

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final

Wednesday, June 3, 2026

6:00 PM

BCC Chambers

Planning and Zoning Commission

CALL TO ORDER**Opening Statement**

Pursuant to Florida law, the public has the right to be heard on all propositions. Public comment time on propositions shall be three (3) minutes for individuals and six (6) minutes for group representatives. Proper decorum will be observed. The right to be heard during quasi-judicial hearings is governed by Florida law.

Staff Present**Accept Proof of Publication****Approval of Minutes****NEW BUSINESS****Public Hearing Items:**

1. **BioFit Rezone-** Consider a Rezone from C-1 (Retail Commercial) to C-2 (General Commercial) for a proposed car dealership on approximately 1.65 acres, located on the northwest corner of Camp Rd and W SR 426; (M. Rebecca Wilson, Esq., Lowndes Law Firm, Applicant) District 1 - Dallari [2026-0244](#)
(Kaitlyn Apgar, Senior Planner).

Attachments: [AERIAL](#)
[ZONING](#)
[SURVEY](#)
[COMMUNITY MEETING](#)
[ORDINANCE](#)
[BEI FORM](#)

2. **Alafaya Beasley Rezone** - Consider a Rezone from R-1AA (Single Family Dwelling) to R-1 (Single Family Dwelling) for a proposed single family residential subdivision of three (3) lots on approximately 1.14 acres, located on the west side of Alafaya Trail, south of Beasley Rd.; (Z2025-023) (Stephen Ratcliff, Applicant) District 1 - Dallari (**Kaitlyn Apgar, Senior Planner**)

[2026-0436](#)

Attachments: [AERIAL MAP](#)
[ZONING MAP](#)
[SURVEY](#)
[ORDINANCE.pdf](#)
[COMMUNITY MEETING](#)
[SCHOOL CONCURRENCY.pdf](#)
[BEI FORM](#)

CLOSING BUSINESS

Director's Report

ADJOURNMENT

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES, ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7940.

PERSONS ARE ADVISED THAT, IF THEY DECIDE TO APPEAL ANY DECISION ON ANY MATTER CONSIDERED BY THIS BOARD AT THESE MEETINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 286.0105, FLORIDA STATUTES.

FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA, PLEASE CONTACT THE PLANNING & ZONING COMMISSION CLERK AT (407) 665-7397.



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0244

Title:

BioFit Rezone- Consider a Rezone from C-1 (Retail Commercial) to C-2 (General Commercial) for a proposed car dealership on approximately 1.65 acres, located on the northwest corner of Camp Rd and W SR 426; (M. Rebecca Wilson, Esq., Lowndes Law Firm, Applicant) District 1 - Dallari (**Kaitlyn Apgar, Senior Planner**).

Agenda Category:

Public Hearing Items

Department/Division:

Development Services

Authorized By:

Joy Giles, Planning Division Manager

Contact/Phone Number:

Kaitlyn Apgar/ 407-665-7377

Background:

The Applicant is requesting a rezone from C-1 (Retail Commercial) to C-2 (General Commercial) to redevelop the subject property as an automobile dealership without automobile repair. The site was previously developed as an 11,254 square foot gym in 2019. The Developer proposes to renovate the existing building to accommodate for the selling and storage of vehicles.

The subject property has an Industrial Future Land Use designation, which allows a maximum intensity of 0.65 Floor Area Ratio (F.A.R.). The current F.A.R. of the site is 0.16. The intent of the Industrial land use designation is to provide locations for heavy commercial and industrial land uses oriented toward warehouses, storage, manufacturing, as well as more intense commercial uses and industrial uses, respectively. This use of the property as an automobile dealership is considered a general commercial use, which is permitted within the C-2 (General Commercial) zoning district, as well as C-3 (Heavy Commercial), M-1 (Industrial), and M-2 (Impact-

General Industrial) districts.

The subject property is located adjacent to a retention area to the north owned by the Florida Department of Transportation, the Cross Seminole Trail to the west, SR 426 to the east, and Camp Road to the south. The surrounding development pattern includes public utility sites as well as light manufacturing and warehouse facilities, which are consistent with the Industrial Future Land Use designation.

The Future Land Use and zoning designations of the surrounding area are as follows:

Northeast: SR 426- Arterial Road
Future Land Use: Industrial
Zoning: A-1 (Agriculture)

Southwest: Camp Road- Local Road
Future Land Use: Industrial
Zoning: M-1A (Light Industrial) and A-1 (Agriculture)

Northwest: Cross Seminole Trail
Future Land Use: Industrial
Zoning: M-1A (Light Industrial) and A-1 (Agriculture)

Southeast: SR 426- Arterial Road
Future Land Use: Industrial
Zoning: A-1 (Agriculture)

Site Analysis

Floodplain Impacts:

Based on the Flood Insurance Rate Map (FIRM) with an effective date of 2007, the site does not appear to contain floodplains.

Wetland Impacts:

Based on previously submitted development plans and current County wetland map analysis, there does not appear to be any wetlands on the property.

Endangered and Threatened Wildlife:

Based on a preliminary analysis, there do not appear to be endangered and threatened wildlife on the subject property.

Utilities:

The site is located in the Seminole County utilities service area and is connected to water and sewer. Environmental Services is requiring the Developer to provide a utility

easement for maintenance of County utility lines, as one was not previously established during original development.

Transportation/Traffic:

The property currently has one access onto Camp Road, a County maintained local road.

Sidewalks:

There is an existing sidewalk along Camp Road that connects to the site and to the trail. There is also a sidewalk existing along SR 426 that is connected to the site.

Drainage:

The proposed project is located within the Howell Creek Drainage Basin. The site has an existing permitted drainage system and no additional improvements to the drainage system are expected at this time.

Buffers and Open Space:

Buffers and Open Space requirements will be determined at Final Site Plan approval, if required. The site was approved for development in 2019 in compliance with the Seminole County Land Development Code.

Consistency with the Land Development Code

The proposed C-2 (General Commercial) zoning designation has been evaluated for compatibility with the Land Development Code of Seminole County in accordance with Chapter 30.

The request is consistent with the Seminole County Land Development Code and the surrounding area. The proposed use of automobile sales does not adversely affect any surrounding properties and is required to maintain adequate buffering from SR 426, Camp Road, and the trail to the northwest.

Staff finds the requested C-2 zoning classification to be consistent with the Land Development Code and compatible with the trend of development in the area.

Consistency with the Comprehensive Plan

The purpose and intent of the Industrial Future Land Use is to identify locations for a range of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other similar industrial uses. This land use should be located with direct access to rail systems, collectors, and arterial roadways, and as infill development where this use is established.

The proposed C-2 zoning classification is compatible with the surrounding trend of development in the area and is consistent with both the allowable use and density provisions of the Industrial Future Land Use designation. The existing character in the surrounding area consists of heavy commercial and light manufacturing uses. The presence of an Industrial Future Land Use node in this area demonstrates the intent for the area to be Commercial/Industrial oriented and is supported by the established M-1A (Very Light Industrial) and C-3 (Heavy Commercial) uses within it, and the request reinforces the established development pattern.

