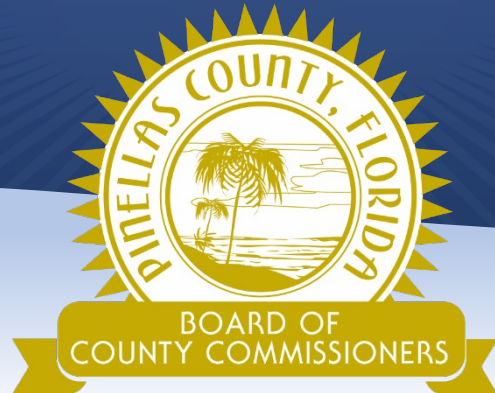


Board of County Commissioners

Case #s FLU-22-03 & ZON-22-04

August 16, 2022



Our Vision:
To Be the Standard for
Public Service in America.

Request



Subject Property

13.1 acres located at 10055 Seminole Blvd in unincorporated Seminole

Future Land Use Map (FLUM) Amendment

From: R/OG, Residential/Office General (5.5 ac) & P, Preservation (7.6 ac)

To: E, Employment (5.5 ac) & P (7.6 ac)

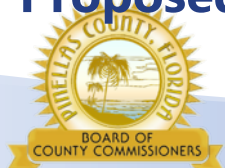
Zoning Atlas Amendment

From: GO, General Office (13.1 ac)

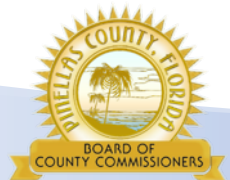
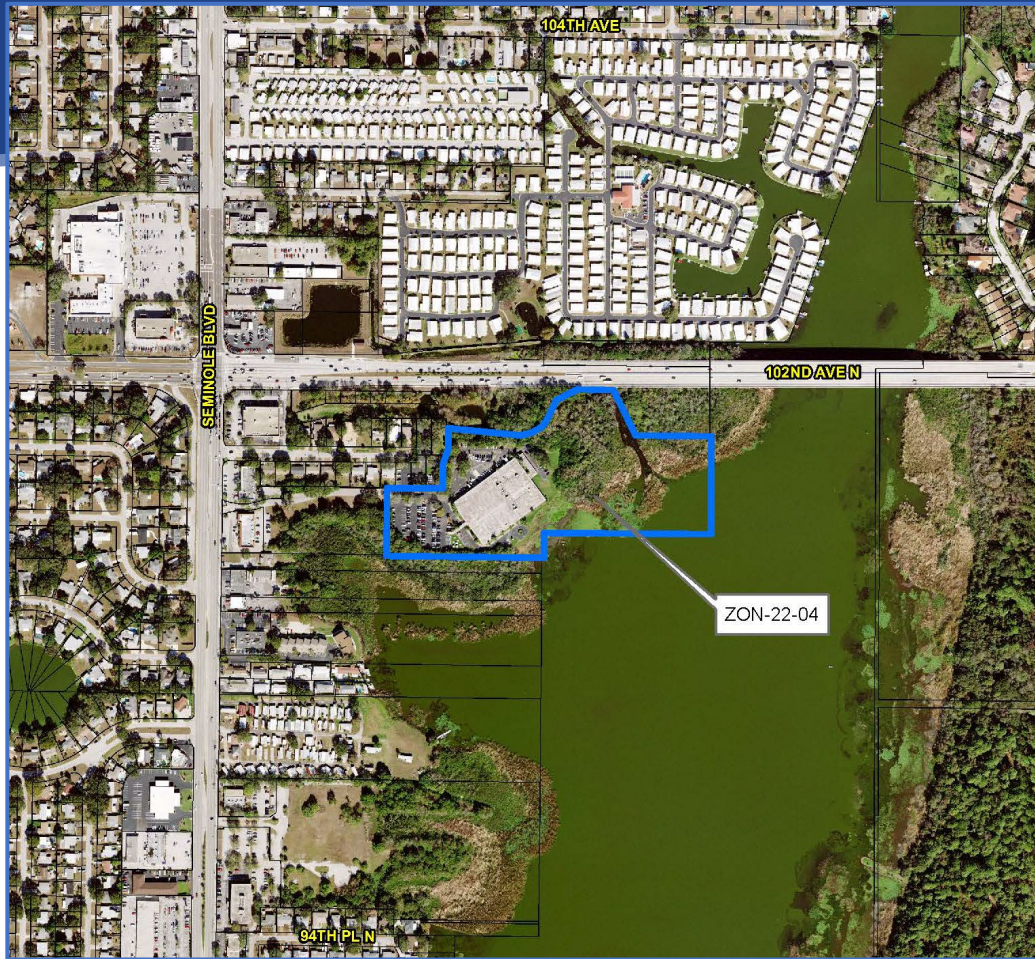
To: E-1, Employment-1 (5.5 ac) & PC, Preservation/Conservation (7.6 ac)

