

# **SEMINOLE COUNTY, FLORIDA**

COUNTY SERVICES BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA



## **Meeting Agenda - Final**

**Wednesday, December 4, 2024**

**6:00 PM**

**BCC Chambers**

**Room 1028**

**Planning and Zoning Commission**

**CALL TO ORDER****Opening Statement****Staff Present****Accept Proof of Publication****Approval of Minutes****NEW BUSINESS****Public Hearing Items:**

1. 995 Miller Drive Special Exception - Consider a Special Exception for an outdoor recreational area at an existing warehouse in the M-1 zoning district on 6.8 acres, located on the west side of Miller Drive, south of North Street; BS2023-06 (320 Mac Investments LLC, Applicant) District4 - Lockhart (Hilary Padin, Project Manager) [2024-1528](#)

**Attachments:** [Site Map](#)  
[Zoning Map](#)  
[Aerial Map](#)  
[Map](#)  
[Conceptual Site Plan](#)  
[Narrative](#)  
[Property Record Card](#)  
[Community Meeting Flyer](#)  
[Community Meeting Sign In Sheet](#)  
[Community Meeting Minutes](#)  
[Community Meeting Labels](#)  
[Approval Development Order](#)  
[Denial Development Order](#)

2. Sanford Commercial Development PD Rezone - Consider a Rezone from C-2 (General Commercial) to PD (Planned Development) for two (2) restaurants with drive-through facilities on approximately 5.18 acres, located on the north side of E SR 46 approximately 1,500 feet east of I-4; (Z2023-11) (Bryan Shultz, Applicant) District5 - Herr (Annie Sillaway, Senior Planner). [2024-1475](#)

**Attachments:** [LOCATION MAP](#)  
[FLU ZONING MAP](#)  
[AERIAL](#)  
[MASTER DEVELOPMENT PLAN](#)  
[CONCEPT PLAN](#)  
[DEVELOPMENT ORDER](#)  
[REZONE ORDINANCE](#)  
[COMMUNITY MEETING INFORMATION 1.pdf](#)  
[OWNER AUTHORIZATIONS](#)  
[DENIAL DEVELOPMENT ORDER](#)

3. Eagle Pass Rezone - Consider a Rezone from A-1 (Agriculture) to C-3 (Heavy Commercial and Very Light Industrial) for a proposed office building and self-storage buildings on approximately 9.40 acres, located on the west side of State Road 426 at Eagle Pass Road; (Z2024-011) (Eagle Pass Properties, LLC - Larry Jordan, Applicant) District1 - Dallari (Rebecca Hammock, Development Services/Annie Sillaway, Project Manager). [2024-1512](#)

**Attachments:** [LOCATION MAP](#)  
[FLU ZONING MAP](#)  
[AERIAL](#)  
[BOUNDARY SURVEY](#)  
[ORDINANCE REZONE](#)  
[DENIAL DEVELOPMENT ORDER](#)  
[OWNER AUTHORIZATION FORM](#)  
[COMMUNITY MEETING INFORMATION](#)

4. Seminole Science School Expansion Small Scale Future Land Use Map Amendment and PD Rezone - Consider a Small Scale Future Land Use Map Amendment from Mixed-Use Development and Low Density Residential to Planned Development and a Rezone from A-1 (Agriculture) and C-2 (General Commercial) to PD (Planned Development) for the development of a Public Charter School on approximately 7.85 acres, located at the northwest corner of North US Hwy 17-92 and North Ronald Reagan Boulevard; (Z2024-013/06.24SS.01); (Yalcin Akin, Ph.D., Manager of Discovery Education Holdings, LLC, Applicant); District4 - Lockhart (Annie Sillaway, Senior Planner). [2024-1513](#)

**Attachments:** [LOCATION MAP](#)  
[ZONING FLU MAP](#)  
[AERIAL MAP](#)  
[MASTER DEVELOPMENT PLAN](#)  
[DEVELOPMENT ORDER](#)  
[ORDINANCE LAND USE](#)  
[ORDINANCE REZONE](#)  
[UTILITY LETTER](#)  
[SEMINOLE SCIENCE SCHOOL ILA](#)  
[TRAFFIC IMPACT ANALYSIS](#)  
[OWNER AUTHORIZATION FORM](#)  
[COMMUNITY MEETING INFORMATION](#)  
[BUSINESS AND ECONOMIC IMPACT STATEMENT](#)  
[DENIAL DEVELOPMENT ORDER](#)

5. SR 46/Lake Forest (AKA Terracina) PD - Consider a Small Scale Future Land Use Map Amendment from Higher Intensity Planned Development-Target Industry and Planned Development to Planned Development, and a Rezone from PD (Planned Development) to PD (Planned Development) for a proposed self-storage facility on approximately 3.53 acres, located on the north side of W SR 46 between Bernini Way and Lake Forest Blvd (Z2022-16, 06.22SS.04) (Robert Hattaway, Applicant) District5 - Herr (Annie Sillaway, Senior Planner). [2024-1511](#)

**Attachments:** [LOCATION MAP](#)  
[ZONING FLU MAP](#)  
[AERIAL](#)  
[LANDSCAPE BUFFER AND BERM EXHIBIT](#)  
[MASTER DEVELOPMENT PLAN](#)  
[DEVELOPMENT ORDER](#)  
[ORDINANCE LAND USE](#)  
[ORDINANCE REZONE](#)  
[DENIAL DEVELOPMENT ORDER](#)  
[ATTACHMENT A](#)  
[PHASE 1 ARCHITECTURAL RENDERING](#)  
[PHASE 2 CONCEPT PLAN](#)  
[AREA MAP OF PROPOSED SITE AND WESTLAKE CENTER PD](#)  
[OCTOBER 25, 2005 BCC MINUTES](#)  
[JUNE 14, 2022 COMMUNITY MEETING INFORMATION](#)  
[OPPOSITION EMAILS FROM 2022](#)  
[OCTOBER 22, 2024 COMMUNITY MEETING INFORMATION](#)  
[OWNER AUTHORIZATION FORM](#)

## **CLOSING BUSINESS**

### **Planning and Development Manager's Report**

### **Rural Enclaves Briefing and Presentation**

## **ADJOURNMENT**

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

PERSONS ARE ADVISED THAT, IF THEY DECIDE TO APPEAL ANY DECISION ON ANY MATTER CONSIDERED BY THIS BOARD AT THESE MEETINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH 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 THE PLANNING & ZONING COMMISSION CLERK AT (407) 665-7397.