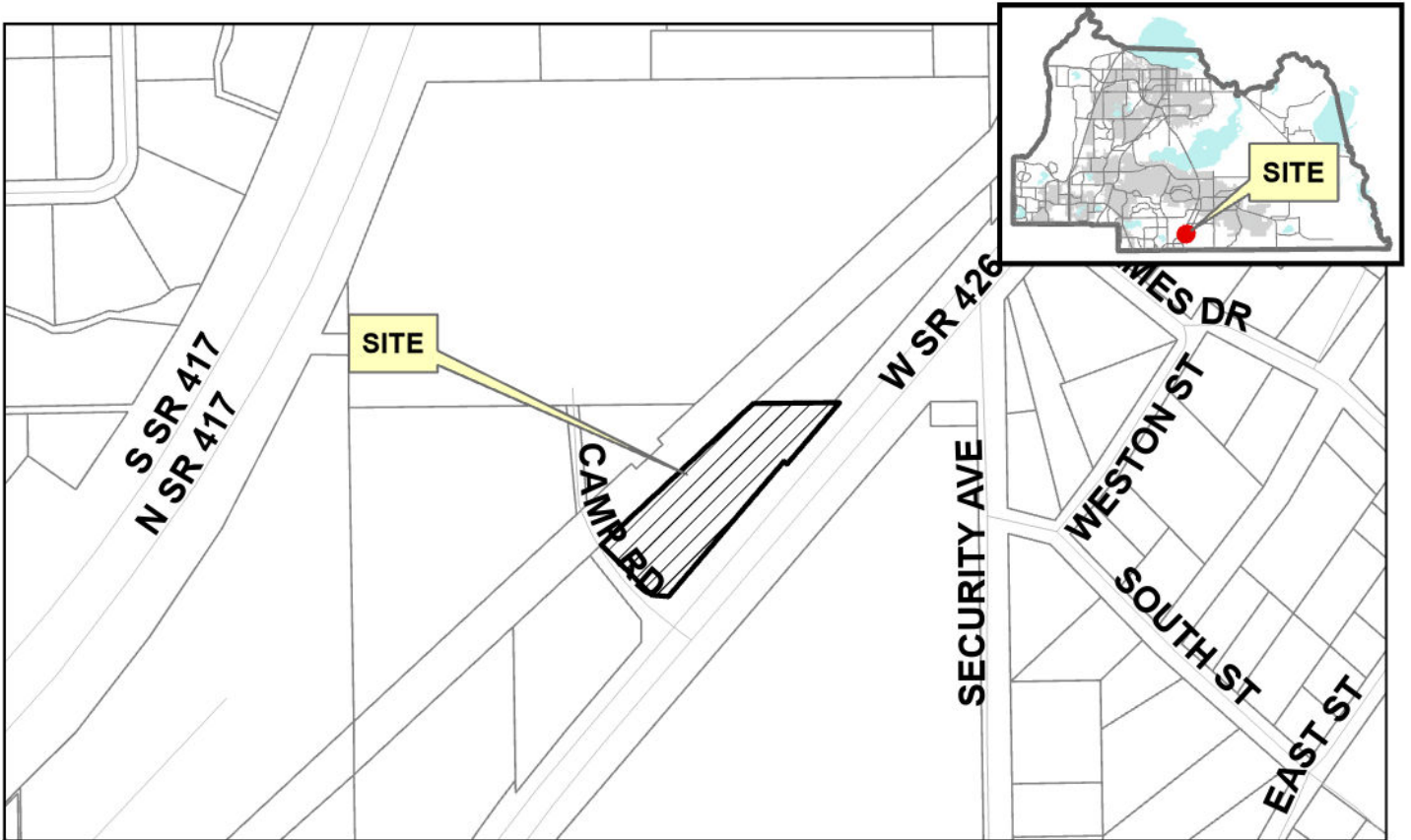
Staff finds the proposed C-2 zoning classification to be consistent with the Comprehensive Plan.

In compliance with Seminole County Land Development Code Sec. 30.3.5 - Community Meeting Procedure, the Applicant conducted a community meeting on March 3, 2026; details of the community meeting have been provided in the agenda package.

Requested Action

Staff requests the Planning and Zoning Commission recommend to the Board of County Commissioners adoption of the Ordinance enacting a rezone from C-1 (Retail Commercial) to C-2 (General Commercial) as per the following motion:

Based on Staff's findings and the testimony and evidence received at the hearing, the Planning and Zoning Commission finds the request is consistent with the Comprehensive Plan and meets the applicable portions of the Land Development Code, and recommends the Board of County Commissions adopt the Ordinance enacting a Rezone from C-1 (Retail Commercial) to C-2 (General Commercial) for a proposed car dealership on approximately 1.65 acres, located on the northwest corner of Camp Rd and W SR 426.



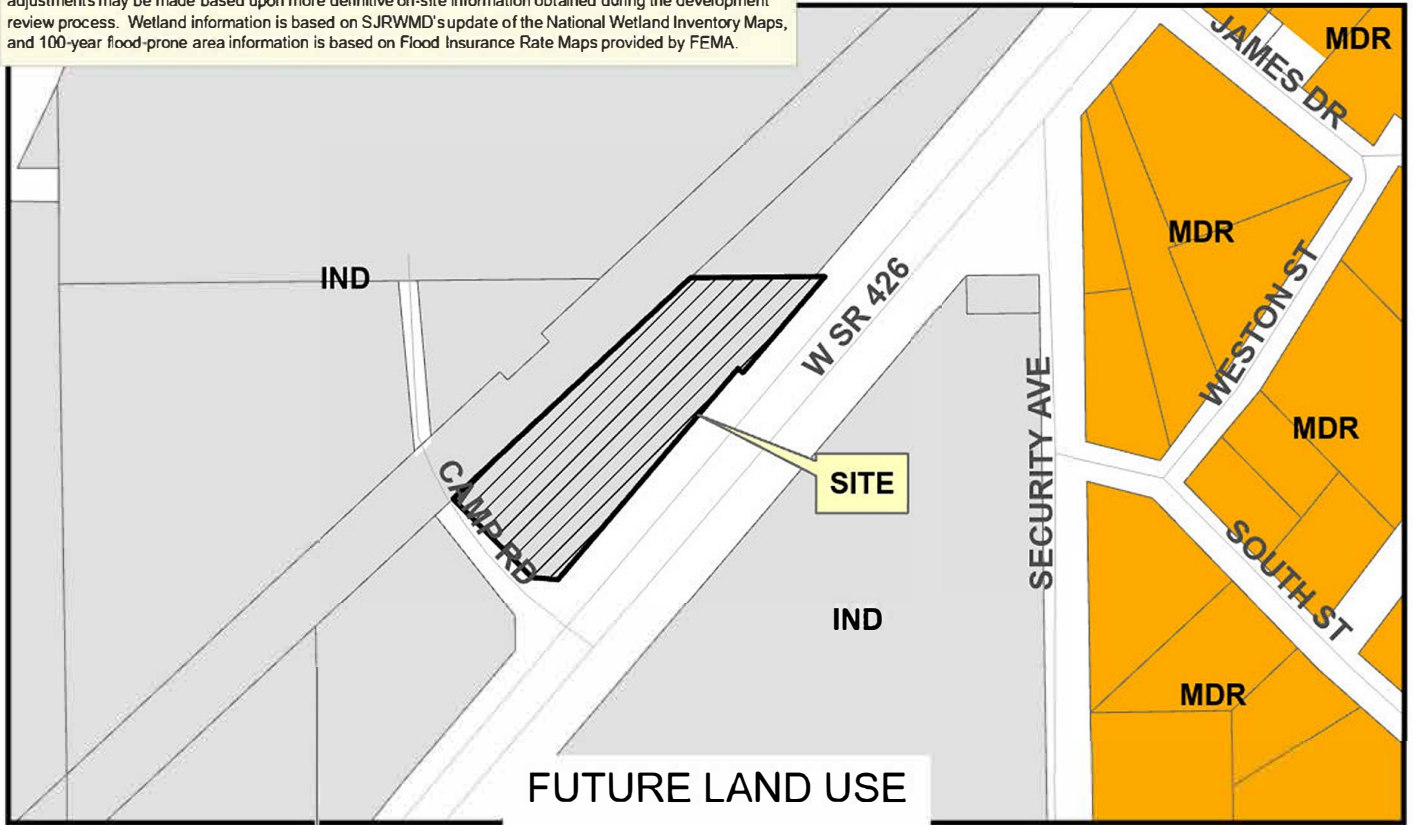
Rezone No: Z2026-001

Parcels



Winter 2025 Color Aerials

The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory Maps, and 100-year flood-prone area information is based on Flood Insurance Rate Maps provided by FEMA.



