

**SEMINOLE COUNTY
LOCAL PLANNING AGENCY/
PLANNING AND ZONING COMMISSION
COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
BOARD CHAMBERS, ROOM 1028
MINUTES**

**WEDNESDAY, JANUARY 4, 2023
6:00 PM**

Overland Road Small Scale Future Land Use Map Amendment and Rezone –

Consider a Small-Scale Future Land Use Map Amendment from Commercial (COM) to Industrial (IND) and a Rezone from C-2 (Retail Commercial) to C-3 (General Commercial and Wholesale) on two parcels totaling approximately 3.19 acres, located on Overland Road, just west of Orange Blossom Trail (U.S. 441) approximately 270 feet north of the Seminole/Orange County line. (Z2022-28/08.22SS.06) (Bryan Potts – Tannath Design, Applicant) District3 - Constantine (Doug Robinson, Project Manager).

Doug Robinson, Principal Planner, presented this item as stated in the Staff Report. He further stated that the Applicant is requesting a Small-Scale Future Land Use Map Amendment from Commercial (COM) to Industrial (IND) and a Rezone from C-2 (Retail Commercial) to C-3 (General Commercial and Wholesale) located on Overland Road, just west of Orange Blossom Trail (U.S. 441) approximately 270 feet north of the Seminole County and Orange County line. The Applicant is proposing to develop the property as a semi-trailer tractor storage lot. The property proposes access onto Overland Road, which is a County maintained road and is classified as a local road. The site is located within the County's utility service area however, the Applicant is proposing no water or sewer connections. If the use changes on the property, the Applicant would be expected to connect to water and sewer services in the future. The future land use is designation is Commercial with C-2 zoning. The site would have to meet all Land Development Code Site Plan requirements including landscape buffer and open space requirements which would be determined during the site plan review process. Staff finds that the proposed Small-Scale Future Land Use Map Amendment and Rezone is compatible with the surrounding development, which is primarily commercial and industrial north, south and west of the property. Staff finds it consistent with the Industrial Future Land Use Designation as well and the Comprehensive Plan. A virtual community meeting was held on December 8, 2022, and the Applicant reported that there were no participants. Staff recommends that the Board of County Commissioners adopt the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment from Commercial to Industrial and a Rezone from C-2 (Retail Commercial) to C-3 (General Commercial and Wholesale) on two parcels totaling approximately 3.19 acres, located on Overland Road, just west of Orange Blossom Trail and approximately 270 feet north of the Seminole County line.

Commissioner Jerman asked if the Applicant submitted anything as a concept. Mr. Robinson stated no.

Brian Potts, the Applicant, was present and agreed with Staff as presented.

No one from the audience spoke in favor of or opposition to the request.

A motion was made by Commissioner T. Smith, seconded by Commissioner Jerman to recommend to the Board of County Commissioners to adopt the proposed Ordinance.

Ayes: (5) Chairman Lawhun, Commissioner Jerman, Commissioner Lopez, Commissioner Lorenz and Commissioner Tim Smith.

Absent: (2) Commissioner Grundorf and Commissioner S. Smith