Item #

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

SUBJECT: Habitat for Humanity Rezone From R-2 to R-1B

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

AUTHORIZED BY: Tony Walter **CONTACT:** Tony Walter TW **EXT.** 7375

Agenda Date 09/07/05 **Regular** ☐ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☒

MOTION/RECOMMENDATION:

1. Recommend APPROVAL of the request to rezone Lot 11, Frost's Addition (less the south 94 feet and road right of way) located on the east side of S. Ronald Reagan Blvd. approximately 0.25 mile north of SR436, from R-2 (One and Two Family Dwelling District) to R-1B (Single Family Dwelling District); (Habitat for Humanity, applicant); or
2. Recommend DENIAL of the request to rezone Lot 11, Frost's Addition (less the south 94 feet and road right of way) located on the east side of S. Ronald Reagan Blvd. approximately 0.25 mile north of SR436, from R-2 (One and Two Family Dwelling District) to R-1B (Single Family Dwelling District); (Habitat for Humanity, applicant); or
3. CONTINUE the public hearing until a time and date certain.

(District 4 – Comm. Henley) (Tony Walter, Planning Manager)

BACKGROUND:

The applicant, Habitat for Humanity requests the rezoning of Lot 11, Frost's Addition (less the south 94 feet and road right of way) located on the east side of S. Ronald Reagan Blvd. approximately 0.25 mile north of SR436, from R-2 (One and Two Family Dwelling District) to R-1B (Single Family Dwelling District). The requested zoning would allow lots with a minimum size of 6,700 square feet and lot width of 60 feet. The future land use of the subject property is MDR (Medium Density Residential), which permits a maximum density of ten (10) dwelling unit per acre.

Reviewed by:
Co Atty: KK
DFS:
OTHER:
DCM:
CM:

File No. Z2005-043

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request to rezone Lot 11, Frost's Addition (less the south 94 feet and road right of way)

located on the east side of S. Ronald Reagan Blvd. approximately 0.25 mile north of SR436, from R-2 (One and Two Family Dwelling District) to R-1B (Single Family Dwelling District).

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Attachments:
Staff Analysis
Locator Map
FLU/Zoning Map
Plat Map
Aerial map
Ordinance

HABITAT FOR HUMANITY REZONE
R-2 TO R-B1

REQUEST INFORMATION		
APPLICANT	Habitat for Humanity, Robert Klettner, Executive Director	
PROPERTY OWNER	Seminole County Board of County Commissioners	
REQUEST	Rezone property from R-2 (One and Two Family Dwelling District) to R-1B (Single Family Dwelling District).	
HEARING DATE (S)	P&Z: September 7, 2005	BCC: October 25, 2005
PARCEL ID	18-21-30-509-0000-011A	
LOCATION	The east side of S. Ronald Reagan Blvd. approximately 0.25 mile north of SR436	
FUTURE LAND USE	MDR (Medium Density Residential)	
ZONING	R-2 (One and Two Family Dwelling District)	
FILE NUMBER	Z2005-043	
COMMISSION DISTRICT	#4 – Henley	

OVERVIEW

Zoning Request: The applicant, Habitat for Humanity requests the rezoning of Lot 11, Frost's Addition (less the south 94 feet and road right of way) located on the east side of S. Ronald Reagan Blvd. approximately 0.25 mile north of SR436, from R-2 (One and Two Family Dwelling District) to R-1B (Single Family Dwelling District). The requested zoning would allow lots with a minimum size of 6,700 square feet and lot width of 60 feet. The future land use of the subject property is MDR (Medium Density Residential), which permits a maximum density of ten (10) dwelling unit per acre.

R-2 AND R-1B DISTRICT AREA REGULATIONS		
	R-2	**R-1B**
Minimum Lot Size	9,000 square feet	6,700 square feet
Minimum House Size	1,400 square feet (duplex) – 700 square feet (single-family)	700 square feet
Minimum Width at Building Line	75 feet	60 feet
Front Yard Setback	25 feet	20 feet
Side Yard Setback	10 feet	7.5 feet
(Street) Side Yard Setback	25 feet	20 feet
Rear Yard Setback	30 feet	25 feet

Existing Land Uses:

The future land use designation, zoning districts and existing use for the subject and abutting properties are as follows:

(North)

	CITY/ROAD Utility (United Telephone)	**MDR** Vacant *R-1*	**MDR** Park *R-1*	
(West)	**CITY/ROAD** Utility (United Telephone)	**(SUBJECT PROPERTY)** **MDR** Vacant *A-1*	**MDR** Multi-Family *R-2*	(East)
	CITY/ROAD Utility (United Telephone)	**MDR** Single Family R-2	**MDR** Multi-Family R-2	

(South)

For more detailed information regarding zoning and land use, please refer to the attached map.

