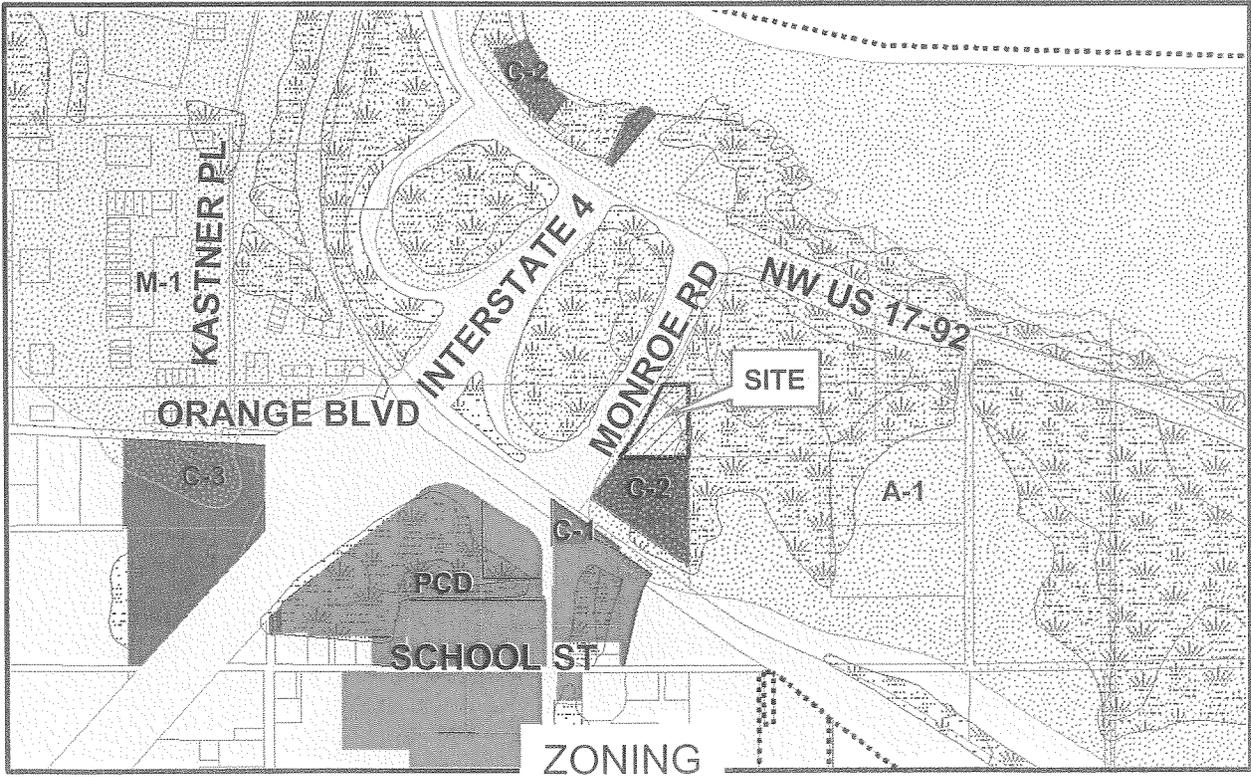


Site  
  HIPTI  
  COM  
  PUBC  
  SE  
  IND  
  PUBU  
  REC

CONS  
 - - - - Municipality

Applicant: CPH Engineers/Javier E Omana  
 Physical STR: 16-19-30-5AC-0000-0130  
 Gross Acres: 1.7+/- BCC District: 5  
 Existing Use: Vacant  
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2005-024	A-1	C-2