Existing Use: 60,000 sf one-story office building

Proposed Use: Light Manufacturing/Assembly/Processing

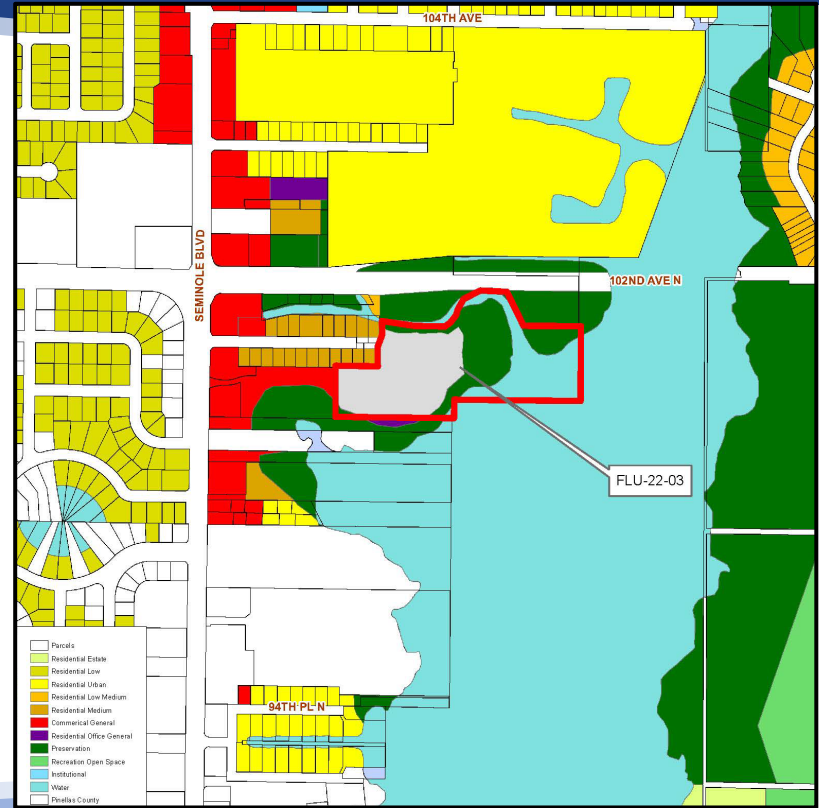
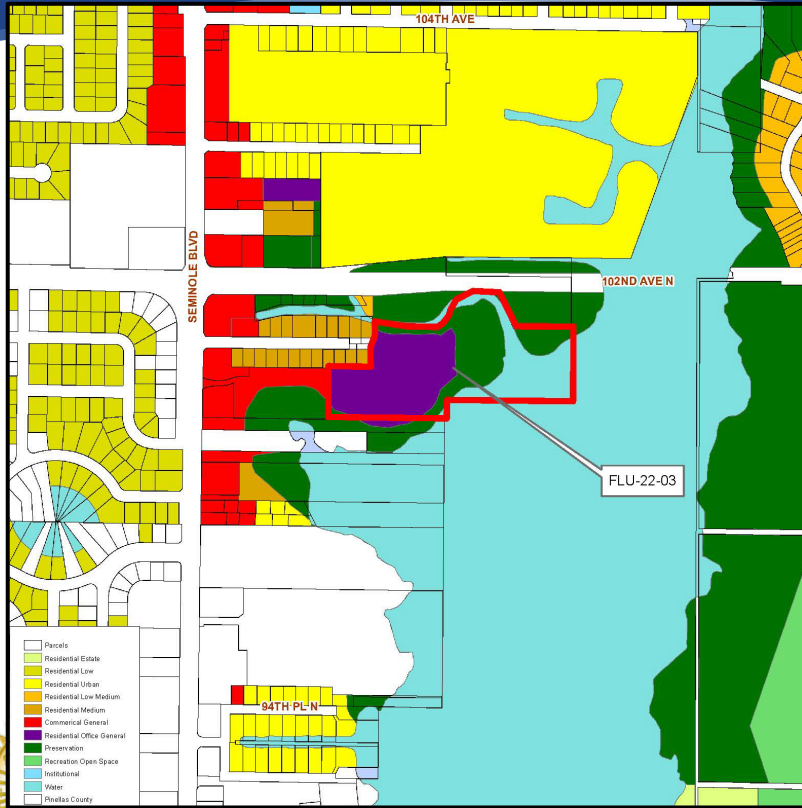


