

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

**WEDNESDAY, DECEMBER 4, 2024  
6:00 PM**

**MINUTES**

**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 (Annie Sillaway, Senior Planner).

Annie Sillaway, Senior Planner, presented this item as stated in the Staff report. She further stated that the applicant is proposing to develop the subject property with an office and self-storage facility, in compliance with the C-3 zoning district which permits general office, commercial and wholesale distribution, storage, and light manufacturing. The requested rezone is for approximately 9.40 acres, located on the west side of SR 426 at Eagle Pass Road. The buffer requirements will be determined at the time of site plan review. The requested C-3 (Heavy Commercial & Very Light Industrial) zoning classification requires a minimum of twenty-five (25) percent open space. The request is consistent with Chapter 30, Part 43 of the Land Development Code of Seminole County and is compatible with the surrounding trend of development in the area. The zoning to the east and south are C-2 (General Commercial), and to the west is the Alro Metals PD (Planned Development), that allows for office and self-storage use. The subject property has an Industrial Future Land Use designation, which allows a maximum Floor Area Ratio (F.A.R.) of 0.65 and permits the requested C-3 zoning district. The purpose and intent of the existing Industrial Future Land Use is to identify locations for a variety of heavy commercial and industrial land use oriented towards wholesale distribution, storage manufacturing, and other industrial uses. This land use should be located with direct access to rail systems, collector, and arterial roadways, allows infill development where this use is established, and has direct access to SR 426, a minor arterial roadway that is consistent with the Comprehensive Plan, which consists of Industrial, Commercial, and Office use.

In compliance with Seminole County Land Development Code Sec. 30.49 – Community

Meeting Procedure, the Applicant conducted a community meeting on October 14, 2024.

Larry Jordan, the applicant, stated that he had nothing further to add to Annie's presentation. He stating that the zoning requested is for future use as stated, and their business office will be at this location, along with some warehouses if they have to and depending on the use allowed for the property.

Audience participation included the following:

- 1) Ronald Manco, of Oviedo, stated that he has concerns about the drainage improvements and not necessarily the zoning. He's lived at his property for 42 years and never had a drainage issue until Hurricane Ian, when his home flooded. He has studied water drainage a lot in this area and he thinks the only bottleneck left is on the subject property. He just wants to make sure that the drainage will be improved.

There were no additional audience comments. Public comment was closed.

Larry Jordan, in his rebuttal, stated that the culvert was put in by the County many years ago and the culverts are 36" and the requirement for the improvement of the property behind the subject property was the same size piping, according to the County's requirements.

Commissioner Richard Jerman asked if there is a drainage easement underlying the culverts in that flow-way currently and Mr. Jordan responded there won't be any construction where they are. Commissioner Jerman asked again if there is an easement that currently exists and Mr. Jordan responded there is no easement, and that is within the subject property. He further stated that the County asked permission to improve them and installed the culverts when the previous owner was on the property. Commissioner Jerman asked then, when they develop the property, they will protect the flow-way in some fashion; maybe, including putting in an easement for that area and Mr. Jordan responded yes, absolutely.

A motion was made by Commissioner Tim Smith, seconded by Commissioner Richard Jerman to approve and refer the Eagle Pass Rezone to the Board of County Commissioners. The motion passed unanimously.

*Ayes (6): Chairman Dan Lopez, Commissioner Lourdes Aguirre, Commissioner Carissa Lawhun, Commissioner Richard Jerman, Commissioner Brandy Ioppolo, and Commissioner Tim Smith*