

# **SEMINOLE COUNTY, FLORIDA**

COUNTY SERVICES BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA



## **Meeting Agenda - Final**

**Wednesday, May 1, 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****Public Participation****NEW BUSINESS****Public Hearing Items:**

1. Rivas Commercial Rezone - Consider a Rezone from A-1 (Agriculture) to C-3 (General Commercial & Wholesale) on approximately 0.78 acres, located on the west side of W S.R. 426, approximately 500 feet north of Connection Point; (Z2024-02) (PMJS Development Solutions, LLC., Applicant) District1 - Dallari (Rebecca Hammock, Development Services Director/Presented by: Joy Giles, Principal Planner). [2024-0431](#)

**Attachments:** [LOCATION MAP](#)  
[FLU ZONING MAP](#)  
[AERIAL MAP](#)  
[SURVEY](#)  
[REZONE ORDINANCE](#)  
[COMMUNITY MEETING DETAILS](#)  
[DENIAL DEVELOPMENT ORDER](#)

2. Lake Emma Self-Storage Small Scale Future Land Use Map Amendment and PD Rezone - Consider a Small Scale Future Land Use Map Amendment from Commercial to Planned Development, and a Rezone from C-2 (Retail Commercial) to PD (Planned Development) on approximately 1.26 acres, located on the east side of Lake Emma Road, approximately 250 feet south of Lake Mary Boulevard; (Huber Group, LLC., Applicant) District4 - Lockhart (Rebecca Hammock, Development Services Director/Presented by: Joy Giles, Principal Planner). [2024-0432](#)

**Attachments:** [LOCATION MAP](#)  
[FLU ZONING MAP](#)  
[AERIAL MAP](#)  
[LAND USE AMENDMENT STAFF SUMMARY ANALYSIS](#)  
[DENIAL DEVELOPMENT ORDER](#)  
[APPLICANTS PROPOSED DEVELOPMENT ORDER](#)  
[MASTER DEVELOPMENT PLAN](#)  
[BUILDING RENDERING](#)  
[CITY OF LAKE MARY REVIEW COMMENTS](#)  
[LAKE MARY BLVD GATEWAY CORRIDOR OVERLAY](#)  
[LAND USE ORDINANCE](#)  
[REZONE ORDINANCE](#)  
[APPLICANTS JUSTIFICATION FOR BUILDING HEIGHT](#)  
[FUTURE LAND USE AMENDMENT ATTACHMENT A - TEXT SECTION](#)

## **CLOSING BUSINESS**

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

## **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.