Location

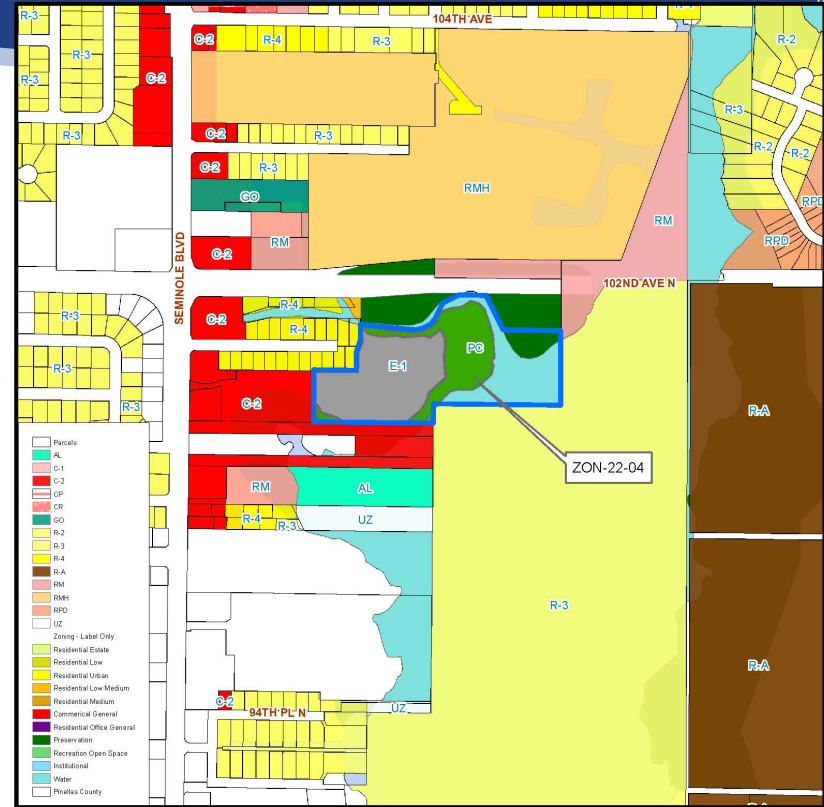
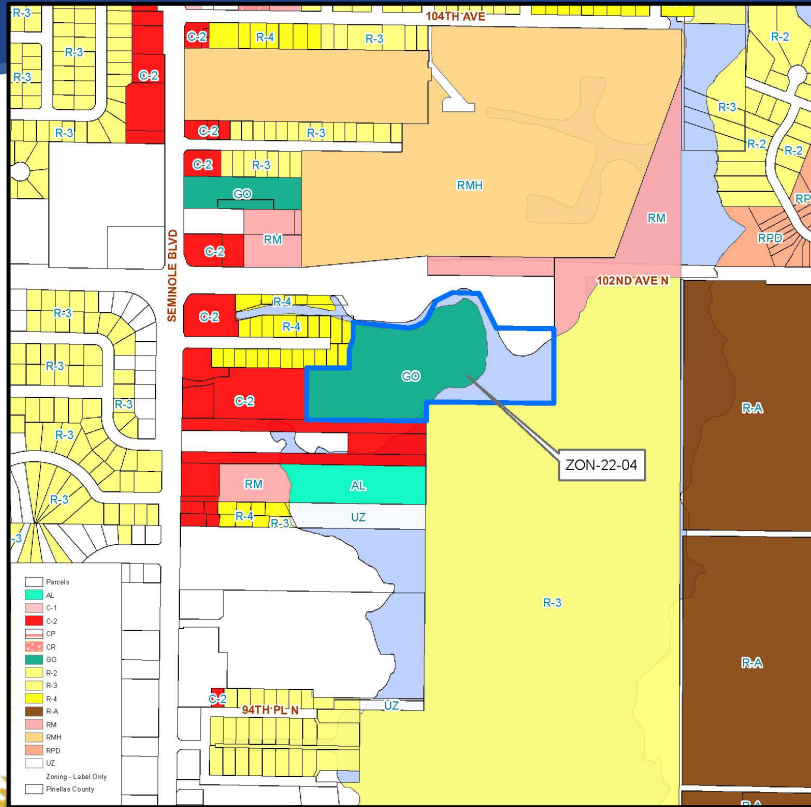


