

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

**WEDNESDAY, JULY 10, 2024  
6:00 PM**

**MINUTES**

**CALL TO ORDER AND ROLL CALL**

*Present (6): Chairman Dan Lopez, Vice Chairman Mike Lorenz, Commissioner Lourdes Aguirre, Commissioner Carissa Lawhun, Commissioner Richard Jerman, and Commissioner Tim Smith*

*Absent (1): Commissioner Brandy Ioppolo*

**ACCEPT PROOF OF PUBLICATION**

A motion was made by Commissioner Carissa Lawhun, seconded by Commissioner Tim Smith to approve the Proof of Publication. The motion passed unanimously.

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

**APPROVAL OF MINUTES**

A motion was made by Commissioner Richard Jerman, seconded by Commissioner Carissa Lawhun to approve the June 5, 2024 Minutes, as submitted. The motion passed unanimously.

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

**TECHNICAL REVIEW ITEMS**

**Wilderness Estates PSP** - Approve the Preliminary Subdivision Plan for the Wilderness Estates Subdivision containing nine (9) residential lots on approximately 54.70 acres zoned R-5 (Rural Zoning Classification/Rural Subdivision Standards) located approximately 0.25 mile south of W State Road 46 and N County Road 426.

Annie Sillaway, Senior Planner, presented this item as stated in the Staff report. She further stated that the subject property has a Rural 5 Future Land Use which allows a maximum of one (1) dwelling unit per net buildable acre. The PSP proposes nine (9) single family residential lots on approximately 54.70 acres yielding one (1) dwelling unit per six (6) net buildable acres. The subject property is within the Scenic Corridor Overlay Zoning District, which is to preserve and enhance the rural character and scenic qualities along major and minor roadways in the rural area. The intent of the Overlay is to prevent visual encroachment of buildings and structures by requiring a 200' setback from centerline of the roadway and requiring the preservation of the existing vegetation along the major and minor roadway system. The Applicant has met the requirements of the Scenic Corridor Overlay by providing a setback of 200 feet from the centerline of the right-of-way and a natural buffer in Tracts A and B that fronts County Road 426. Access will be limited by one access point for all nine (9) lots onto County Road 426, and the proposed fence along County Road 426 will be made of natural material (open wood fence with horizontal rails). Based on the aerials, there does not appear to be wetlands or floodplain on site. All internal roads will be public. Each lot will have water by individual potable water wells and will utilize an advanced septic system for wastewater. Staff has reviewed the required submittals and finds that the request is in compliance with all applicable provisions of Chapter 35 of the Seminole County Land Development Code (SCLDC) and with the land use and zoning designations of the property. Staff recommends approval of the Wilderness Estates Preliminary Subdivision Plan.

John Herbert, American Civil Engineering, and Daniel Bourque, Aulin Homes, for the Applicants, stated that they agree with Staff's recommendations.

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

A motion was made by Commissioner Tim Smith, seconded by Commissioner Carissa Lawhun to approve the Wilderness Estates PSP Technical Review item.

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

## **PUBLIC HEARING ITEMS**

**5080 Wayside Drive Special Exception** – Consider a Special Exception to allow an Assisted Living Facility with twelve (12) residents in the A-1 (Agriculture) district on 1.44 acres, located on the north side of Wayside Drive, west of International Parkway.

Angi Gates, Planner, stated that the applicant is requesting a Special Exception approval to operate an assisted living facility that will care for twelve non-driving residents located at 5080 Wayside Drive, Sanford, FL, in the A-1 (Agriculture) Zoning district. In 1998, the Board of Adjustment approved a Special Exception for a maximum of twelve residents at the subject property. The Seminole County Land Development Code states that when the use of land under a Special Exception has been discontinued or abandoned for 180 days or longer, the use of land shall revert to the permitted uses in the District that the land is located. In 1998, the Special Exception expired when the property became vacant for over 180 days in 2021, which required the current owner to apply for a new Special Exception. The requested use is compatible with the character of the surrounding area and consistent with the trend of development. The surround area consists of single family residential, multi-family

apartments, and retail/commercial. The proposed use meets the criteria for granting of a Special Exception and will allow the applicant to reinstate the same use that was previously in place for 23 years. In compliance with the community meeting procedures, the applicant conducted a community meeting on October 31, 2023. Details of the community meeting were provided in the Board's agenda packet. Staff has not received any letters of support or opposition to this request. However, Staff did receive a few inquiries about what the Special Exception was for. Staff recommends approval of the Special Exception for 5080 Wayside Drive as requested.

Arazi Raza, A Green Crossing Health Facility, and is asking the Board's approval of this request.

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

A motion was made by Commissioner Carissa Lawhun, seconded by Commissioner Mike Lorenz to approve and refer the Special Exception for 5080 Wayside Drive to the Board of County Commissioners.