FUTURE LAND USE

IND MDR

Applicant: BioFit
 STR/Acres/District: 29-21-31 / 1.65+/- acres / District 1
 Existing Use: Fitness Center
 Special Notes: None

Rezone No: Z2026-001
 From: C-1 To: C-2



ZONING

A-1 R-1 C-1 C-3 M-1A

Date: 3/13/2026

Name Z2026-001FluZonePg

**March 3, 2026
6:00 to 7:00 p.m.
Tuskawilla Middle School**

Community Meeting Summary Report

I. Overview

A community meeting was held regarding the rezoning application filed with Seminole County for a proposed indoor auto dealership on property located at 2780 W. SR 426, Oviedo, Florida 32765, parcel ID # 29-21-31-300-0170-0000 (the "Property").

II. List of affected parties (with addresses) that were notified of the proposed project and invited to the Neighborhood Meeting.

Please see Exhibit A.

III. Number of Neighborhood Meeting Notices distributed.

Notices were mailed to property owners within 500 feet of the Property. This information was found with direction from the Seminole County Property Appraiser.

IV. A copy of the Neighborhood Meeting Notice.

Please see Exhibit B.

V. Neighborhood Meeting Notice distribution date and method.

The notices were mailed via USPS mail on February 10, 2026.

VI. The date and location of the Neighborhood Meeting.

The meeting was held on March 3, 2026 at Tuskawilla Middle School, 1801 Tuskawilla Rd., Oviedo, FL 32765 from 6:00 p.m. – 7:00 p.m.

VII. The number of people that participated in the Neighborhood Meeting.

No members from the community attended.

VIII. A record of all phone calls and e-mails received, with a description of concerns, issues or problems discussed and contact information of caller.

We did not receive any phone calls, e-mails, or other correspondence in connection with the meeting.

XI. A summary of concerns, issues and or problems expressed at the Neighborhood Meeting.

N/A.

AuthorInitials

APPENDIX A

TIITF/DEPT OF TRANSPORTATION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-6515

CAMP ROAD HOLDINGS LLC
461 EAGLE CIR
CASSELBERRY, FL 32707-4829

TIITF
C/O GREENWAYS & TRAILS
OVIEDO-SPRING HAMMOCK TRAIL
DEP 3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-0001

WEST STATE ROAD LLC
505 S FLAGLER DR
900
WEST PALM BCH, FL 33401-5923

BEST PLUMBING & REMODELING INC
3097 CAMP RD
OVIEDO, FL 32765-7533

TIITF/DEPT OF TRANSPORTATION
CONVICT CAMP
C/O DNR DOUGLAS
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-6515

TIITF/DEPT OF TRANSPORTATION
CONVICT CAMP
C/O DNR DOUGLAS
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-6515

3100 CAMP RD LLC
3100 CAMP RD
OVIEDO, FL 32765-7532

3100 CAMP RD LLC
3100 CAMP RD
OVIEDO, FL 32765-7532

DUKE ENERGY FLORIDA LLC
PO BOX 37996
CHARLOTTE, NC 28237-7996

DUKE ENERGY FLORIDA LLC
PO BOX 37996
CHARLOTTE, NC 28237-7996

DUKE ENERGY FLORIDA LLC
PO BOX 37996
CHARLOTTE, NC 28237-7996

REDDING MARY
BLACKSHEAR PATRICIA
LATIMER GERALDINE
REDDING L C
THOMAS MARGARET S
REDDING MARILYN D

COLLECTION 674 OVIEDO LLC
1950 LEE RD
STE 109
WINTER PARK, FL 32789-1859

5423 PARADISE CAY CIRCLE LLC
127 RAHWAY AVE
ELIZABETH, NJ 07202-2015

BAKER JOHN
3035 SECURITY AVE
OVIEDO, FL 32765-6522

BROOKS STEPHEN BEN II
WALKER CARLA
3133 SECURITY AVE
OVIEDO, FL 32765-8326

ELY MATTIE B
2197 SOUTH ST
OVIEDO, FL 32765-8332

DOWNES GEORGE R III
DOWNES MARSHA P
PARKER RICHARD H JR
933 WAKULLA SPRINGS RD
CRAWFORDVILLE, FL 32327-5832

ROCK HILL MISSIONARY BAPTIST
CHURCH
3036 WESTON ST
OVIEDO, FL 32765-8346

J G M TORMES INC
1143 KERWOOD CIR
OVIEDO, FL 32765-9734

APPENDIX B

COMMUNITY MEETING NOTICE

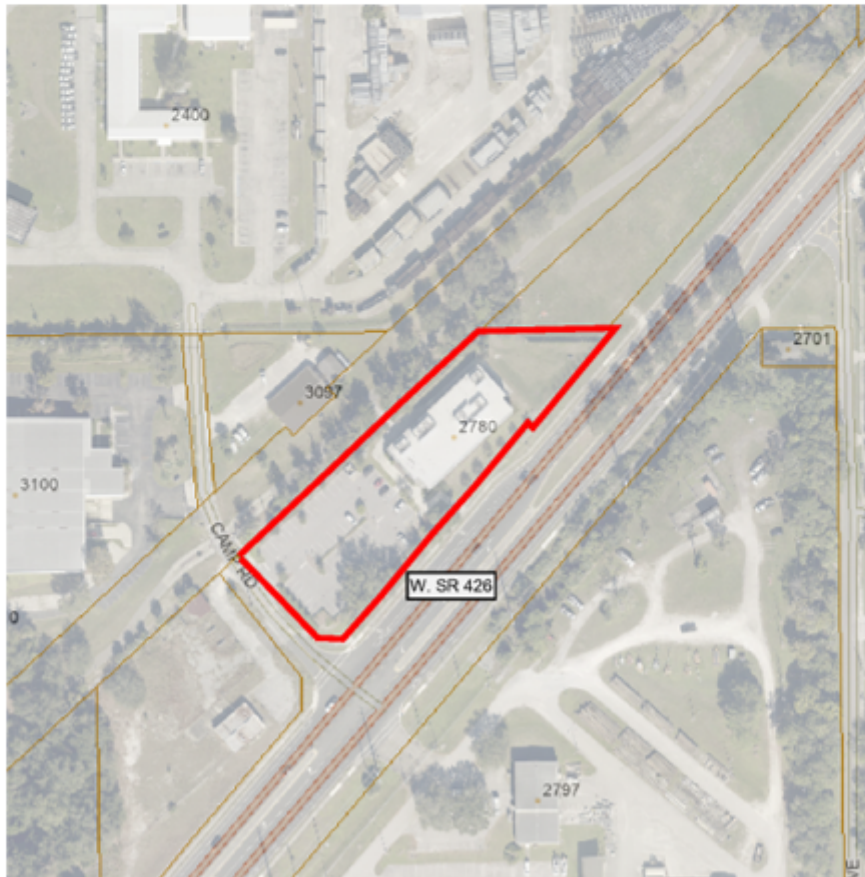
A rezoning application has been filed with Seminole County Planning and Development for property located at 2780 W. SR 426, Oviedo, Florida, parcel ID number: 29-21-31-300-0170-0000 (the "Property"). The Applicant is requesting to rezone the property from C-1 to C-2.

The proposed rezoning will allow the existing building to be utilized as an indoor car dealership.

The development team is hosting a community meeting to present information about the proposed project on March 3, 2026 beginning at 6:00 p.m. until 7:00 p.m. at Tuskawilla Middle School, located at 1801 Tuskawilla Road, Oviedo, FL 32765.

If you have any questions and cannot attend, please contact Kathryn Johnston via email at kathryn.johnston@lowndes-law.com. We look forward to talking to you.

PROPOSED PROJECT SITE



AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO 2780 W SR 426 LOCATED IN SEMINOLE COUNTY; REZONING THE PROPERTY CURRENTLY ASSIGNED THE C-1 (RETAIL COMMERCIAL) ZONING CLASSIFICATION TO THE C-2 (GENERAL COMMERCIAL) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled BioFit Rezone, dated July 14, 2026.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONING. The zoning classification assigned to the following described property is changed from C-1 (Retail Commercial) to C-2 (General Commercial).