SITE ANALYSIS

Facilities and Services:

Adequate public facilities and services must be available concurrent with the impacts of development. The applicant submitted an Affidavit of Concurrency Review Deferral. At the time of subdivision review, the applicant is required to submit an application for concurrency review.

The following table depicts the impacts the proposed development has on public facilities:

Public Facilities	Existing Zoning (R-2)	Proposed Development*	Net Impact
Water (GPD)	700	700	0
Sewer (GPD)	700	700	0
Traffic (ADT)	19	19	0
Schools			
Elementary	1.0	1.0	0
Middle	1.0	1.0	0
High	1.0	1.0	0

*Proposed development on straight zoning is based on maximum units permitted using gross acreages.

The site is located adjacent to the city limits of Altamonte Springs. A letter confirming utility capacity for potable and reclaimed water is required at the time of subdivision review, and approval of the proposed water service utility plan is required prior to the approval of final engineering plans.

Transportation / Traffic:

The property accesses S. Ronald Reagan Blvd. classified as a Minor Arterial roadway with an adopted Level of Service E. The roadway currently operates at a Level of Service C.

Compliance with Environmental Regulations:

A listed species survey is required to be submitted before final engineering approval.

Compatibility with Surrounding Development:

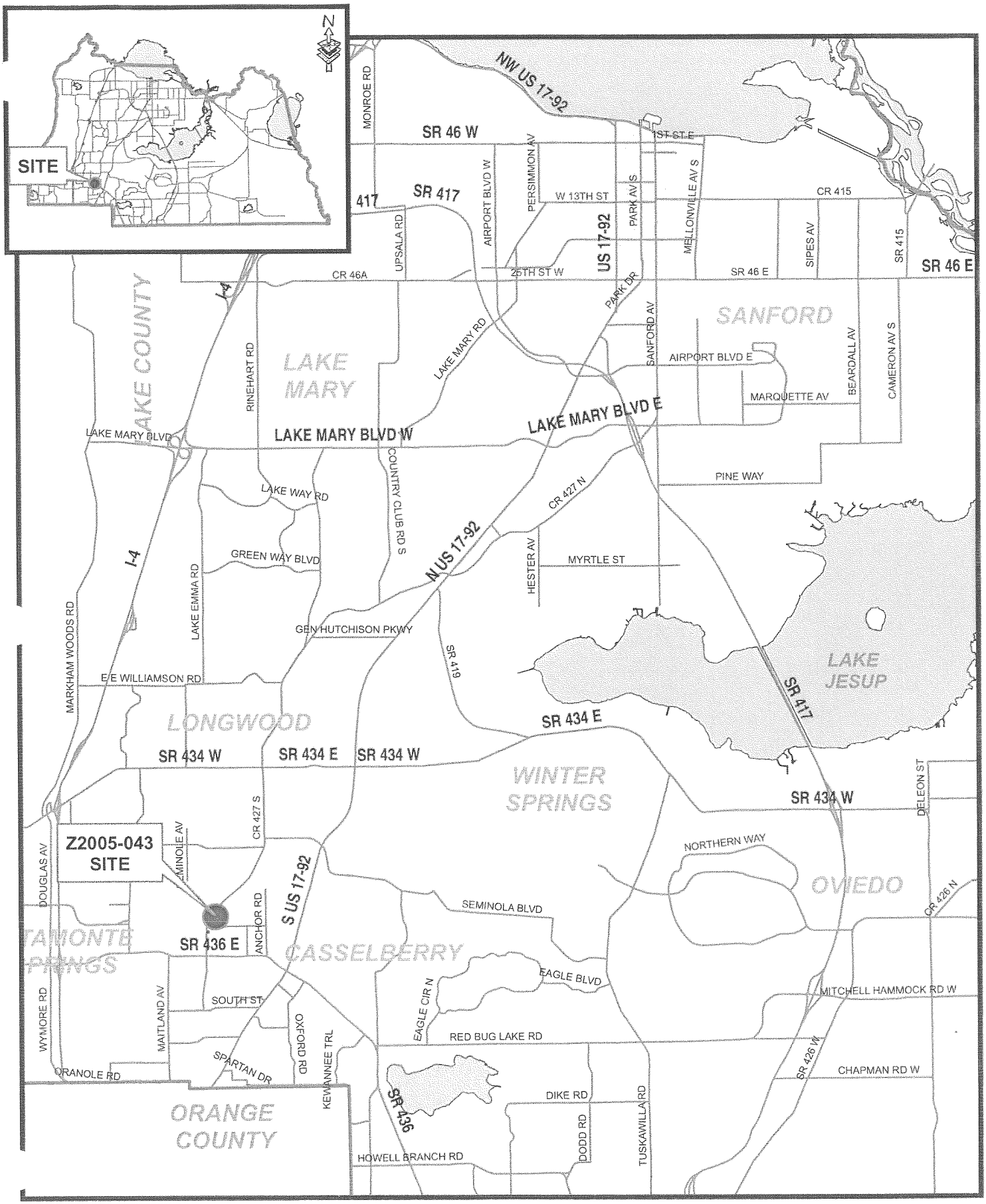
The proposed R-1B zoning is compatible with the trend of multi-family and single-family residential development located along this section of Ronald Reagan Blvd. Staff believes the proposed rezone would be compatible with surrounding development.

