

SEMINOLE COUNTY GOVERNMENT

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



Meeting Agenda - Final

Wednesday, July 6, 2016

6:00 PM

BCC Chambers

Planning and Zoning Commission

CALL TO ORDER

Opening Statement

Staff Present

Accept Proofs of Publication

Approval of Minutes

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.

NEW BUSINESS

Technical Review Items:

- 1 [A-2255-16](#) Approve the Preliminary Subdivision Plan for the Matt Gillio subdivision containing 2 lots on 2.659 acres zoned A-1 (Agriculture), located on the west side of Lake Markham Road, north of Markham Road; (Matt Gillio, Applicant) District5 - Carey (Denny Gibbs, Project Manager)

Attachments: [Location Map](#)
 [001 C1 Cover Sheet](#)
 [002 C2 Boundary Survey & Topo](#)
 [003 C3 Site Plan](#)

- 2 [A-2195-16](#) Approve the Preliminary Subdivision Plan for the Orange Creek subdivision containing 21 lots on 5.02 acres zoned PD (Planned Development), located on the south side of Orange Boulevard, approximately 920 feet west of North Oregon Street; (Jim Stelling, Applicant) District5 - Carey (Kathy Hammel, Project Manager)

Attachments: [Maps](#)
 [Preliminary Subdivision Plan](#)

- 3 [A-2299-16](#) Approve the Preliminary Subdivision Plan for the Suntera Park subdivision containing 11 lots on 13.5 acres zoned PD (Planned Development), located at the corner of Celery Avenue and N. Beardall Avenue; (Robert Horian, Applicant) District5 - Carey (Joy Giles, Project Manager)

Attachments: [Map](#)
 [Preliminary Subdivision Plan](#)

Public Hearing Items:

- 4 [2016-361](#) **Riverside Oaks PD Rezone** - Consider a Rezone from A-1 (Agriculture) to PD (Planned Development) for a single family residential subdivision on approximately 64.58 acres, located on the north side of Celery Avenue, approximately ½ mile west of Cameron Avenue; (Z2016-014) (Madden, Moorhead & Glunt, Applicant) District5 - Carey (Joy Giles, Project Manager)

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

- 5 [2016-376](#) **Allure on the Parkway Large Scale Land Use Map Amendment and Rezone** - Consider a Large Scale Future Land Use Map Amendment from High Intensity Planned Development - Target Industry to Planned Development, and consider the associated Ordinance enacting a Rezone from PD (Planned Development) to PD (Planned Development) on 12.28 acres, located on the west side of International Parkway, approximately ½ mile north of County Road 46A; (Z2016-027) (David Bastos, Applicant) District5 - Carey (Kathy Hammel, Project Manager)

Attachments: [Location Map](#)
[Aerial Map](#)
[Existing FLU Zoning Map](#)
[Adopted FLU Zoning Map](#)
[Summary Staff Report](#)
[Development Order](#)
[Master Development Plan](#)
[Justification Report](#)
[Land Use Ordinance](#)
[Rezone Ordinance](#)
[School Impact Analysis](#)
[Facility Capacity](#)
[Attachment A](#)
[Denial Development Order](#)

6 [2016-367](#)

San Pedro PD Major Amendment and Rezone -

Consider a Major Amendment and Rezone from PD (Planned Development) to PD (Planned Development) for a mixed-use development on approximately 468 acres, located on the north side of Howell Branch Road, approximately 400 feet east of Jergo Road; (Z2016-023) (Richard Jerman, Applicant) District1 - Dallari (Brian Walker, Project Manager).

Attachments: [Area Map](#)
[Land Use and Zoning Map](#)
[Aerial Map](#)
[Surrounding Zoning Map](#)
[Development Order](#)
[Master Development Plan](#)
[Table of Changes](#)
[School Impact Analysis](#)
[Rezone Ordinance](#)
[Denial Development Order](#)
[Letters](#)
[Letters 2](#)

CLOSING BUSINESS

Planning & Development Manager's Report

ADJOURNMENT

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DIVISION ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7940.

PERSONS ARE ADVISED THAT IF THEY DECIDE TO APPEAL ANY DECISIONS MADE AT THIS HEARING, THEY WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS ARE MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 285.0105, FLORIDA STATUTES.

FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA, PLEASE CONTACT (407) 665-7775.