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance will not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity will not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance will be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in

ORDINANCE NO. 2026-

SEMINOLE COUNTY, FLORIDA

accordance with Section 125.66, Florida Statutes, and this Ordinance will be effective upon filing with the Department.

ENACTED this 14th day of July, 2026.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
ANDRIA HERR, CHAIRMAN

EXHIBIT A

LEGAL DESCRIPTION

All of the East 3/4 of the SW 1/4 of the SW 1/4 of Section 29, Township 21 South, Range 31 East, Seminole County, Florida, lying between the Seaboard Air Line Railroad and the Oviedo Goldenrod Road, and lying northerly of the State Road Department Prison Camp Road, less and except that portion described in Stipulated Order of Taking recorded in O.R. Book 3955, page 186 and Stipulated Final Judgement Recorded in O.R. Book 4307, page 1210, Public Records of Seminole County, Florida.

Topic: BioFit Rezone PZ26-2000001

In accordance with Section 2.2.D of the Seminole County Home Rule Charter, before the enactment of a proposed ordinance or resolution on a legislative action, the Board of County Commissioners shall prepare or cause to be prepared an economic impact estimate. Similarly, Section 125.66(3)(c), F.S., requires that before the enactment of a proposed ordinance, the County must prepare a business impact estimate in accordance with this subsection.

Describe Project/Proposal, including the Public Purpose. (Must be completed for all legislative actions by ordinance or resolution)

- Summary of proposed ordinance or resolution.
 - Statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the county. (Section 125.66(3)(a)1., F.S.)

Rezone from C-1 (Retail Commercial) to C-2 (general Commercial) for a proposed car dealership on approximately 1.65 acres, located on the northwest corner of Camp Rd and W SR 46.

Question 1: Does the proposed legislative action have an economic cost to the public or taxpayers of Seminole County? (Seminole County Home Rule Charter Section 2.2.D.)

- Yes.
- No.

Question 2: This question only applies to ordinances: Does the subject matter or purpose of the proposed ordinance fall into any of the following categories? Please check all that apply (Section 125.66(3)(c), F.S.):

- Required for compliance with Federal or State law or regulation;
- Relates to the issuance or refinancing of debt;
- Relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- Required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the local government;
- Is an emergency ordinance;
- Relates to procurement; or
- Is being enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, F.S. and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243, F.S.;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the county;
 - c. Sections 190.005 and 190.046, F.S., regarding community development districts;
 - d. Section 553.73, F.S. relating to the Florida Building Code; or
 - e. Section 633.202, F.S. relating to the Florida Fire Prevention Code.

**If you answered NO to Question 1 and checked any boxes in Question 2 then STOP, this form is now complete.
 If you answered YES to Question 1 and checked any boxes in Question 2 then complete Question 3.
 If you answered YES to Question 1 and did not check boxes in Question 2 then complete Questions 3-5.**

Question 3: What are the potential direct economic impacts (i.e. estimated costs/revenues to County, property owners, taxpayers, etc.) and indirect economic impacts (i.e. perceived positive/negative impacts on property values, etc.) of implementing the ordinance or resolution? (Seminole County Administrative Code Section 2.20)

N/A

Question 4: What is the estimated direct economic impact of the proposed ordinance on private, for profit businesses in the County, including the following, if any (Section 125.66(3)(a)2., F.S.):

- An estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted.
- Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

An estimate of the County's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

N/A

Question 5: Provide a good faith estimate of the number of businesses likely to be impacted by the ordinance. (Section 125.66(3)(a)3., F.S.):

N/A



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
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32771-1468

Agenda Memorandum

File Number: 2026-0436

Title:

Alafaya Beasley Rezone - Consider a Rezone from R-1AA (Single Family Dwelling) to R-1 (Single Family Dwelling) for a proposed single family residential subdivision of three (3) lots on approximately 1.14 acres, located on the west side of Alafaya Trail, south of Beasley Rd.; (Z2025-023) (Stephen Ratcliff, Applicant) District 1 - Dallari (**Kaitlyn Apgar, Senior Planner**)

Agenda Category:

Public Hearing Items

Department/Division:

Development Services

Authorized By:

Joy Giles- Planning Manager

Contact/Phone Number:

Kaitlyn Apgar/ 407-665-7377

Background:

The Applicant is requesting a rezone from R-1AA (Single Family Dwelling) to R-1 (Single Family Dwelling) in order to subdivide the existing one (1) lot into three (3) lots total. This would equate to a proposed density of approximately 2.63 dwelling units per acre. The current zoning designation requires a minimum lot size of 11,700 square feet with a minimum lot width at building line of ninety (90) feet. The proposed R-1 zoning district requires a minimum lot size of 8,400 square feet with a minimum lot width at building line of seventy (70) feet.

The subject property has a Low Density Residential Future Land Use designation. The intent of the Low Density Residential land use designation is to provide appropriate locations for residences at a maximum density of four (4) dwelling units per net buildable acre.

The adjacent Planned Development (Beasley Estates) to the west has an overall

density of 2.33 dwelling units per net buildable acre, with larger, ninety (90) foot wide lots oriented along the southwest portion of the development. The portion of Beasley Estates located directly southeast of the proposed development is characterized by lots that have a minimum lot width of seventy (70) feet and a minimum lot size of 8,400 square feet. The adjacent Beasley Estates development is consistent with the proposed R-1 zoning district dimensional standards and provides an appropriate transition from the larger lot sizes and widths to the north and southwest.

The Future Land Use and Zoning designations of the surrounding area are as follows:

East: Alafaya Trail
Future Land Use: Office
Zoning: R-1AA (Single Family Dwelling)

West: Future Land Use: Low Density Residential
Zoning: PD (Planned Development) - Beasley Estates

North: Future Land Use: Low Density Residential
Zoning: R-1AA (Single Family Dwelling)

South: Future Land Use: Low Density Residential
Zoning: R-1AA (Single Family Dwelling) and PD (Planned Development) - Beasley Estates

Site Analysis

Floodplain Impacts:

Based on the Flood Insurance Rate Map (FIRM) with an effective date of 2007, the site does not appear to contain floodplain.

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, the site does not appear to contain wetlands.

Endangered and Threatened Wildlife:

Based on a preliminary analysis, there may be endangered and threatened wildlife on the subject property. A listed species survey may be required prior to Final Engineering approval.

Utilities:

The proposed lots are within Seminole County's potable water service area and are required to connect. The nearest connection point is a twenty-four (24) inch DI potable water main running along the west side of Alafaya Trail. The proposed subdivision is within Seminole County's sanitary sewer service area but are not required to connect. There is a twenty (20) inch PVC force main running along the east side of Alafaya Trail. If the lots do not connect to the nearby force main, then onsite sewage treatment and disposal systems (OSTDS), aka septic systems, would be required.

The proposed lots are also within Seminole County's reclaim irrigation service area but are not required to connect. There is a twelve (12) inch PVC reclaim water main running along the centerline of Alafaya Trail. If these lots do not connect to reclaim, then they will be serviced by potable water irrigation or by an alternative irrigation source such as an irrigation well.

Transportation/Traffic:

The property proposes access onto Alafaya Trail / SR 434, which is classified as an Urban Principal Arterial. Alafaya Trail / SR 434 is currently operating at a level-of-service "A - C" depending on the direction and time of day. Alafaya Trail / SR 434 does not have improvements programmed in the FDOT five (5) year Work Program.

The subject property currently benefits from an existing access connection previously approved by the Florida Department of Transportation (FDOT). The Seminole County Comprehensive Plan and Public Works Engineering Manual state that "Access Limitations require that no new residential development may create any parcels zoned for single-family or duplex residential uses having direct access on an arterial or collector roadway." Future development of the property could utilize the existing FDOT-approved access as a common driveway serving all future residential lots. The access would function as a shared private access point, and the existing location and configuration of the driveway would remain unchanged unless otherwise approved by FDOT and Seminole County.

Alternatively, the applicant may choose to utilize the existing private 20-foot access easement connecting to Beasley Road. However, because the easement is not currently constructed to County standards, any use of the easement for development access would require the developer to improve and pave the access to Seminole County standards prior to development approval.

