

FUTURE LAND USE AMENDMENT & REZONING JUSTIFICATION STATEMENT

SEMINOLE COUNTY APPLICATION

ALTA SEMINOLE

Parcel ID No: 36-21-30-300-004B-0000, 36-21-30-300-0020-0000,
36-21-30-300-0050-0000 & 36-21-30-516-0000-0020

1) Project Overview

WP South Acquisitions, LLC, a Florida limited liability company, located at 363 W. Yale Street, Orlando, FL 32804 (Applicant) is requesting a future land use map amendment to the Seminole County Comprehensive Plan from PD (commercial), and HIP TR, and MDR to Planned Development (PD) on its 12.66+/- acre site located at the northeast corner of Aloma Avenue and Tuskawilla Road. The site currently has zoning designations of PD (commercial) and RP. The proposed use is for 253 multi-family residential units (rental). The future land use amendment request proposes amending the FLU designations from PD (commercial), HIP TR, and MDR, to FLU-PD and a PD zoning for a sole use development of a luxury multi-family rental apartment complex.

Rationale for FLU and Zoning Change

The 12.66 +/- acre site is currently zoned in two categories of which the primary use is commercial. The applicant proposed a residential use for the entire property, with the RP zoned property proposed as retention. The proposed project's total traffic impacts (multi-family housing project) will be significantly less than the current land uses and zonings would yield. The proposed FLU and Zoning meet the requirements of the Compatible Transitional Land Uses. Although we are proposing to change the existing HIP TR land use to PD, this land use does allow a density up to 20 du/ac which we are maintaining. The property has been marketed for many years as a commercial/office parcel but no development has occurred. The proposed luxury multi-family apartments, which caters to young professionals (not students), is needed in this area.

2) Location

The property wraps around a 7-11 convenience store along the south and west property lines, and is near many other commercial developments making an excellent transition to the Seminole Trail to the north and church to the east. Where we abut the single family homes to the east, increased setbacks and buffering are proposed. The SR 417 interchange is about 1400 LF to the east.

3) Adjacent Land Uses

Location	FLU	Zoning
North	LDR/Trail	Seminole Trail/R-1AA
South	HIP TR	PD (townhomes and commercial)
East	LDR (single family and church)	R-1AA/A-1 (church)
West	COM/LDR	R1-AA/PD Com

A review of the surrounding land uses supports this request of the future land use amendment to PD. The intensity and type of use is being reduced compared to what could be developed in the HIP TR and PD land use. We understand that the existing PD expired, but we would expect that it could be renewed.

As mentioned, this property will provide a transition from the existing 7-11 to the trail, and single family uses to the north, and the church to the east. We have provided increased building setbacks and landscape buffers along the trail and single family homes to the east.

Along the south (Aloma Avenue) and west (Tuskawilla Road) are major collector roadways providing buffering from the existing townhomes and commercial/retail to the south, and commercial/single family to the west.

4) Part 7 Completion of Data and Analysis Requirements

See separate attachment for Facility Capacity Impact Assessments – Worksheets 1 through 5. See attachment D – Transportation Assessment.

Transportation Elements

Traffic movements will access the site exclusively from Tuskawilla Road (right in/right out only), and an access easement to the 7-11 property. The proposed residential use will generate significantly less daily and peak hour trips than if the property were built out under the current zoning. According to the Seminole County traffic data base there is significant capacity available on both Aloma Avenue and Tuskawilla Road for the proposed daily trips.

Additionally, to alleviate u-turn safety concerns on Tuskawilla Road we propose to add a “No U-turn” sign to the Creekview Lane intersection, thus steering traffic to the next intersection north at Old Bear Run. If warranted a left turn lane will be added.

SeminoleWay Economic Development Target Area

The proposed project is located at the western edge of the SeminoleWay Economic Development Target Area as identified by the FLU Economic Development Target Area plan. The purpose of these areas is to facilitate and attract higher wage jobs and the necessary workforce. The surrounding area is highly developed with a shortage of apartments available. The surrounding area includes a substantial amount of commercial development, and single family residences. A key component to FLU 19.1-2 this policy is focused on the ability to attract a professional workforce to the area. In today’s market, a large portion of the workforce chooses to rent apartments in close proximity to their place of employment, instead of buying a single family home and traveling a farther distance as past generations have done. With a shortage of apartments in the area, you inadvertently affect the desirability of those local jobs to potential workers. We believe the addition of an apartment project to the area will benefit the area by providing an alternative place to live.

The County has identified the area surrounding area for higher wage earning jobs. Due to this, we do not believe this goal coincides with policy HSG 4.3 that specifically targets workforce housing. Workforce housing is generally not considered to be the target industry higher wage jobs the County has identified for this area.