



Planning Board Staff Report (Quasi-Judicial)

Town of Eatonville

APPLICATION INFORMATION

APPLICATION NUMBER: #DEV.2023.301

OWNER: Ability WDC, LLC

APPLICANT: Town of Eatonville

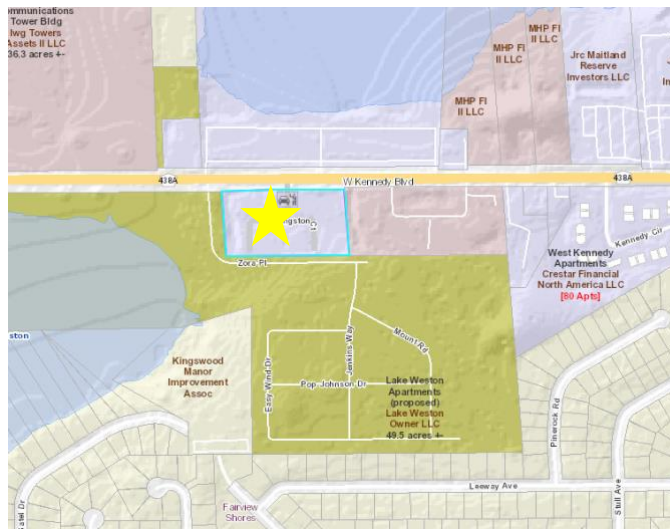
PREPARED BY: Tara Salmieri, AICP Town Planner

MEETING DATE: April 13, 2023

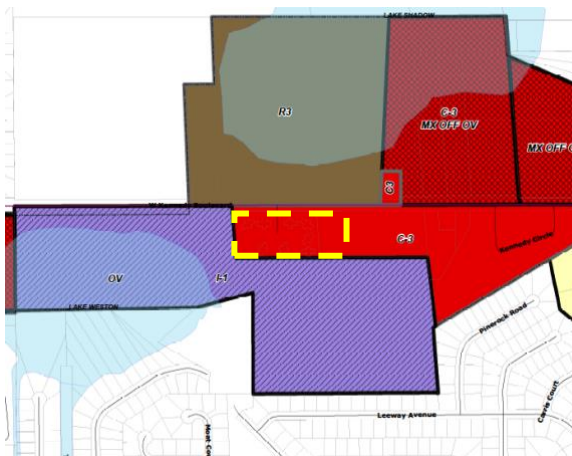
REQUEST:	A request to change the zoning classification from C-3 Commercial to R-3 Multifamily Residential
LOCATION:	1000 W Kennedy Boulevard, Parcel ID 34-21-29-0000-00-078
ACREAGE:	4.07 +/- Acres
EXISTING ZONING	C-3
FUTURE LAND USE	High Density Residential
SURROUNDING ZONING and FUTURE LAND DESIGNATIONS:	North – Mx Office Overlay/R3 South – Lake Weston Planned Development East – Lake Weston Planned Development West – C3 (multifamily- existing)

STAFF EVALUATION AND FINDINGS

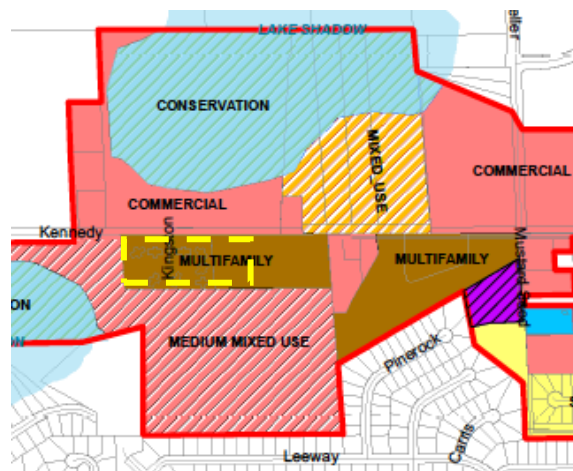
1. PROPOSAL



The proposal, is to rezone 4.07 +/- acres from C-3 Zoning to R-3 Zoning. The property is located on W. Kennedy boulevard as highlighted above. The property currently has 77 Units that are occupied and were built in the early 80's with renovations (under this ownership) approximately done in 2018. In addition, the property has a parking lot variance approved on April 26th, 2018 by the Board of Zoning Adjustments. In 2018, the Town changed the land use to High Density Residential but did not update the zoning district to update and be consistent with the adopted Comprehensive Plan.