Sidewalks:

There is an existing sidewalk along Alafaya Trail / SR 434; therefore, the Developer will

not be required to build a sidewalk along the property frontage.

Drainage:

The proposed project is located within the Howell Creek Drainage Basin, which has limited downstream capacity; therefore, the site's design will be required to hold water quality and not exceed the pre-development rate and volume for the twenty-five (25) year, twenty-four (24) hour storm event.

Buffers:

Buffers will be determined at the time of the Preliminary Subdivision Plan. The proposed development will be required to comply with the Seminole County Land Development Code.

Open Space:

The requested R-1 zoning classification does not require open space.

Public School Capacity Determination:

Seminole County Public Schools provided a School Impact Analysis School Capacity Determination for the proposed project based on Concurrency Service Area (CSA) and Zoned Schools for the property. The adopted Interlocal Agreement between the School District and Seminole County provides the proposed three (3) lot subdivisions is of no impact to student generation based on concurrency requirements.

Consistency with the Land Development Code

The proposed R-1 (Single Family Dwelling) zoning designation has been evaluated for compatibility with the Land Development Code of Seminole County in accordance with Chapter 30.

The request is consistent with the Seminole County Land Development Code and the surrounding area. The proposed development is consistent with the prevailing trend of development characterized by single family residences in the area. The overall density complies with the Future Land Use designation, and the PD requirements for adjacent lots match the dimensional standards of the proposed zoning district.

Consistency with the Comprehensive Plan

The purpose and intent of the existing Low Density Residential Future Land Use designation is to provide appropriate locations for residences with a maximum density of four (4) dwelling units per net buildable acre. This land use requires a full range of basic services and facilities and may serve as an effective transitional use between

more intense urban uses and lower density future land use designations.

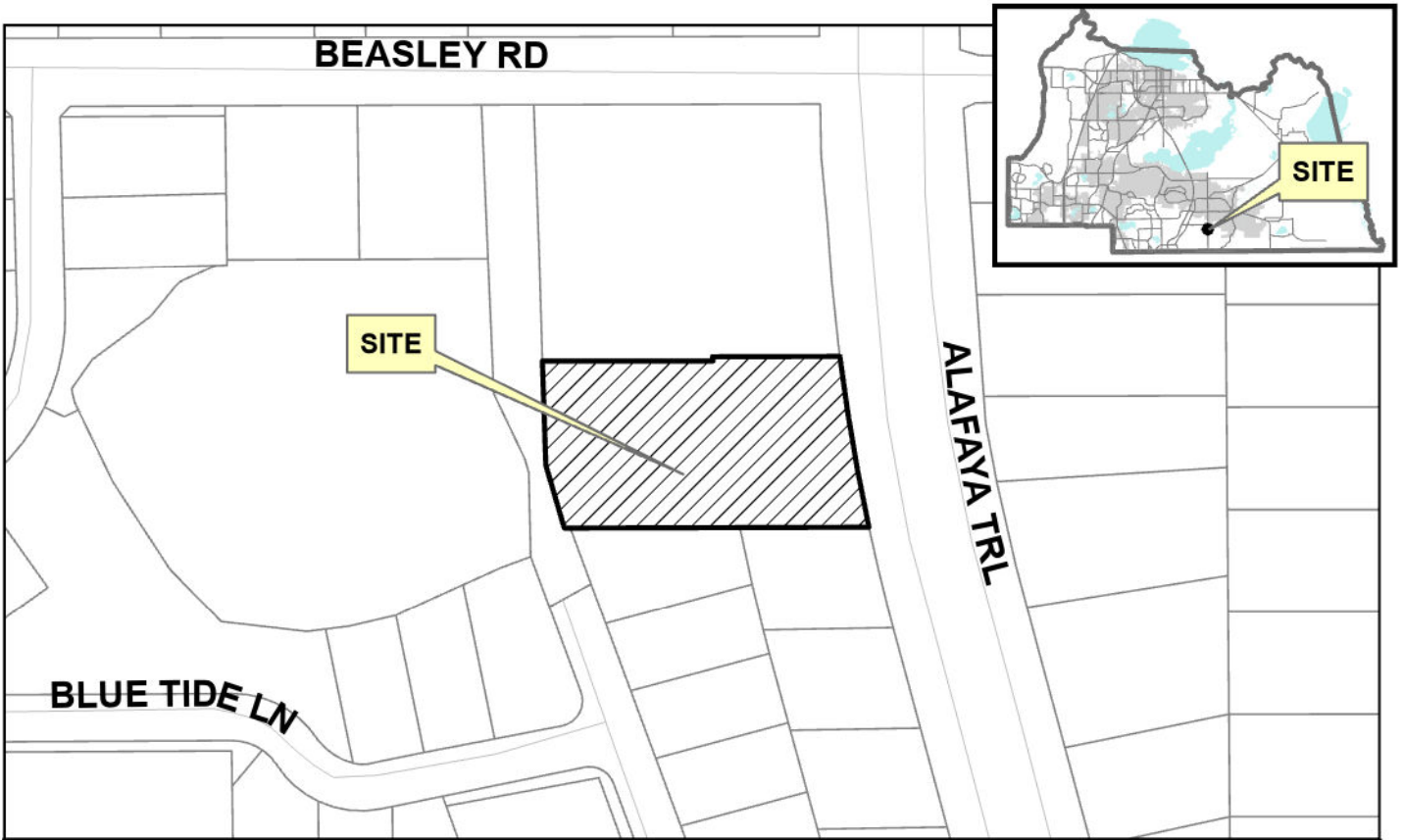
The proposed R-1 zoning classification is consistent with both the allowable uses and density provisions permitted under the Low Density Residential Future Land designation. Furthermore, the dimensional requirements of the R-1 district provide an appropriate transition between the similar lot sizes located to the southwest and the larger parcels situated to the north and southeast. Based on this analysis, staff finds the proposed R-1 zoning classification to be consistent with the Comprehensive Plan.

In compliance with Seminole County Land Development Code Sec. 30.3.5 - Community Meeting Procedure, the Applicant conducted a community meeting on April 21, 2026; details of the community meeting have been provided in the agenda package.

Requested Action:

Staff requests the Planning and Zoning Commission recommend to the Board of County Commissioners adoption of the Ordinance enacting a rezone from R-1AA (Single Family Dwelling) to R-1 (Single Family Dwelling) as per the following motion:

Based on Staff's findings and the testimony and evidence received at the hearing, the Planning and Zoning Commission finds the request is consistent with the Comprehensive Plan and meets the applicable portions of the Land Development Code, and recommends the Board of County Commissioners adopt the Ordinance enacting a rezone from R-1AA (Single Family Dwelling) to R-1 (Single Family Dwelling) on approximately 1.14 acres, on the west side of Alafaya Trail, south of Beasley Rd.



