

# SEMINOLE COUNTY GOVERNMENT

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



## Meeting Agenda - Final

Wednesday, January 4, 2017

6:00 PM

BCC Chambers

**Planning and Zoning Commission**

## CALL TO ORDER

### Opening Statement

### Staff Present

### Elections of Chair and Vice Chair

### Accept Proof 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-3023-16](#) Approve the Preliminary Subdivision Plan for the Wexham Court subdivision containing seventeen (17) lots on 7.39 acres zoned R-1 (Single-Family Dwelling), located on the southwest corner of East Lake Drive and Sunset Road; (Suresh Gupta, Applicant) District1 - Dallari (Matt Davidson, Project Manager).

Attachments: [GIS Map](#)  
[PSP](#)

**Public Hearing Items:**

- 2      [2016-466](#)      ***Continued from 12/7/16 P&Z - Hester Avenue Small Scale Land Use Map Amendment and Rezone*** - Consider a Small Scale Future Land Use Map Amendment from Low Density Residential to Planned Development and a Rezone from A-1 (Agriculture) to PD (Planned Development) for a residential townhome development on approximately 9.7 acres, located on the west side of Hester Avenue, approximately 700 feet south of Ronald Reagan Boulevard; (08.15SS07) (Z2015-38) (Jack Rosier, Applicant) District2 - Horan (Brian Walker, Project Manager).

**Attachments:**    [Area Map](#)  
[FLU and Zoning Map](#)  
[Aerial Map](#)  
[Development Order](#)  
[Master Dev Plan](#)  
[FLU Summary](#)  
[Attachment A Text](#)  
[Attachment A Worksheets](#)  
[School Impact Analysis](#)  
[FLU Ordinance](#)  
[Rezone Ordinance](#)  
[Denial DO](#)

- 3      [2016-479](#)      ***CONTINUED FROM 12/7/2016 P&Z - Estates at Wellington PD Rezone*** - Consider a Rezone from A-1 (Agriculture) to PD (Planned Development) for a twenty-four (24) lot single-family residential subdivision on approximately 36.79 acres, located on the south side of Mikler Road, approximately 1 mile south of Red Bug Lake Road; (Z2016-043) (Jim Mehta, Applicant) District1 - Dallari (Matt Davidson, Project Manager).

**Attachments:** [Location Map](#)  
[Aerial Map](#)  
[FLU Zoning Map](#)  
[Master Development Plan](#)  
[School Capacity Availability Letter](#)  
[Letters of Opposition](#)  
[Mikler Letter of Opposition](#)  
[Davis Letter of Opposition](#)  
[Ordinance](#)  
[Development Order](#)  
[Denial Development Order](#)

- 4      [2016-482](#)      **Certus Senior Living PD Rezone** - Consider a Rezone from A-1 (Agriculture) to PD (Planned Development) on 4.73 acres, located on the south side of E. E Williamson Road, ¼ mile east of Markham Woods Road; (Z2016-046) (Glen Pawlowski, Applicant) District3 - Constantine (Joy Giles, Project Manager).

**Attachments:** [Location Map](#)  
[FLU Zoning Map](#)  
[Aerial Map](#)  
[Master Development Plan](#)  
[Development Order](#)  
[Parking Study](#)  
[Rezone Ordinance](#)  
[Denial Development Order](#)

## CLOSING BUSINESS

**Planning & Development Manager's Report - NONE**

## 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 286.0105, FLORIDA STATUTES.**

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