

**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**

**Towns at Greenleaf Small Scale Future Land Use Map Amendment and Rezone**

**(Continued from 12/7/22)** – Consider a Small Scale Future Land Use Map Amendment from Medium Density Residential and Commercial to Medium Density Residential and a Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for a thirty-three (33) lot townhome subdivision on approximately 6.71 acres, located southwest of Slavia Road and west of State Road 426; (Z2022-25/07.22SS.04) (Henry Chirinos – Beazer Homes, Applicant) District1 - Dallari (Annie Sillaway, Project Manager).

Annie Sillaway, Senior Planner, stated that this item was continued from the December 7, 2022, P&Z Meeting and was presented to the Planning and Zoning Commission as a Public Hearing item. The Towns at Greenleaf Rezone was moved to a motion to be tabled to today's meeting, January 4, 2023. Ms. Sillaway stated a memo was emailed to the Planning and Zoning Commission on December 28, 2022, to provide the revised Conceptual Plan and a copy of the memo was given to the Planning and Zoning Commission this evening, January 4, 2023. Ms. Sillaway continued by stating that the Applicant is requesting a Small Scale Future Land Use Map Amendment from Medium Density Residential and Commercial to Medium Density Residential and a Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for a thirty-three (33) lot townhome subdivision on approximately 6.71 acres, located southwest of Slavia Road and west of State Road 426. The proposed townhome subdivision is for a maximum density of 7.87 dwelling units per net buildable acre. Each town home dwelling unit will be a minimum of 1,200 square feet in size and a lot width of twenty (20) feet. As required by Sec. 30.250 of the Land Development Code of Seminole County (LDCSC), the Applicant has provided a Development Plan showing the layout of buildings, circulation, buffers, and parking for the townhome units. The requested Medium Density Residential Future Land Use designation allows a maximum density of ten (10) dwelling units per net buildable acre and permits the requested R-3A zoning classification. A tree preservation area is called out on the Development Plan located on the west portion of the subject site and the Applicant will be required at the time of Final Engineering to provide a tree survey. Also, along the west portion of the site is approximately 1.51 acres of wetlands on the subject property. The Applicant is not proposing any impacts to the wetland area and is showing a fifteen (15) foot minimum, twenty-five (25) foot overall average wetland buffer. A Conservation easement dedicated to Seminole County will be required over the wetlands

and required buffers. Water and sewer capacity are with the Seminole County utility service area and is available to serve the proposed development. The property proposes access onto SR 426, which is classified as an urban minor arterial road. State Road 426 is currently operating at a level-of-service “B or C” depending on direction and time of day and does not have improvements programmed in the FDOT 5-year Work Program. A signal warrant analysis will be required at the time of Final Engineering. The proposed project is located within the Howell Creek Drainage Basin and may have a constrained outfall with limited downstream capacity therefore, the site will have to be designed to hold up to the entire twenty-five (25) year, twenty-four (24) hour storm event. The proposed development is providing the required twenty-five (25) percent open space. The Applicant proposes a fifteen (15) foot wide buffer on the north, south and east, excluding the west portion that will remain undisturbed. In compliance with Seminole County Land Development Code Sec. 30.49 – Community Meeting Procedures, the Applicant conducted a community meeting on September 13, 2022. Per Sec. 30.241 of the Land Development Code of Seminole County (LDCSC), the requested R-3A zoning classification is composed of medium-to high-density residential areas, plus open areas, where it is likely and desirable to extend such type of development. The R-3A zoning classification permits one (1), two (2), and three (3) story apartment buildings, townhomes, and condominiums. The subject zoning classification requires a minimum perimeter building setback of twenty-five (25) feet for one (1) story buildings and thirty-five (35) feet for two (2) story buildings. The Development Plan proposes two (2) story townhomes with a thirty-five (35) foot setback. The Medium Density Residential Future Land Use should be located on, or in proximity to a collector or arterial roads. This land use can serve effectively as a transitional use between more intense urban development and Low Density Residential. The proposed development is consistent with the Medium Density Residential Future Land Use designation. Staff recommends Board of County Commissioners adopt the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment from Medium Density Residential and Commercial to Medium Density Residential and adopt the Ordinance and Development Order enacting a Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for approximately 6.71 acres, located southwest of Slavia Road and west of SR 426.

Ms. Sillaway stated the following items of concern from the Board on the December 7, 2022, P&Z Meeting along with the Applicant’s response:

1. Drainage concerns north of the property as well as the outfall concerns where drainage is flowing.

Applicant Response: The stormwater design shall meet Seminole County and SJRWMD requirements for a closed basin. Per County Staff: There is an existing twenty-foot non-exclusive drainage and irrigation easement partially located over the northern portion of the property that is in favor of St. Luke’s Church, that will remain and will not be negatively impacted by the development.

2. Landscape Buffer Tract LB2 to the south should be either increased or a fence installed.

Applicant Response: The developer agrees to increase the landscape buffer along the southern portion of the site by five (5) feet from a fifteen (15) foot to a

twenty (20) foot landscape buffer and will reduce the lot depth accordingly. The southern buffer from fifteen (15) to twenty (20) feet created tract LB3 along the eastern portion of the proposed site, will remain as a fifteen (15) foot landscape buffer width. The buffer details will comply with the Seminole County Land Development Code (SCLDC). The northern lots (1-13) of the proposed townhome developments have reduced the lot size by five (5) feet in order to maintain their landscape buffer requirements of fifteen (15) feet, due to the non-exclusive drainage and irrigation easement that is partially located over the northern portion of the property.

3. No southbound deceleration lane is proposed.

Applicant Response: An access analysis was completed for the subject property by Traffic and Mobility Consultants and the report found that a right turn lane is not warranted with the proposed townhome development. Operational improvements, if required, will be determined at Final Engineering, subject to FDOT permitting and approval. Per County Staff: Operational improvements will be determined at Final Engineering and include the traffic analysis. There is an existing deceleration lane for a left turn into the proposed development and an existing four (4) lane roadway (CR 426).

The Applicant, Chris Warshaw, was present and acknowledged there were concerns brought up at the December 7, 2022, P&Z Meeting that were engineer related. He stated he is available for any questions and agreed with staff as presented.

Commissioner Jerman asked Mr. Warshaw where the blow off was going to after the recent (25) year storm event. Mr. Warshaw stated that the predominant drainage pattern on the existing site runs from SR 426 to the west where the water then travels to the wetland system which eventually travels out. He stated that from a bigger picture it appears that there is drainage that travels from the subject property out and eventually makes its way to the north up to Slavia Road. The adjacent property to the west does have a closed contour that is indicative of a closed basin where water would eventually pool up in the current condition. There does appear to be a drainage ditch that should direct water from the subject property to the west and then to the north to Slavia Road. Mr. Warshaw stated that without having full confidence in all the downstream drainage structures, he will assume that the subject property is a closed basin and will contain the drainage.

Lee Barnes, Winter Park, spoke in favor of the project.

Bill Hyde, Oviedo, spoke in opposition of the project due to traffic congestion.

A motion was made by Commissioner Jerman, seconded by Commissioner T. Smith 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*