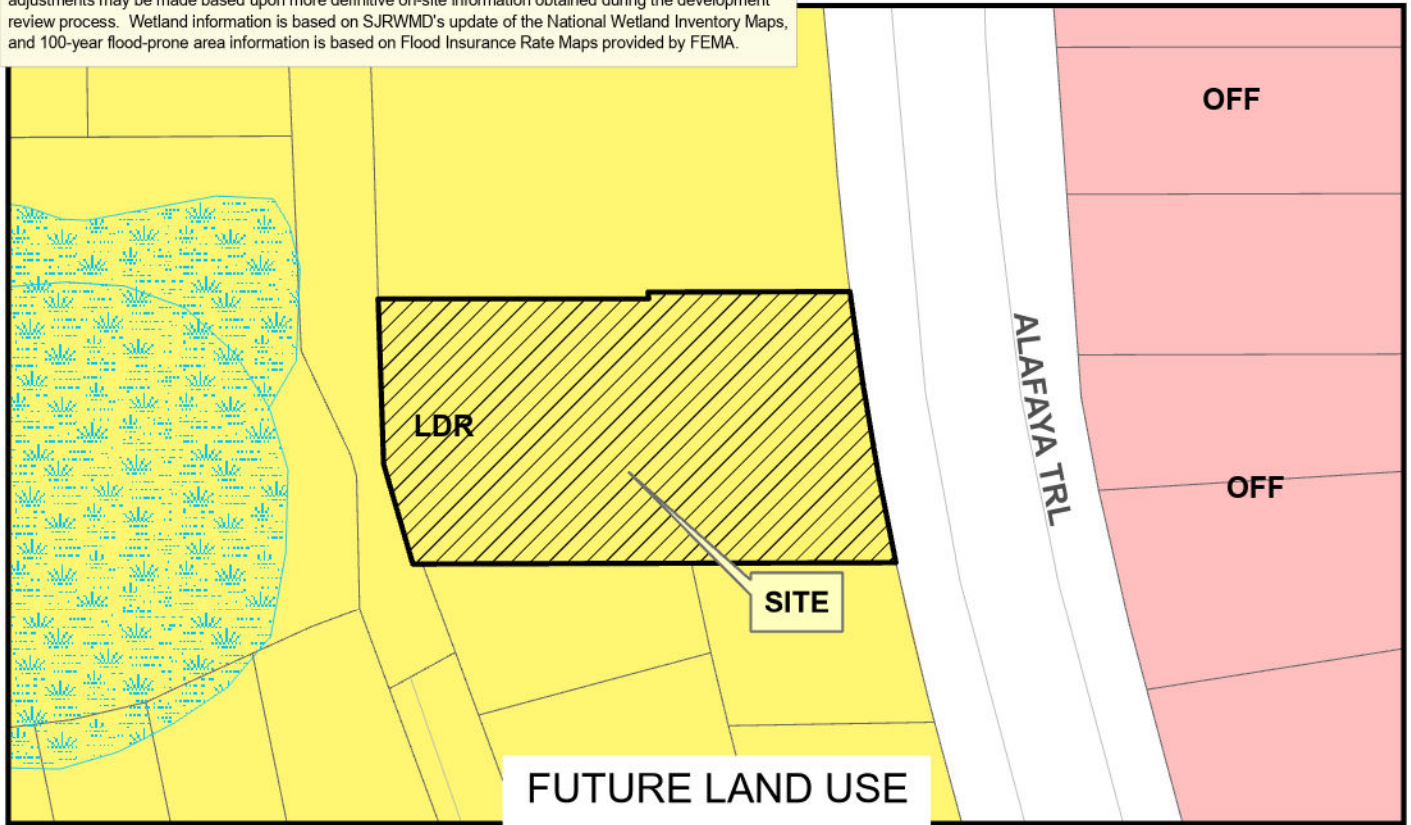
Rezone No: Z2025-023

Parcels



Winter 2025 Color Aerials

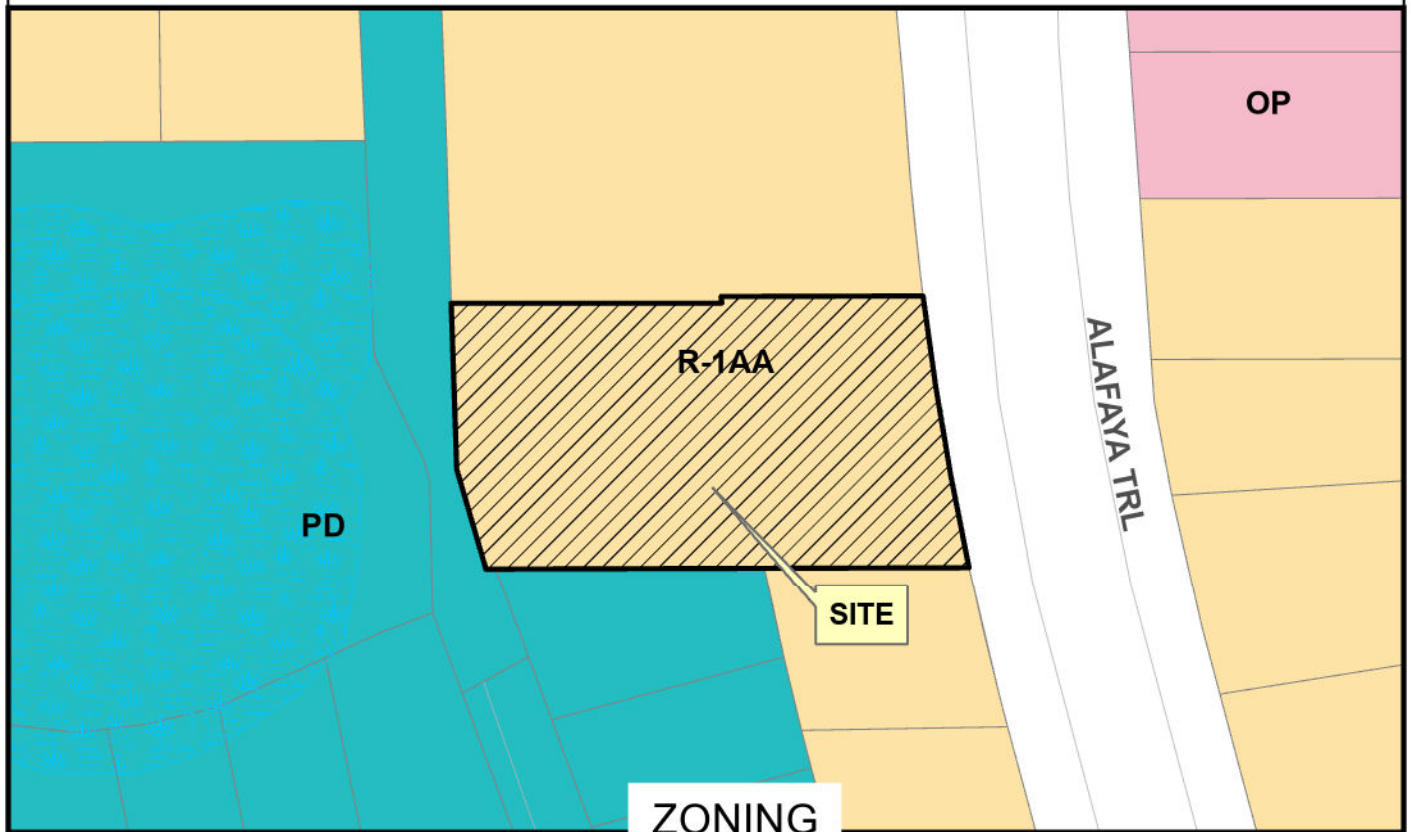
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory Maps, and 100-year flood-prone area information is based on Flood Insurance Rate Maps provided by FEMA.



 CONS  LDR  OFF

Applicant: Stephen Ratcliff
 STR/Acres/District: 27-21-31/ 1.14+/- acres / District 1
 Existing Use: Single Family Residential
 Special Notes: Max. Net Density = 4 du/acre

Rezone No: Z2025-023
 From: R-1AA To: R-1



 CONS  R-1AA  OP  PD

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO 111 BEASLEY ROAD LOCATED IN SEMINOLE COUNTY; REZONING THE PROPERTY CURRENTLY ASSIGNED THE R-1AA (SINGLE FAMILY DWELLING) ZONING CLASSIFICATION TO THE R-1 (SINGLE FAMILY DWELLING) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Alafaya Beasley Rezone, dated July 14, 2026.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONING. The zoning classification assigned to the following described property is changed from R-1AA (Single Family Dwelling) to R-1 (Single Family Dwelling).

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance will not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity will not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance will be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in

ORDINANCE NO. 2026-

SEMINOLE COUNTY, FLORIDA

accordance with Section 125.66, Florida Statutes, and this Ordinance will be effective upon filing with the Department.