Site  
  A-1  
  C-1  
  C-2  
  C-3  
  M-1  
  PCD  
  FP-1  
  W-1

- - - - Municipality

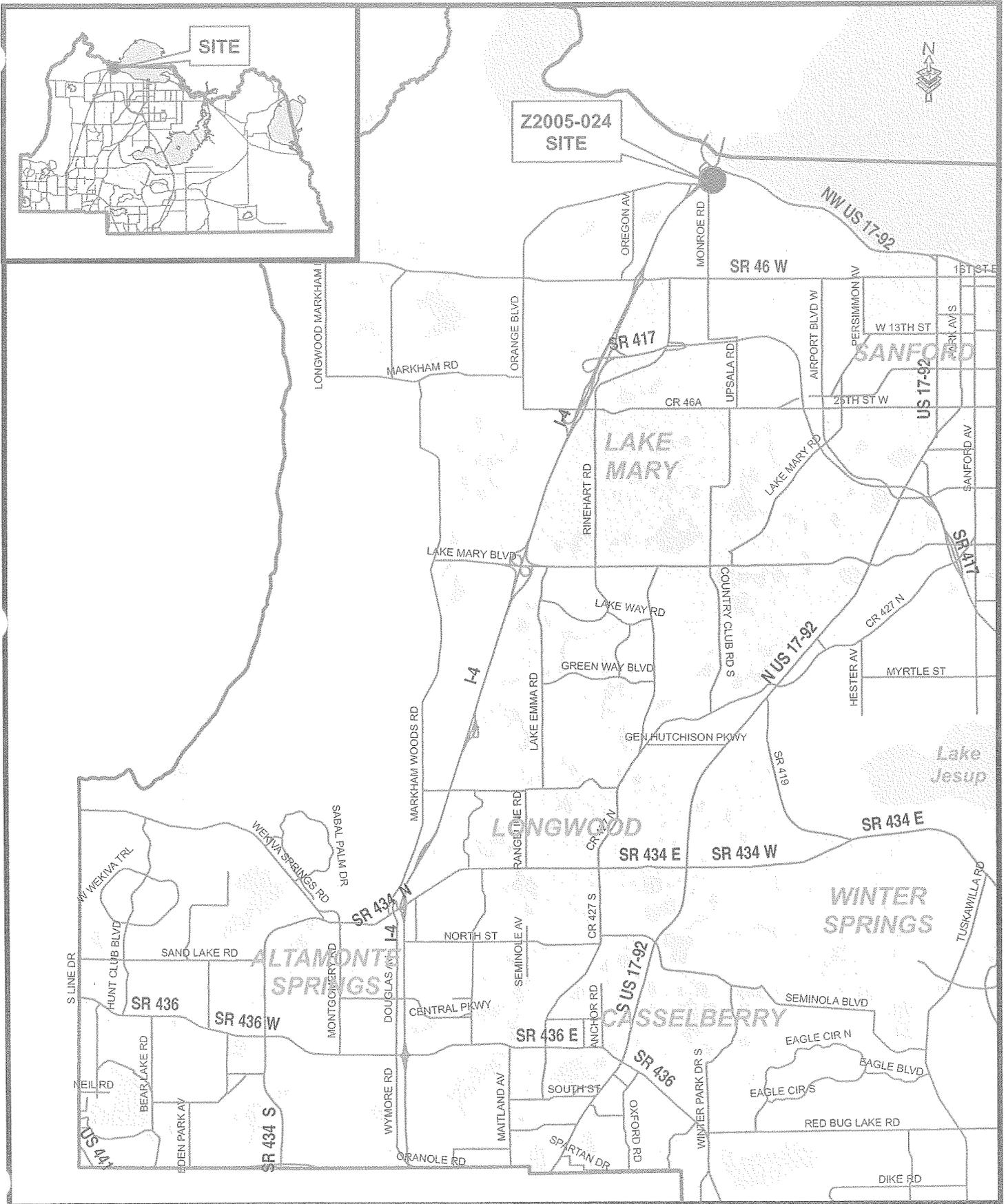


Amendment No: --  
From: -- To: --  
Rezone No: Z2005-024  
From: A-1 To: C-1

 Subject Property



January 2004 Color Aerials



## VALENTINE COMMERCIAL CENTER REZONE

REQUEST INFORMATION	
<b>APPLICANT</b>	Javier E. Omana / CPH Engineers
<b>PROPERTY OWNER</b>	Matthew T. Valentine
<b>REQUEST</b>	A-1 (Agriculture) to C-2 (Retail Commercial)
<b>HEARING DATE (S)</b>	P&Z: July 13, 2005      BCC: August 23, 2005
<b>PARCEL NUMBER</b>	16-19-30-5AC-0000-0130
<b>LOCATION</b>	East side of Monroe Rd., 500 feet north of Orange Blvd.
<b>FUTURE LAND USE</b>	Commercial
<b>FILE NUMBER</b>	Z2005-024
<b>COMMISSION DISTRICT</b>	5 – Carey

### OVERVIEW

The applicant requests C-2 zoning on property within a Commercial future land use as designated on the future land use map of the Vision 2020 Plan. Despite this designation, the entire site is shown within the Conservation Overlay. This indicates the presence of floodplain and/or wetland areas throughout the property. Environmental constraints could substantially limit development of the property for commercial use. However, these issues will be addressed at the time of site plan review.

### Existing Land Uses:

(North)

<b>Interstate 4</b>	<b>SUBURBAN ESTATES</b> Vacant <i>A-1</i>	<b>SUBURBAN ESTATES</b> Vacant <i>A-1</i>
<b>Interstate 4</b>	<b>COMMERCIAL (SUBJECT PROPERTY)</b> Vacant <i>A-1</i>	<b>SUBURBAN ESTATES</b> Vacant <i>A-1</i>
<b>Interstate 4</b>	<b>COMMERCIAL</b> billboard <i>A-1</i>	<b>SUBURBAN ESTATES</b> Vacant <i>A-1</i>

(South)

\***Bold** text depicts future land use designation, plain text depicts the existing use, and *italicized* text depicts zoning district. See enclosed future land use and zoning map for more details.

## SITE ANALYSIS

### Facilities and Services:

1. The impacts of development shall not occur until adequate facilities and services are available.
2. The proposed rezone is consistent with the adopted future land use designation assigned to the property, and does not alter the options or long range strategies for facility improvements or capacity additions included in the Support Documentation to the Vision 2020 Plan.
3. The site is in the City of Sanford's water and sewer service area. Prior to approval of any development requiring such service, the applicant must obtain documentation from the City indicating the availability of service.

**Compliance with Environmental Regulations:** The applicant will be required to dedicate a Conservation Easement to Seminole County over all post development wetlands and required upland buffers. If proposed development would create impacts on the wetlands, the County will require a mitigation plan approved by the St. Johns River Water Management District (SJRWMD).

**Compatibility with Surrounding Development:** The proposed C-2 zoning is compatible with the Commercial future land use designation.

**Intergovernmental Notice Process:** Intergovernmental notice is not required since no other entities are affected.

### STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request.

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) ZONING CLASSIFICATION THE C-2 (RETAIL COMMERCIAL DISTRICT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

**Section 1. LEGISLATIVE FINDINGS.**

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled "Valentine Commercial Center Rezone."

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

**Section 2. REZONINGS.** The zoning classification assigned to the following described property is changed from A-1 (Agriculture) to C-2 (Retail Commercial District):

LEG THAT PT OF E 1/2 OF N 1/2 OF LOT 13 E OF HW 4 ; ST JOSEPHS; PB 1, PG 114

**Section 3. SEVERABILITY.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**ORDINANCE NO. 2005-**

**Section 4. EFFECTIVE DATE.** A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective upon filing with the Department of State.

ENACTED this 23rd day of August, 2005

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
Carlton D. Henley  
Chairman