

SEMINOLE COUNTY GOVERNMENT

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



Meeting Agenda - Final

Wednesday, February 1, 2017

6:00 PM

BCC Chambers

Planning and Zoning Commission

CALL TO ORDER

Opening Statement

Staff Present

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 Item:

- 1 [A-3112-16](#) Approve the Preliminary Subdivision Plan for the Goodsons Grove subdivision containing seven (7) lots on 39.879 acres zoned A-5 (Agriculture), located on the north side of Lake Harney Road, east of Harney Heights Road; (Larry Braddy, Applicant) District2 - Horan (Denny Gibbs, Project Manager).

Attachments: [Location Map](#)
 [PSP Plan](#)
 [Lot Details](#)

Public Hearing Items:

- 2 [2016-524](#) **Mystic Cove PD - SSLUA and PD Major Amendment**
Rezone - *Requesting Continuance to the 3/1/2017 P&Z Meeting* - Consider a Small Scale Future Land Use Map Amendment from Higher Intensity Planned Development - Core & Transitional to Planned Development, and Rezone from PD (Planned Development) to PD (Planned Development) on 1.79 acres, located on the north side of W. S.R. 426, east of S.R. 417; (Z2016-054) (Charlie Stocks, Applicant) District1 - Dallari (Joy Giles, Project

Manager).

3 [2016-479](#)

Estates at Wellington PD Rezone - *CONTINUED FROM THE 1/4/2017 P&Z Meeting* - 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](#)
[Estates at Wellington Surrounding Land Use](#)
[Master Development Plan](#)
[School Capacity Availability Letter](#)
[Letters of Opposition](#)
[Development Order](#)
[Ordinance](#)
[Denial Development Order](#)

4 [2016-511](#)

Brookmore Estates PD Rezone Phases I and II -
Consider a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) for a fifty-four (54) lot single-family residential subdivision on approximately 28.27 acres, located on the north side of Chapman Road approximately 4,000 feet west of Alafaya Trail; (Z2016-049) (Doug Hoffman, Applicant) District1 - Dallari (Brian Walker, Project Manager)

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

5 [2016-509](#)**The Retreat at Orlando II (AKA The Station) Large Scale Future Land Use Map Amendment and PD**

Rezone - Consider a Large Scale Future Land Use Map Amendment from Industrial, Commercial and High Density Residential to Planned Development and a Rezone from M-1A (Light Industrial), C-2 (Retail Commercial), and R-3 (Multi-Family Dwelling) to PD (Planned Development) for a 187 rooming apartments (750 bedrooms) for student housing on approximately 33.8 acres, located on the east side of Alafaya Trail (SR 434) and on the north side of Park Road; (Z2016-051) (2016-FLUM-LS.04) (Jason Doornbos, Landmark Properties, Applicant) District1 - Dallari (Rebecca Hammock, Project Manager)

Attachments: [Vicinity Map](#)
 [Zoning/FLU Map](#)
 [Aerial Map](#)
 [The Retreat Surrounding Uses and Densities](#)
 [Master Development Plan](#)
 [Development Order](#)
 [LUA Ordinance](#)
 [Zoning Ordinance](#)
 [LUA Summary Report](#)
 [Attachment A Text Section](#)
 [Attachment A Worksheet](#)
 [SCPS-Letter of No Impact](#)
 [Denial DO](#)
 [Opposition letters.pdf](#)

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.