ENACTED this 14th day of July, 2026.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
ANDRIA HERR, CHAIRMAN

EXHIBIT A

LEGAL DESCRIPTION

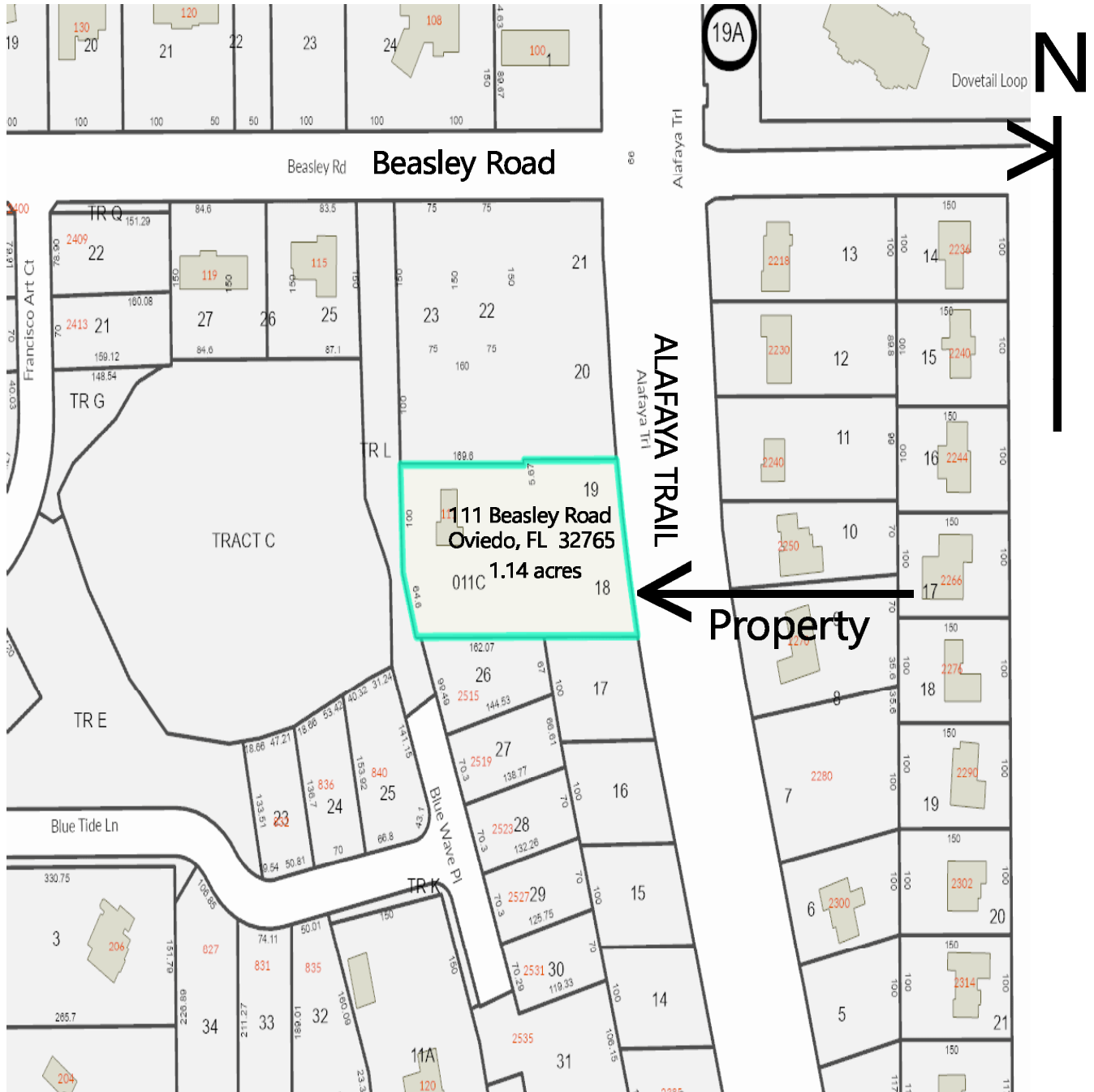
A PORTION OF ALAFAYA TRAIL SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 96, AND BEING PART OF LOTS 11 AND 19, AND ALL OF LOT 18, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. LESS THAT PORTION TAKEN FOR ROAD RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 3497, PAGE 1152, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING:

BEGIN AT THE SOUTHWEST CORNER OF LOT 18, ALAFAYA TRAIL SUBDIVISION, BEING A PLAT RECORDED IN PLAT BOOK 10, PAGE 96 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, ALSO BEING THE NORTHEAST CORNER OF LOT 26, FRANCISCO PARK PLAT, BEING A PLAT RECORDED IN PLAT BOOK 89, PAGES 59 THROUGH 66 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID LOT 26 AND A WESTERLY EXTENSION THEREOF, NORTH $89^{\circ}58'36''$ WEST 167.97 FEET TO THE EASTERLY LINE OF SAID FRANCISCO PARK PLAT; THENCE, ALONG SAID EASTERLY LINE, NORTH $16^{\circ}31'12''$ WEST 69.58 FEET; THENCE NORTH $01^{\circ}54'52''$ WEST 100.00 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4034, PAGE 774; THENCE ALONG SOUTH LINE OF SAID LANDS SOUTH $89^{\circ}32'08''$ EAST 169.87 FEET TO THE WEST LINE OF LOT 19, ALAFAYA TRAIL SUBDIVISION; THENCE, ALONG THE NORTH LINE OF THE SOUTH 2/3 OF SAID LOT 19, NORTH $89^{\circ}41'25''$ EAST 120.93 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ALAFAYA TRAIL AND A CURVE, CONCAVE EASTERLY, WITH A RADIUS OF 1,986.69 FEET, A DELTA OF $04^{\circ}48'14''$, AND A CHORD BEARING & DISTANCE OF SOUTH $09^{\circ}40'06''$ EAST 166.53 FEET TO THE SOUTH LINE OF SAID LOT 18; THENCE ALONG SAID SOUTH LINE, SOUTH $89^{\circ}09'03''$ WEST 127.55 FEET TO THE POINT OF BEGINNING.

COMMUNITY MEETING: April 21, 2026 @ 6:00PM

LOCATION: 113 West Chapman Road, Oviedo, FL 32765

LOCATION MAP



PURPOSE: Rezone above Property from R-1AA to R-1 to allow Property to be split into three (3) single-family lots (drawings on back of this page).

Please call Stephen Ratcliff @ 407-496-5784 with any questions.