School Impact:

The rezoning will facilitate development of 2 single family lots which pose a negligible impact on schools.

STAFF RECOMMENDATION

Based upon the above findings, staff recommends APPROVAL of the request to rezone Lot 11, Frost's Addition (less the south 94 feet and road right of way) located on the east side of S. Ronald Reagan Blvd. approximately 0.25 mile north of SR436, from R-2 (One and Two Family Dwelling District) to R-1B (Single Family Dwelling District).



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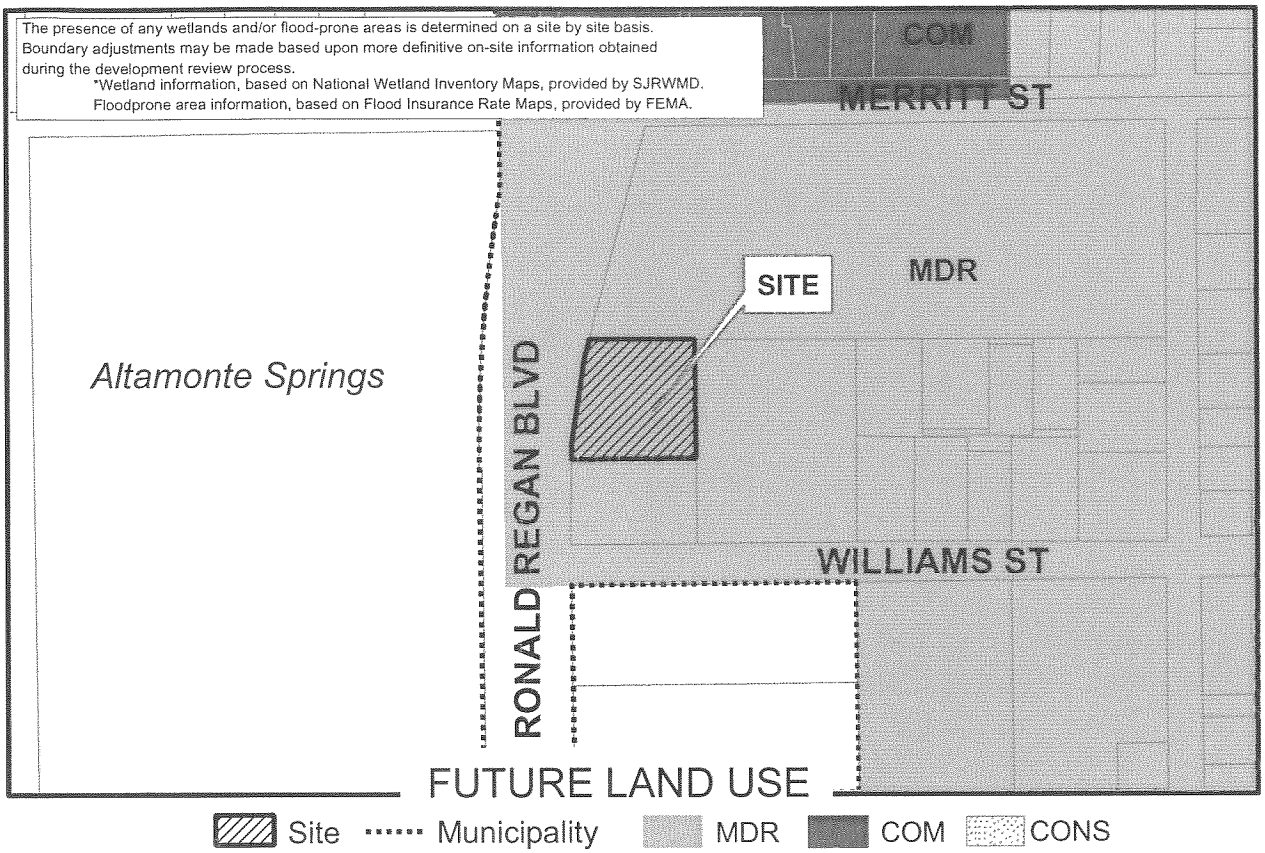
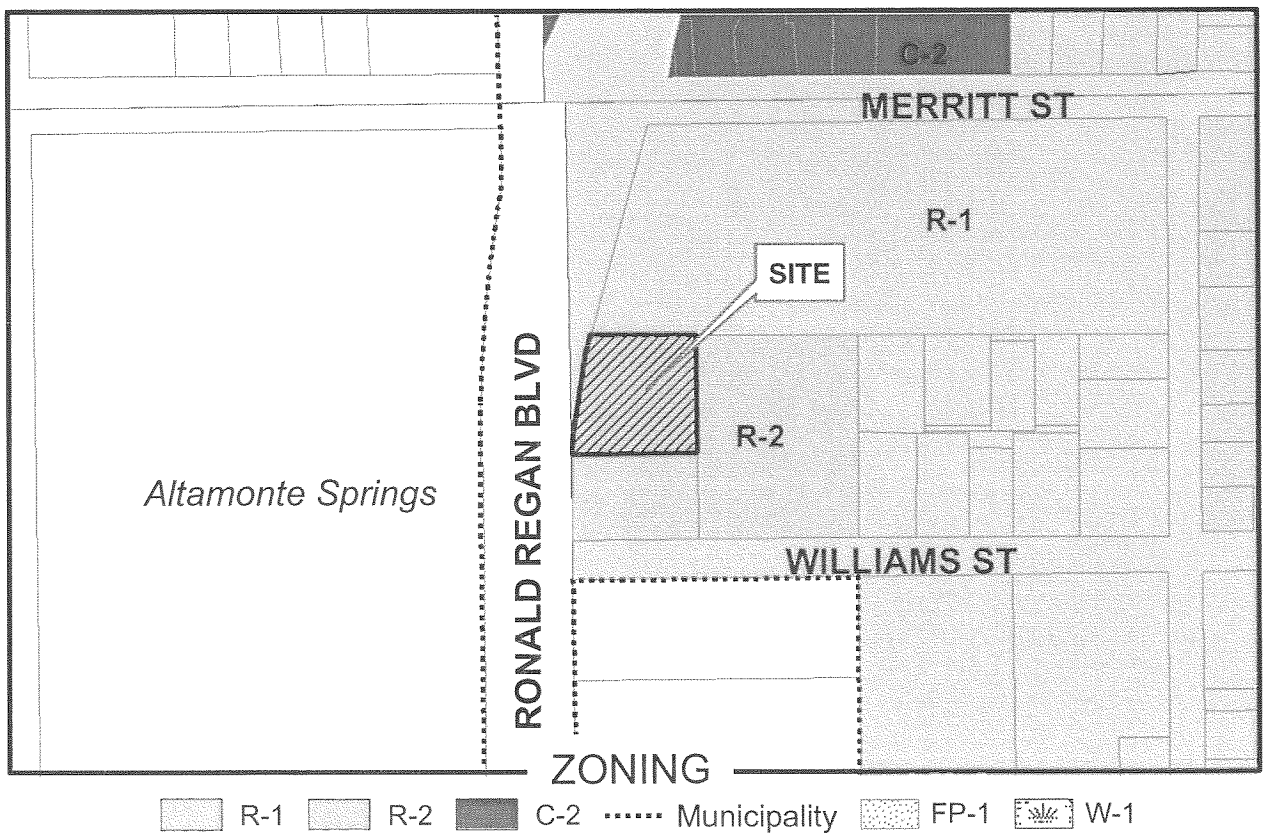


Applicant: Robert Klettner
Physical STR: 18-21-30-509-0000-011A
Gross Acres: .41 acres +/- BCC District: 4
Existing Use: Public
Special Notes: None

