

## Summary Information

River Run Preserve Large Scale Land Use Amendment		
APPLICANT	Keith Lawes	
PROPERTY OWNER(S)	JAFFER, SHAKIL A RUMBLEY, JOHN RUMBLEY JR., JOHN CHASE, MARY GILLIAM, MELISSA	
REQUEST	SE (Suburban Estates) to PD (Planned Development)	
PROPERTY SIZE	31.3 acres	
PROPERTY LOCATION	South of Kentucky St., east of Jessup Ave.	
PROPERTY TAX ID	03-20-31-5AY-0000-0820 03-20-31-5AY-0000-0900 03-20-31-5AY-0000-0910 16-20-31-501-0300-0010 16-20-31-501-0100-0090 16-20-31-501-0100-0070	
AMENDMENT NUMBER	2019-FLUM-LS.02	
COMMISSION DISTRICT	2-Zembower	
HEARING DATE(S)	LPA: Oct. 2, 2019	BCC: Transmittal Jan 28, 2020 Adoption March 24, 2020
EXISTING USE OF SUBJECT PROPERTY	Vacant	
EXISTING ZONING OF SUBJECT PROPERTY	A-1	
	EXISTING USE	FUTURE LAND USE DESIGNATION
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE NORTH	Single Family	HIP-AP / City of Sanford
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE EAST	Single Family	Suburban Estates (SE) / Publicly Managed Lands (PML)
EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE SOUTH	Vacant	Publicly Managed Lands (PML)

EXISTING USE AND FUTURE LAND USE DESIGNATION OF PROPERTY TO THE WEST	Approved School Site / Vacant	Suburban Estates (SE)
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**FUTURE LAND USE ELEMENT AMENDMENT REVIEW CRITERIA**

The Future Land Use Element of the Comprehensive Plan establishes criteria to be used in the evaluation of proposed future land use amendments, consistent with requirements of State Law, and including individual site compatibility analysis. These criteria include:

- A. Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property.**

**Staff Findings**

The subject property lies on the south side of Kentucky Street, which forms the southern edge of the High Intensity Planned Development – Airport (HIP-AP) future land use designation. In addition, the City of Sanford has designated two parcels immediately north of the subject property as Airport Industry and Commerce (AIC). Both designations indicate an intent by their respective jurisdictions for commercial and/or residential development of a high intensity nature. The proposed development would both support and benefit from such development on the opposite side of Kentucky Street.

Despite the close proximity of these future land use designations, the predominant existing development pattern to the north and west of the subject property remains large-lot single family and agriculture-related uses in A-1 zoning. The only exceptions to this are the future site of the approved Galileo Gifted School, west of the subject property at the southeast corner of Kentucky Street and Skyway Drive and the Skyway Beardall Planned Development approved for medium density residential townhomes.

Relative to adjacent properties on the east and west, the proposed development represents a significant increase in density. However, it should be noted that the project is consistent with the maximum density of 3.5 units per net buildable acre, as established in the Seminole County / City of Sanford Joint Planning Agreement (JPA).

- B. Whether public facilities and services can be available concurrent with the impacts of development at adopted levels of service, or whether approval of the proposal would create internal inconsistency within the Seminole County Comprehensive Plan by impacting adopted levels of service or other related Goals, Objectives and Policies, particularly those addressing capital improvement programs and fiscal feasibility.**

Maximum permitted development under the proposed PD land use designation is 94 single family units. The following table provides adopted levels of service standards for public services and facilities, and potential impacts of the proposed amendment.

Facility or Service Level of Service (LOS) And Provider	Potential Impact
Potable Water Facilities LOS: Residential 350 gal/unit/day* Provider: City of Sanford	32,900 gal/day
Sanitary Sewer Facilities LOS: Residential 300 gal/unit/day* Provider: City of Sanford	28,200 gal/day
Recreation LOS: 3.6 total acres/1000 population 1.8 developed acres/1000 population Provider: Seminole County	0.878 total acres 0.439 developed acres
Solid Waste LOS: Seminole County Landfill LOS: 4.3 lbs./capita/day Seminole County Transfer Station LOS: 4.0 lbs./capita/day	191.8 tons/year 0.489 tons/day
Schools	Elementary 16 Middle 9 High 13
Transportation Impacts	A Traffic Impact Analysis (TIA), dated July 2019, was prepared by Traffic Planning and Design, Inc. to analyze the trip generation for the proposed use on the subject property and any impacts to surrounding area roadways. The TIA provided the following findings and conclusions. Based on the latest edition of the ITE Trip Generation Manual the proposed residential use of 94 single family units (ITE Code 210) would generate approximately 877 daily trips, 70 AM peak hour trips, and 93 PM peak hour trips. An analysis of study area roadway segments finds these roadway segments operate adequately under current conditions, and are projected to continue to do so with the additional traffic generated by the proposed project. The results of this analysis satisfy the future land use amendment requirements found in the County's Comprehensive Plan.

**Staff Findings**

The site lies within the utility service area of the City of Sanford, which has provided documentation of available capacity to serve the project. In addition, a preliminary traffic analysis provided by the applicant indicates that additional trips generated by the project will not have a significant impact on area roadways.