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

**Casselberry Public Storage SSFLUMA and PD Rezone** – Consider a Small Scale Future Land Use Map Amendment from Commercial to Planned Development and a Rezone from C-2 (General Commercial) to PD (Planned Development) for a self-storage development on approximately 3.91 acres, located on the west side of State Road 436, approximately 0.25 mile north of Lake Howell Road.

Annie Sillaway, Senior Planner, presented this item as stated in the Staff report. She further stated that this request is to re-develop the existing 3.91 acres mini-storage facility site to a self-storage facility. The subject property is currently developed as a non-climate controlled mini-storage facility with sixteen (16) storage buildings that were permitted in 1986. At that time, the existing Commercial Future Land Use and C-2 zoning classification allowed for self-storage as a permitted use. Due to revisions to the Seminole County Comprehensive Plan and Land Development Code over the years, storage facilities are now considered an industrial use and are no longer permitted under the Commercial Future Land Use and C-2 zoning classification. The Applicant proposes to redevelop the site with two (2) climate controlled storage buildings with an overall maximum Floor Area Ratio (F.A.R.) of 1.25, a gross floor area of 158,219 square feet, and three (3) stories. A maximum building height is proposed to be forty-five (45) feet for the main building, which faces State Road 436. The second building proposes a maximum building height of fifteen (15) feet located behind the main building. There are approximately two (2) acres of floodplain onsite, and redevelopment of the site will address stormwater run-off and provide compensating storage for the mitigation of floodplain, which will provide efficient compensating storage due to floodplain issues. The existing communication tower on the northwest portion of the site will remain and will have legal access. The Applicant's request for the Planned Development Future Land Use and PD (Planned Development) zoning classification is due to the proposed F.A.R. of 1.25, which exceeds the Commercial Future Land Use F.A.R. limit of 0.35. In the Seminole County Comprehensive Plan under Objective 4.4 and Chapter 30, Part 25 of the PD zoning

classification, there is no limit for F.A.R., as each development is reviewed on a case by case basis. The property's small acreage presents a challenge regarding the Land Development Code requirements related to the maximum building height of thirty-five (35) feet to the proposed building height of forty-five (45) feet, the reason for the increase in building height is due to the redevelopment of the site to mitigate for the substantial floodplain area on site and provide a new stormwater pond that was not previously developed onsite. These two items limit the area as to where the storage buildings can be placed. Due to the limitations on the site, the Applicant has agreed to the following site condition designs to mitigate any impacts to the surrounding uses and properties:

- Outdoor storage will be prohibited
- The Applicant has provided an architectural rendering that shows mirrored windows facing State Road 436, in the Development Order as Exhibit "C"
- The Applicant will provide two (2) electric vehicle charging stations
- Entrance Bay doors to access the main building will not be visible from State Road 436 and will only face internally to the site
- The Applicant is meeting the building setbacks in the C-2 (Retail Commercial) zoning designation

The site is located in the City of Casselberry's utility service area and will be required to connect to their water, where capacity is available. A gravity sewer main is not available in the area and at the Final Development Plan stage of the project the septic tank requirements will be determined. Staff finds the requested PD zoning classification to be consistent with the Comprehensive Plan and compatible with the trend of development in the area along State Road 436, which consists of general commercial and high intensity commercial uses, like Walmart. The proposed development will provide an upgrade to the visual appearance of the current mini storage on the property and is similar to the Public Storage located south of State Road 436 approximately one half mile (0.5) south at 1355 State Road 436 in Casselberry. The Applicant conducted a community meeting on April 9, 2024. For the record, there are a few minor typos within the Development Order. 1) Condition O, the verbiage that states of storage area, plus one (1) space per two (2) employees added to the parking requirements, which needs to be deleted, as the parking requirements should only state one (1) parking space per 10,000 square feet of gross floor area; 2) Condition P, should state north instead of the east portion of the site will be fenced. Staff requests approval of the Casselberry Public Storage Small Scale Future Land Use Map Amendment and PD Rezone.

Commissioner Lourdes Aguire asked if the rendering on Page 57 is correct since it shows an outside facility. Ms. Sillaway described outside storage like boats will not be allowed.

Tom Sullivan, for the applicant, stated he is with the Gray Robinson law firm in Orlando, Florida. He stated that on behalf of the applicant team he thanked Staff for their detailed presentation including the clean-ups to the Development Order. They request the Board's support and are available to answer any questions.

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

A motion was made by Commissioner Carissa Lawhun, seconded by Commissioner Richard Jerman to approve and refer the Casselberry Public Storage Small Scale Future Land Use

Map Amendment and PD Rezone to the Board of County Commissioners, ***to include Staff's stated changes in the Development Order for Conditions O and P.***

### **CLOSING BUSINESS**

Dale Hall, Planning & Development Manager, stated that Staff will present a training workshop at the August 7, 2024 P&Z meeting. This will include Planning 101 training as well as the County Attorney's office training relating to requirements and board member duties regarding Board Ethics, Sunshine Law, and Public Records.

### **ADJOURNMENT**

Having no further business, the meeting adjourned at 6:2 P.M.