	Amend/ Rezone#	From	To
FLU	-	-	-
Zoning	Z2005-043	R-2	R-1B

N



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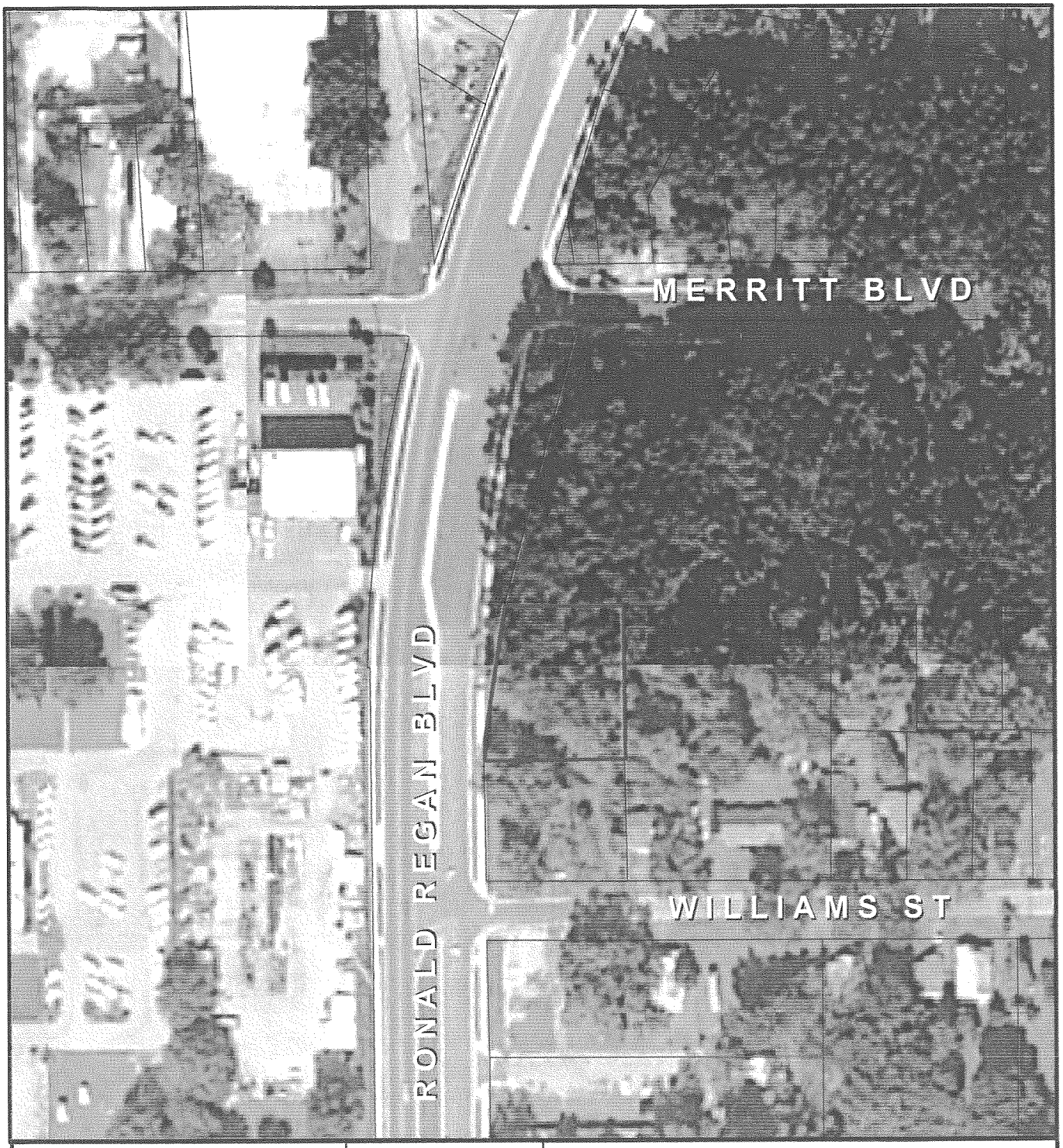

Rezone No: Z2005-0043
From: R-2 To: R-1B

Parcel

Subject Property

N

January 2004 Color Aerials

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ORDINANCE NO. 2005- **SEMINOLE COUNTY, FLORIDA**

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 R-2 (ONE AND TWO-FAMILY DWELLING DISTRICT) ZONING CLASSIFICATION THE R-1B (SINGLE-FAMILY DWELLING 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 "Habitat for Humanity 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 R-2 (One and Two-Family Dwelling District) to R-1B (Single-Family Dwelling District):

LOT 11, (LESS THE SOUTH 94 FEET THEREOF AND ROAD RIGHT OF WAY), FROST'S ADDITION NUMBER 2 TO ALTAMONTE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 13 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

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.

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 25th day of October, 2005

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By:_____
Carlton D. Henley
Chairman