- C. Whether the site will be able to comply with flood prone regulations, wetland regulations (if subject property is located within the Environmentally Sensitive Lands Overlay), and all other adopted development policies and regulations.**

**Staff Findings**

While a portion of the subject property lies within areas subject to flooding, as

identified by the Federal Emergency Management Agency (FEMA), and wetlands as designated by the St. Johns River Water Management District, developed areas of the site will remain largely outside these features. (Flood-prone and wetland areas are excluded from buildable area calculations.) Any environmental issues that may arise from more detailed surveys will be addressed through existing regulations and review processes.

**D. Whether the proposal adheres to other special provisions of law and the Seminole County Comprehensive Plan (e.g., the Wekiva River Protection Act, Seminole County Urban/Rural boundary, etc.).**

**Staff Findings**

The site is not located within any areas subject to special standards of review, such as the Wekiva River Protection Area, East Lake Sylvan Transitional Area, etc. However, the proposed development is in an area subject to, and is consistent with, the 2015 Seminole County/City of Sanford Joint Planning Agreement.

**E. Whether the proposed Future Land Use is compatible with existing surrounding development and future land uses in accordance with *FLU Exhibit: Compatible Transitional Land Uses*.**

**Staff Findings**

The requested PD future land use designation does not directly relate to the referenced FLU Exhibit, but instead conforms to the proposed PD Master Development Plan and Development Order, which would permit a single-family development of 3.5 units per net buildable acre, with a maximum of 94 units.

As compared to nearby existing development on the east and west, the proposal is for a substantially higher density, which may require special site design standards to ensure compatibility, such as buffering and lot size transitioning along site boundaries.

Approval documents specific to the PD will include appropriate site design criteria to ensure compatibility with adjoining development. Project buffers will be consistent with Code requirements except for any specific variations that may be granted through the PD approval. These standards will be implemented through the PD Master Development Plan and subsequent Final Development Plan.

**F. Whether the proposed Future Land Use designation furthers the public interest by providing or enabling the provision of:**

1. A range of obtainable housing opportunities and choices, including affordable or workforce housing;
2. Economic development (enabling higher paying jobs);
3. Reduction in transportation impacts on area-wide roads;
4. Mass transit and a variety of transportation choices; and
5. Whether the proposed Future Land Use designation is consistent with other applicable Seminole County Comprehensive Plan Goals, Objectives and Policies, and supports and is consistent with the Central Florida Regional

Growth Vision, the Strategic Regional Policy Plan and the State Comprehensive Plan.

### **Staff Findings**

The project could potentially provide a range of housing choices that include affordable or workforce housing; however, no such commitment is being proposed at this time.

In addition, the proposal would support several relevant policies of the Comprehensive Plan, including but not limited to the following:

- **FLU 2.9 Determination of Compatibility in the Planned Development Zoning Classification**

*The County shall consider uses or structures proposed within the Planned Development (PD) zoning classification on a case by case basis evaluating the compatibility of the proposed use or structure with surrounding neighborhoods and uses. Compatibility may be achieved by application of performance standards such as, but not limited to, lot size, setbacks, buffering, landscaping, hours of operation, lighting, and building heights. The Board of County Commissioners shall have discretion as to the uses and structures approved with a PD classification, as well as all other features of the PD plan and the plan as a whole.*

- **TRA 2.5.6: Discourage Direct Access**

*The County in partnership with other public and private entities shall continue to discourage the creation of individual lots and parcels that require direct access and connections to any county roadway with the exception of residential subdivision streets.*

- **CON 3.5: Planned Development PD/Cluster Developments**

*The County shall continue to allow planned developments and cluster type developments in order to preserve large contiguous areas of wetlands and other environmentally sensitive communities. Performance standards contained in the Seminole County Comprehensive Plan and implemented by the Land Development Code shall ensure that the use of the Planned Development option is compatible with surrounding land uses and is a beneficial use within the community.*

- **Policy CON 7.3 Future Land Use Designations**

*The County shall continue to utilize the Future Land Use designations as contained within this Plan to direct incompatible uses away from wetlands, including:*

- A. The use of special planning techniques;*
- B. The application of the Environmentally Sensitive Lands Overlay; and*
- C. Reliance on the Urban/Rural Boundary and the associated protection provided therein to wetlands.*

The proposed development would be consistent with State and Regional policies and plans as follows:

Strategic Regional Policy Plan: The project supports the SRPP through the following points:

Section	Policy	Comment
Natural Resources 3.13	Establish buffer zones landward of regionally significant wetlands and surface waters in order to protect surface water quality and quantity and to provide habitat for aquatic, semi-aquatic, or water dependent terrestrial wildlife.	The development will have a fifteen (15) foot minimum, twenty five (25) foot average width buffer adjacent to post-development wetlands.
Natural Resources 3.17	Adequate upland buffers surrounding preserved wetlands should be provided based on scientific evaluation of site specific conditions.	
Natural Resources 3.18	Development in the 100-year floodplain should be discouraged.	All new construction will occur above the 100-year flood elevation.
Economic Development 4.2	Discourage new development from locating in flood prone and hurricane surge areas to prevent adverse economic impacts.	
Transportation 5.24	Encourage the development of sidewalks to establish greater connectivity.	The development will be required to provide sidewalks for internal pedestrian circulation and connectivity to outside development.
Transportation 5.25	Non-urban arterial roads should be protected by access management policies that limit curb cuts to preserve their capacity.	The project will be served by one or more internal streets, with no individual lots having direct access to pre-existing roads.