Zoning Map



Future Land Use Map

The property has a future land use designation of High Density Multifamily and is assigned C-3 as the zoning district. The subject parcel should have R-3 zoning district to be consistent with the Town's Comprehensive Plan. The table, below is from the Town's Comprehensive Plan. As highlighted, a parcel with **High Residential Land Use** should have a consistent zoning assignment of either: R-3 or PUD. The

parcel is zoned C-3, which is not consistent with the Town's Comprehensive Plan and Zoning as outlined in the table.


TABLE 1.6.8 (A): FUTURE LAND USE DESIGNATIONS AND ALLOWABLE USES		
FUTURE LAND USE DESIGNATIONS	CONSISTENT ZONING	ALLOWABLE USES/MAXIMUM INTENSITY
Conservation (Con)	Environmental Conservation (EC)	Lakes and adjacent wetlands and environmentally fragile resources. Limited controlled access only for passive use. There are no uses currently permitted in this category. Maximum Intensity is a Floor Area Ratio (FAR) of 0.05.
Industrial (I)	Planned Industrial (I-1)	Light manufacturing, wholesale, warehousing and similar uses identified in the Town's Land Development Code. Maximum Intensity: 48 feet in height.
Commercial (C)	Planned Commercial District (C-1) Planned Office (C-2) General Commercial (C-3)	Retail, professional offices, hotels & motels, shopping centers and similar uses identified in the Town's Land Development Code. Maximum Intensity: Up to 40 feet Up to 60 feet Up to 48 feet
Residential (R)		Maximum Density
Low Density (RLD) Medium Density (MD) High Density (RHD)	R-1 R-2, PUD R-3, PUD	up to 5 dwelling units per acre up to 8 dwelling units per acre up to 17 dwelling units per acre
Public Institutional	PU, R-1, R-2, PUD	Public services. Institutional including municipal, county, state or federal land use, medical, semi-public uses and religious worship facilities. Maximum Intensity: 40 ft. in height.
Recreational (REC)	R-1, R-2	Public parks and recreation areas and related open space for recreation or performing arts. Maximum Intensity: 40 ft. in height.
Medium Mixed Use (MMU)**	Lake Weston Overlay Planned Commercial District (C-1) PUD	Up to 13 dwelling units per acre Commercial .45 FAR
Mixed-Use (MU)	Planned Development Hungerford- Planned Redevelopment	Planned development or redevelopment featuring mixed land use. See Table 1.6.8(B) for Land Uses in the Hungerford Mixed Use designation.

Zoning District Dimensional Standards:

The following standards are the requirements for R-3 Zoning

Sec. 64-418. Established.

The density, intensity, size and dimension standards for each district are as contained in the following table:

District	Min. Lot Width	Min. Lot Area (sq. ft.)	Min. Front Yard	Min. Rear Yard	Min. Both Side Yards	Min. One Side Yard	Min. Corner Side Yard	Minimum Living Floor Area Per Dwelling Unit (sq. ft.)		Max. Building Coverage	Max. Height
								# Bedrooms	Sq. ft.		
R-3 Multi-Family Residential	50 ft.	3 acres (1)	30 ft.	20 ft.	15 ft.	5 ft.	15 ft.	Single-Family Same as R-1 & R-2		40% 	40 ft.
		2,500 (2)						Efficiency or 1 2 3	600 800 1,200 (4)		

Zoning District Uses Permitted:

The R-3 Zoning District permits the following primary uses and accessory uses:

Primary Uses

- 1- Two family dwellings
 - 2- Multiple family dwellings
 - 3- Parks and recreational areas
 - 4- Essential services
 - 5- Nursing homes
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Accessory Uses

- 1- Private Swimming pool
 - 2- Private recreational facilities for the exclusive use of occupants and guest of a multifamily project
 - 3- Off-street parking and loading area
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2. Findings and Planner Recommendation

The parcel of land does not have a zoning district that is consistent with the FLU assigned for High Density Residential. By approving the rezoning, the parcel of land will be consistent with the land use that is assigned to the parcel. Section 44-19, Relationship to the comprehensive plan, states **“In accordance with F.S. § 163.3194, all applications made as provided for in this Land Development Code shall be consistent with the town's adopted comprehensive plan. Where desired development activities are not consistent with the plan, the issuance of any permits or the granting of any approvals shall be preceded by a plan amendment as provided in section 44-21.”**

Given the Florida Statute requirements and the Town’s Land Development Code, the Town Planner recommends approval of the rezoning so the parcel of land is consistent with the Comprehensive Plan.

RECOMMENDATION

The Planning Board will provide one of the following for **Ordinances 2023-__**:

- (a) Recommendation of denial
- (b) Recommendation of approval
- (c) Recommendation of approval with conditions
- (d) Recommendation of approval in part, with or without conditions, and denial in part.