Our Vision: To Be the Standard for Public Service in America

Future Land Use Map (FLUM)



Zoning Atlas



Site Photos



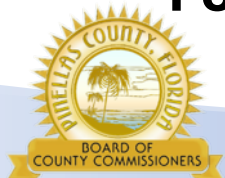
Additional Information – Land Use

Current R/OG Land Use

- **Allows residential, office, personal services, light R&D/manuf.**
- **10 residential units per acre maximum in this location**
- **0.5 Floor Area Ratio (FAR) for nonresidential uses**

Proposed E Land Use

- **R&D, manufacturing, warehouse/distribution, office, limited retail**
- **Does not allow residential**
- **0.65 FAR for nonresidential uses**
- **Potential traffic impacts of 40 less daily trips**



Additional Information - Zoning

Current GO Zoning

- **Allows a full range of office uses (general, medical, etc.)**
- **Does not allow residential**
- **Maximum building height of 75 feet; 10-ft setbacks**

Proposed E-1 Zoning

- **Allows office, R&D, manufacturing, warehouse, accessory retail**
- **Does not allow residential**
- **Maximum building height of 75 feet; 10-ft setbacks**

Additional Information

Proposed Use

- **Mixing/packaging of nail coloring powders for artificial acrylic nails**
- **Will utilize the existing building**
- **Will provide over 100 jobs according to the application**
- **Specific proposed use is not guaranteed**
- **Environmentally-sensitive areas will be in Preservation**

Flood Risk

- **Subject property is within the Coastal High Hazard Area (CHHA)**
- **FLUM amendment will remove residential from the CHHA**

Recommendation – Land Use (FLU-22-03)

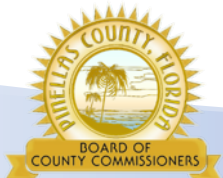


Proposed Land Use Amendment (R/OG & P to E & P)

- Subject parcel is relatively isolated and buffered
- Environmentally-sensitive areas protected
- Will remove residential potential from the CHHA
- Consistent with the Comprehensive Plan

Development Review Committee staff recommends Approval

Local Planning Agency – recommended Approval (7-0 vote)



Recommendation – Zoning (ZON-22-04)



Proposed Zoning Amendment (GO to E-1 & PC)

- **Subject property is relatively isolated and buffered**
- **Adjacent residential lots are owned by the applicant**
- **Environmentally-sensitive areas further protected with PC zoning**
- **Consistent with the Comprehensive Plan**

Development Review Committee recommends Approval

Local Planning Agency – recommended Approval (7-0 vote)

