

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

**WEDNESDAY, DECEMBER 7, 2022
6:00 PM**

Lutheran Haven Small Scale Future Land Use Map Amendment and PD Rezone – Consider a Small Scale Future Land Use Map Amendment from Medium Density Residential and Low Density Residential to Planned Development and a Rezone from A-1 (Agriculture) and R-3A (Multiple Family Dwelling) to PD (Planned Development) for a total of forty existing and eight new duplex buildings for a total of ninety-six units on approximately 21.62 acres, located on the northeast corner of Woodpecker Lane and West Chapman Road; (Z2021-35/09.20SS.06) (Constance D. Silver, Applicant) District1 - Dallari (**Annie Sillaway, Project Manager**). Annie Sillaway+, Senior Planner, presented this item as stated in the Staff Report. She further stated the Applicant is requesting a Small Scale Future Land Use Map Amendment from Medium Density Residential and Low Density Residential to Planned Development and a Rezone from A-1 (Agriculture) and R-3A (Multiple Family Dwelling) to PD (Planned Development) for a total of forty existing and eight new duplex buildings for a total of ninety six units on approximately 21.62 acres, located on the northeast corner of Woodpecker Lane and West Chapman Road. The Applicant is requesting sixteen additional age restricted duplex units located on 2.60 acres, to combine it with the existing duplex community owned by the same owner Lutheran Haven that is on 19.02 acres. The total project is 21.62 acres and ninety-six units. The proposed additional sixteen units will be owned and maintained by Lutheran Haven, Inc. The sixteen units are consistent with the existing duplex neighborhood and will be incorporated into the existing community adjacent to the proposed site with golf cart internal access. The Lutheran Haven community obtained this parcel to be able to meet the demand for more age-restricted units that are not available within the area. The Applicant is proposing to cap the dwelling units per net buildable acre to 4.44 dwelling units per net buildable acre as part of the Future Land Use Ordinance. The density of 4.44 dwelling units per net buildable acre is more consistent with the surrounding Future Land Uses of Low Density Residential than the existing Medium Density Future Land Use, which allows up to ten dwelling units per net buildable acre. The Applicant was approved on July 28, 2022, for the Net Buildable Acres Definition Vesting Certificate to fall under the old definition for net buildable acres. There appears to be no wetlands or floodplain on the subject property. The site is located in Seminole County's utility service area and will be required to connect to public utilities, and water and sewer capacity is available to serve the proposed development. Access for the new portion of the development will access

onto Chapman Road with a right-in and right-out only connection. Chapman Road is a County four lane divided road classified as an Urban Major Collector. The proposed new development will also access the existing development through a private golf cart path connecting the existing and proposed developments as one site. The existing development accesses Chapman Road, a County roadway, through Woodpecker Lane an internal private roadway and network with access to SR 426. There are existing sidewalks along the roadway frontages. The new portion of the development will connect to the existing sidewalks. The Applicant proposes a fifteen foot buffer along the north, south, and east portions of the subject site as well as a six foot high wall. The existing development is not required to provide any landscape buffers since there is no new development being proposed on that portion of the site. Buffer components will be established at Final Development Plan. There will be twenty five percent common usable open space that will be provided throughout the entire development. Landscape buffers will not be counted toward open space per Ordinance 2012-27. The Applicant held a community meeting on October 10, 2022, and seventeen people attended. The proposed project supports the objectives of the PD Zoning designation and provides the required minimum twenty five percent open space and provides adequate buffering to maintain compatibility between the proposed development and adjacent residential properties. Staff recommends the Board of County Commissioners adopt the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment from Medium Density Residential and Low Density Residential to Planned Development and a Rezone from A-1 (Agriculture) and R-3A (Multiple Family Dwelling) to PD (Planned Development) for a total of forty existing and eight new duplex buildings for a total of ninety-six units on approximately 21.62 acres, located on the northeast corner of Woodpecker Lane and West Chapman Road.

Constance Silver, for the Applicant was present and stated she agreed with Staff as presented.

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

Mr. Steven Lehenbauer provided a written statement in support of the request.

A motion was made by Commissioner Turnage, seconded by Commissioner Lawhun to recommend to the Board of County Commissioners to adopt the proposed Ordinance enacting the Small-Scale Future Land Use Map Amendment and Rezone.

Ayes: (5) Chairman S. Smith, Commissioner Jerman, Commissioner Lawhun, Commissioner Lopez, and Commissioner Turnage

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