

SEMINOLE COUNTY GOVERNMENT

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA 32771-1468



Meeting Agenda - Draft

Wednesday, August 5, 2015

6:00 PM

BCC Chambers

Planning and Zoning Commission

CALL TO ORDER

Opening Statement

Staff Present

Accept Proof of Publication

Approval of Minutes

NEW BUSINESS

Pursuant to Florida law, the public has the right to be heard on all propositions. Public comment time on propositions shall be three (3) minutes for individuals and six (6) minutes for group representatives. Proper decorum will be observed. The right to be heard during quasi-judicial hearings is governed by Florida law.

Technical Review Items: None

Public Hearing Items:

- 1 [2015-149](#) **Audi Small Scale Land Use Amendment and Rezone -**
Consider a Small Scale Future Land Use Map Amendment from High Density Residential to Commercial and the associated Rezone from Planned Development (PD) to Retail Commercial (C-2) district for approximately 1 acre located on the west side of I-4, approximately 130 feet south of Grassendale Terrace; (Z2015-020) (Roger W. Holler III, Applicant) District5 - Carey (Brian M. Walker, Project Manager)

Attachments: [Area Map](#)
[FLU and Zoning Map](#)
[Aerial Map](#)
[Rezone Ordinance](#)
[FLU Ordinance](#)
[Justification Statement](#)
[Attachment A Text](#)
[Facility Capacity Impact Assessment](#)
[Summary Information](#)
[Denial Development Order](#)

- 2 [2015-122](#) **Tuscawilla Estates Rezone** - Consider Adoption of an Ordinance enacting a Rezone from R-1AA (Single Family Dwelling) to PD (Planned Development) for a 31 lot single family residential subdivision on 13.29 acres, located on the east side of Tuskawilla Road, approximately ½ mile north of Aloma Avenue; (Z2015-12) (Central Florida Housing Partners, LLC, Applicant) District1 - Dallari (Joy Giles, Project Manager)

Attachments: [Location Map](#)
 [Aerial Map](#)
 [FLU Zoning Map](#)
 [Master Development Plan](#)
 [Development Order](#)
 [Rezone Ordinance](#)
 [School Impact Analysis](#)
 [Denial Development Order](#)

- 3 [2015-137](#) **Oregon Street Subdivision - PD Rezone** - Consider adoption of the ordinance enacting a Rezone from A-1 (Agriculture) to PD (Planned Development) for 9.59 acres, located on the east side of North Oregon Street, approximately one-quarter mile south of Orange Boulevard; (Z2015-016) (CED Strategies, LLC, Applicant) District5 - Carey (Matt Davidson, Project Manager)

Attachments: [Area Map](#)
 [FLU & Zoning Map](#)
 [Aerial Map](#)
 [Development Order](#)
 [Master Development Plan](#)
 [Rezone Ordinance](#)
 [School Impact Analysis](#)
 [Denial Development Order](#)

4 [2015-134](#)**ZDA at Markham Road Small Scale Land Use**

Amendment and Rezone - Consider a Small Scale Land Use Amendment from Suburban Estates to Planned Development, and the associated Rezone from A-1 (Agriculture) to PD (Planned Development) for a 17 lot single family residential subdivision on 9.11 acres, located on the north side of Markham Road, approximately ½ mile west of Orange Boulevard; (Z2015-22) (Allan Goldberg, Applicant) District5 - Carey (Joy Giles, Project Manager)

Attachments: [Location Map](#)
 [FLU Zoning Map](#)
 [Aerial Map](#)
 [Land Use Staff Summary](#)
 [Master Development Plan](#)
 [Development Order](#)
 [Cluster Concept Plan vs One Acre Plan](#)
 [Applicant Justification Statement](#)
 [Land Use Ordinance](#)
 [Rezone Ordinance](#)
 [Facility Capacity Impact Assessment](#)
 [School Impact Analysis](#)
 [Attachment A](#)
 [WRPA Consistency Review](#)
 [Denial Development Order](#)

- 5 [2015-140](#) **Creekside PD (Planned Development) Major Amendment and Rezone** - Consider a Major Amendment to the Creekside PD (Planned Development) and the associated Rezone from (PD) Planned Development to (PD) Planned Development for light industrial uses on 19.82 acres, located on the west side of Sanford Avenue, south of E Lake Mary Boulevard; (Z2015-15) (Kemco Properties, Applicant) District2 - Horan (Joy Giles, Project Manager)

Attachments: [Location Map](#)
 [Aerial Map](#)
 [FLU Zoning Map](#)
 [Final Development Plan](#)
 [Development Order](#)
 [Rezone Ordinance](#)
 [Denial Development Order](#)

- 6 [2015-141](#) **Sanchez Rezone** - Consider the adoption of an Ordinance enacting a Rezone from R-3 (Multiple Family Dwelling) to R-1B (Single Family Dwelling) for a single family residence on 0.24 acres located on the west side of S. C.R 419, approximately 200 feet south of 8th Street; (Z2015-28) (Victor Sanchez, Applicant) District1 - Dallari (Joy Giles, Project Manager)

Attachments: [Location Map](#)
 [Aerial Map](#)
 [FLU Zoning Map](#)
 [Rezone Ordinance](#)
 [Denial Development Order](#)

7 [2015-138](#)**Legacy Pointe Large Scale Future Land Use**

Amendment and Rezone - Consider transmittal of the Ordinance enacting a Large Scale Future Land Use Map Amendment from Low Density Residential and Higher Intensity Planned Development - Transitional, to Planned Development and transmittal of the associated Ordinance enacting a Rezone from Single Family Dwelling District (R-1A) and Agriculture (A-1) to Planned Development (PD) for a continuing care retirement community on 59.28 acres, located on the southwest corner of Nak Nak Run and Old Lockwood Road; (Z2015-021) (George Kramer, Applicant) District1 - Dallari (Jeff Hopper, Project Manager)

Attachments: [Area Map](#)
[Zoning & FLU Map](#)
[Development Order](#)
[Master Development Plan](#)
[Attachment A](#)
[School Impact Analysis](#)
[FLU Summary Report](#)
[FLU Ordinance](#)
[Rezone Ordinance](#)
[Denial Development Order](#)

CLOSING BUSINESS**Planning and Development Manager Report****ADJOURNMENT**