

SEMINOLE COUNTY GOVERNMENT

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



Meeting Agenda - Draft - Final

Wednesday, September 7, 2016

6:00 PM

BCC Chambers

Planning and Zoning Commission

CALL TO ORDER

Opening Statement

Staff Present

Accept Proofs of Publication

Approval of Minutes

NEW BUSINESS

Technical Review Items:

- 1 [A-2530-16](#) Approve the Preliminary Subdivision Plan for Clifton Park Phase II subdivision containing fifty (50) lots on 15.26 acres zoned PD (Planned Development), located on the east side and south end of Deep Lake Road, approximately 300 feet west of State Road 417; (Dustin Lucas, Applicant) District1 - Dallari (Brian Walker, Project Manager)

Attachments: [Project Map](#)
 [Reduced Copy of PSP](#)

- 2 [A-2595-16](#) Approve the Preliminary Subdivision Plan for the Riverside Oaks subdivision containing 130 lots on 64.58 acres zoned PD (Planned Development), located on the north side of Celery Avenue, approximately ½ mile west of Cameron Avenue; (Madden, Moorhead & Stokes, Inc., Applicant) District5 - Carey (Joy Giles, Project Manager)

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

Public Hearing Items:

- 9 [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](#)
[Ordinance](#)
[Letters 1](#)
[Letters 2](#)
[Letters 3](#)
[Letters 4](#)
[School Impact Analysis](#)
[San Pedro PD Major Amendment and Rezone Minutes](#)
[Traffic Impact Analysis](#)
[Denial Development Order](#)
[PZ Minutes Continued San Pedro](#)

- 3 [2016-406](#) **Water and Sewer Ordinance** - Consider adoption of an Ordinance amending the Land Development Code Section 35.96 (Sewer and Water) of Chapter 35, Subdivision Regulations, by adding subsection (d) permitting ownership of privately owned sanitary sewer lift stations under certain conditions; providing for Codification in the Land Development Code of Seminole County; providing for severability; and providing an effective date. Countywide (Johnny Edwards, Project Manager).

Attachments: [LDC Section 35.96\(revised08-02-16\).pdf](#)
 [2016 LDC Update Econ Impact Statement.pdf](#)

- 4 [2016-438](#) **Advanced Eye Care Rezone** - Consider a Rezone from OP (Office) to OP (Office) for 1.85 acres, located on the northeast corner of Orange Boulevard and Wayside Drive; (Z2016-029) (Dr. Ben Larson, Applicant) District5 - Carey (Matt Davidson, Project Manager)

Attachments: [Area Map](#)
 [FLU and Zoning Map](#)
 [Aerial Map](#)
 [Site Plan](#)
 [Survey](#)
 [Rezone Ordinance](#)
 [Approval Development Order](#)
 [Denial Development Order](#)

- 5 [2016-425](#) **Brookmore Estates PD Rezone** - Consider a Rezone from A-1 (Agriculture) to PD (Planned Development) for a thirty-six (36) lot single-family residential subdivision on approximately 14.36 acres, located on the north side of Chapman Road, approximately 4,000 feet west of Alafaya Trail; (Z2016-032) (Chad Moorhead, Applicant) District1 - Dallari (Brian Walker, Project Manager)

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

- 6 [2016-383](#) **Donnie Myers PD and Lake Monroe Center PD Major Amendment and Rezone** - Consider a Major Amendment and Rezone from PD (Planned Development) to PD (Planned Development) for a three (3) lot mixed-use subdivision on approximately 15.69 acres, located on the southwest corner of Orange Blvd. and Monroe Road; (Z2016-019) (Bryan Potts, Applicant) District5 - Carey (Brian Walker, Project Manager)

Attachments: [Area Map](#)
 [FLU and Zoning Map](#)
 [Aerial Map](#)
 [Development Order](#)
 [Master Development Plan](#)
 [Ordinance](#)
 [Denial Development Order](#)

- 7 [2016-399](#) **Chateaux at Markham Small Scale Future Land Use Map Amendment and Rezone** - Consider a Small Scale Future Land Use Map Amendment from Suburban Estates to Planned Development and a Rezone from A-1 (Agriculture) to PD (Planned Development) for a ten (10) lot single-family residential subdivision on approximately 6.7 acres, located on the northwest corner of Markham Road and Orange Boulevard; (02.16SS03) (Z2016-008) (Jean Abi-Aoun, P.E., Applicant) District5 - Carey (Brian Walker, Project Manager)

Attachments: [Area Map](#)
 [FLU and Zoning Map](#)
 [Aerial Map](#)
 [Development Order](#)
 [MDP Cover](#)
 [Master Development Plan](#)
 [FLU Summary](#)
 [Attachment A Text Documents](#)
 [Attachment A Worksheets](#)
 [FLU Ordinance](#)
 [Rezone Ordinance](#)
 [SIA](#)
 [Denial Development Order](#)

- 8 [2016-395](#) **Buck Creek Plantation Small Scale Future Land Use Map Amendment and PD Rezone** - Consider a Small Scale Future Land Use Map Amendment from Planned Development to Planned Development and a Rezone from PD (Planned Development) to PD (Planned Development) for a mixed use development on approximately 5.31 acres, located on the south side of CR 419 (Chuluota Road) west of Twin Rivers Blvd. and east Willingham Road; (Z2016-009) (Dave Axel, Applicant) District1 - Dallari (Rebecca Hammock, Project Manager)

Attachments: [Location Map](#)
 [Zoning/Future Land Use Map](#)
 [Aerial Map](#)
 [Development Order Rev 09-29-16.pdf](#)
 [Ex. B- Master Development Plan](#)
 [LUA Staff Report](#)
 [Attachment A-Facility Capacity Impact Assessment](#)
 [City of Oviedo Utility Letter](#)
 [School Impact Analysis](#)
 [LUA Ordinance](#)
 [PD Rezone Ordinance](#)
 [Denial DO](#)

CLOSING BUSINESS

Planning and Development Manager's Report - None

ADJOURNMENT