

Proposed Zoning District

The Commercial Office zoning district is intended to provide workplace and professional services within the Urban Infill area of the County where centers are not feasible. The Commercial uses are, limited to lesser intensity office and limited sales and services as indicated on the use table. The applicant intends to develop professional offices.

<u>Principal Uses Permitted (P)</u>	<u>Principal Uses Permitted (P)</u>	<u>Accessory Uses Permitted (A)</u>
<ul style="list-style-type: none"> • Bus or Train Station* • **Communication Towers* • Crematorium • Dance, Karate, Art or Similar Afterschool Care Studio • Daycare/Adult Daycare* • Educational Facilities (Private, Public and Charter)* • Government Buildings and Facilities • Hospital / Health Institute • Hotel/Motel • Houses of Worship*/ Civic Membership Organizations* 	<ul style="list-style-type: none"> • Live/Work* • Nursing Home / Assisted Living* • Offices & Professional Services / Vet Clinic • Parks, Playgrounds • Pet Rescue* • Research Facility/Lab • Renewable Energy Creation / Manufacturing, Research* • Residential Over Commercial • Retail Sales and Services • Seasonal Sales Lot* • Special Event* • Utility Support Substations* • Wind Farms* 	<ul style="list-style-type: none"> • Cocktail Lounge or Bar • Construction Trailers/Temporary Office* • Food Truck* • Gym or Fitness Training • Helicopter Landing Pad* • Restaurant

REQUEST

The subject property is located inside the Urban Growth Boundary. Rezoning this property will allow for development and bring this property into compliance with the Comprehensive Plan. The required development standards for the zoning district are compatible with the Future Land Use Map (FLUM) designation and with the surrounding area.

This request for a Zoning Map Amendment (ZMA) includes property that is 2.01 acres which currently exists as a single-family residential site. Changes that may occur as a result of this ZMA will have to meet or exceed current codes and ordinances and development of the property will require compliance with the LDC and Building Codes. The applicant is proposing redevelopment of the site for “Professional/Medical Office and/or Financial Institutions” as identified on the application. The property is directly adjacent to a property to the north that has Commercial General (CG) Zoning District and the parcel to the east is within a Planned Development zoning district is designated for commercial uses.

COMMENTS

School District Comments

A more accurate report can be generated with the submittal of a detailed Site and Development Plan application which indicates the actual number of dwelling units proposed. The School District of Osceola County reserves its right to ensure proper mitigation of any impact on school capacity and the collection of Educational System Impact Fees.

Transportation Comments

Note:

- An ITE trip generation table will be necessary to determine whether a TIA will be required at SDP phase.