Mailing List - Alafaya Beasley Rezone: April 4, 2026

April 21, 2026 Meeting - Attendee

2250 ALAFAYA LLC 4482 TUSCANY ISLAND CT WINTER PARK, FL 32792-9314	
BROWN KEVIN T BROWN BARBARA 2244 PENNSYLVANIA AVE OVIEDO, FL 32765-8803	
CAMPO BISMARCK 2276 PENNSYLVANIA AVE OVIEDO, FL 32765-8803	
DYNAMIC ALL CONSTRUCTION INC 8308 ROSE GROVES RD ORLANDO, FL 32818-5689	
DZUNG THI EWEN TRUST 1351 ZEEK RIDGE ST CLERMONT, FL 34715-0057	
EEN LLC 4482 TUSCANY ISLAND CT WINTER PARK, FL 32792-9314	
ENCLAVE AT ALAFAYA PARTNERS LTD C/O CONCORD MANAGEMENT LTD REAL ESTATE SERVICES PO BOX 940279 MAITLAND, FL 32794-0279	
FLORES JORGE 100 BEASLEY RD OVIEDO, FL 32765	
FRAME JUSTIN FRAME CAROLYN FRAME JOHN 2314 PENNSYLVANIA AVE OVIEDO, FL 32765-8805	
GALLOWAY LOIS M 2302 PENNSYLVANIA AVE OVIEDO, FL 32765-8805	
HARRISON JOSHUA T LONGHOFFER CARI M PO BOX 105 GENEVA, FL 32732-0105	
LEENAR INVESTMENTS INC 2300 ALAFAYA TRL OVIEDO, FL 32765-9490	
NELSON MARK A 130 BEASLEY RD OVIEDO, FL 32765-9497	
NGUYEN NAM 206 LAKE DR OVIEDO, FL 32765-9058	
NGUYEN THUY T T 200 LAKE DR OVIEDO, FL 32765-9058	
NORRELL/NGUYEN LLC 563 MORGAN WOOD DR DELAND, FL 32724-8462	
PAGE NORMAN T 2290 PENNSYLVANIA AVE OVIEDO, FL 32765-8803	
PERRAULT PHILP R PERRAULT BEVERLY 112 BEASLEY RD OVIEDO, FL 32765-9497	
PETRI MICAH J PETRI COURTNEY A 2240 PENNSYLVANIA AVE OVIEDO, FL 32765-8803	
PRESTIGE GROUP OF INVESTMENTS LLC 110 ROBIN NEST DR OVIEDO, FL 32765-8521	
PRIMO WILLIAM F PO BOX 1063 WINTER PARK, FL 32790-1063	
RAMOS EVELYN SANTIAGO LUIS E 2155 ALAFAYA TRL OVIEDO, FL 32765-9578	
REEVE JAKE M SUTTON JESSICA L 115 BEASLEY RD OVIEDO, FL 32765-9498	
RICH CHRISTOPHER M RICH JERRICA 2236 PENNSYLVANIA AVE OVIEDO, FL 32765-8803	
RIVAS MCNAB ALBERT L CUELLAR CASTRO NADIA O 14326 SAPPHIRE BAY CIR ORLANDO, FL 32828-7486	
ROSSMEISSL ERIC H 110 LAKE DR OVIEDO, FL 32765-8760	
SANCHEZ OSWALDO G SANCHEZ SANDRA 149 BURNSD PL OVIEDO, FL 32765-7980	
SANTANA LETICIA 145 LAKE DR OVIEDO, FL 32765-9057	
SANTANA ZACARIAS A JR VAZ NELY P 120 LAKE DR OVIEDO, FL 32765-9056	
SAWIN MADELINE F SAWIN RAFAEL SR 2266 PENNSYLVANIA AVE OVIEDO, FL 32765-8803	
SOTO DAYANARA SOTO MARTIN 108 BEASLEY RD OVIEDO, FL 32765-9497	
SPAIN YEOMAN DY'SHON S CAMPOSECO SABRINA 120 BEASLEY RD OVIEDO, FL 32765-9497	
SPENCER DAVID R 119 BEASLEY RD OVIEDO, FL 32765-9498	
SPRITEY REED LLC 1010 STOUT CT OVIEDO, FL 32765-5908	
TORRES JOSEPH TORRES MIRIAM 2270 ALAFAYA TRL OVIEDO, FL 32765-8829	

John Garcia

Alafaya Beasley Rezone
April 21, 2026 @ 6:00pm

Location: 113 W. Chapman Road, Oviedo, FL 32765

Attendance:

Leticia Santana and husband, Enrique Pantoja
Paul M. Kaufmann (owner)
Stephen Ratcliff (owner)

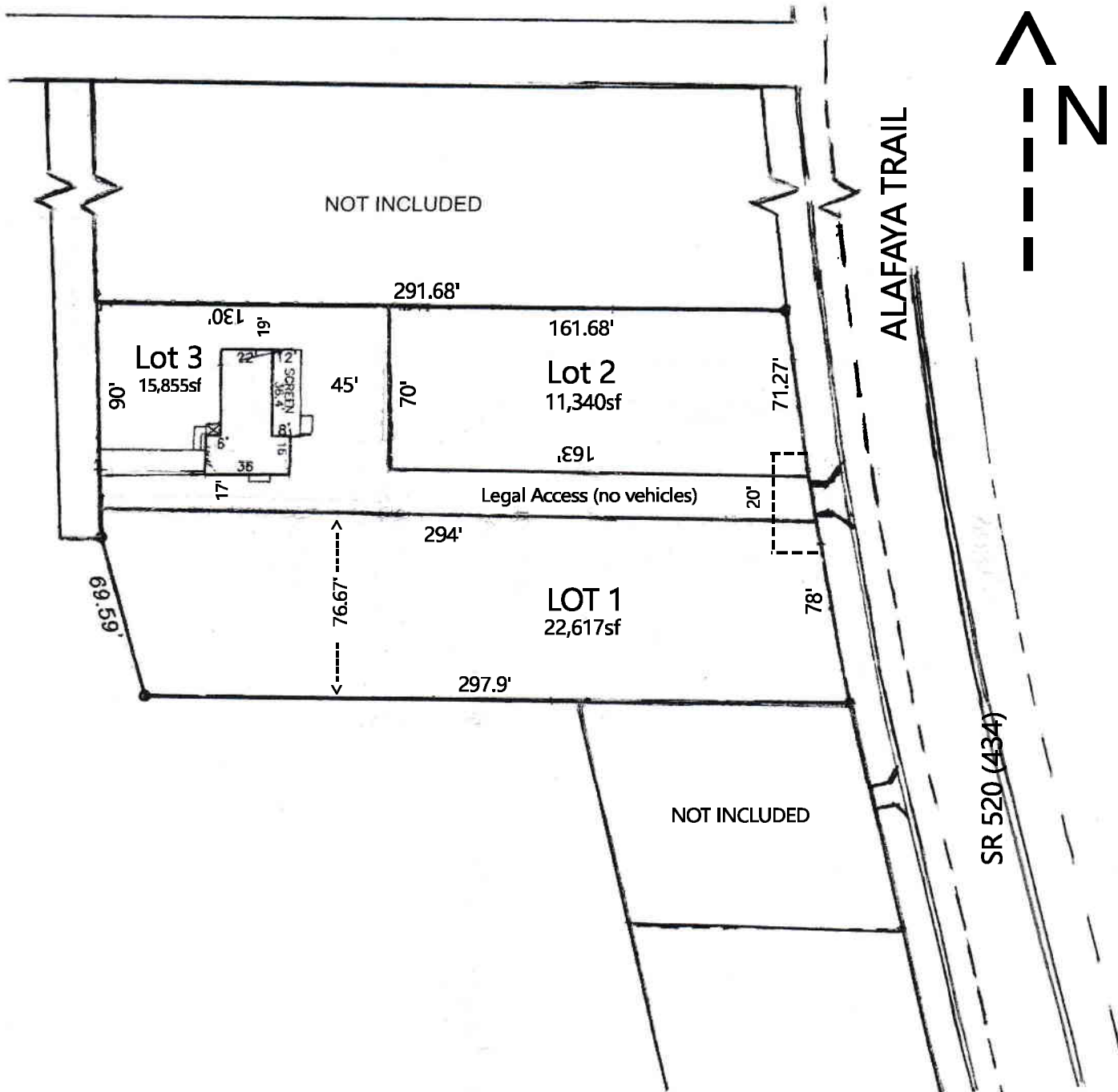
Background: Stephen Ratcliff and Paul Kaufmann already know Leticia Santana and Enrique Pantoja...they own two lots directly to the south of the property being rezoned.

Stephen Ratcliff asked Leticia and Enrique if they had any questions about the project.

Leticia indicated they did not have any questions about the project...they just wanted to come by and say hi.

We spent the rest of the evening talking about miscellaneous things and the history of the surrounding area.

7:10pm – Alafaya Beasley Meeting adjourns.





Seminole County
Public Schools

SERITA D. BEAMON
Superintendent

MARK W. MULINS, ED.D
*Assistant Superintendent
Operations*

RICHARD LEBLANC, AIA
Facilities Planning Department
Phone: 407-320-0560
Fax: 407-320-0292

Educational Support Center
400 E. Lake Mary Boulevard
Sanford, Florida 32773-7127

Visit Our Web Site
www.scps.us

School Concurrency Letter of Determination – No Impact

Alafaya Beasley-Rezone
Stephen Ratcliff
751 E. Chapman Road
Oviedo, FL 32765
sratcliff@ratcliffproperties.com

April 12, 2026

RE: Concurrency Letter of Determination – No Impact, Alafaya Beasley-Rezone

Parcel ID(s): 27-21-31-505-0000-011C

This letter certifies the above referenced project/property, based on the adopted 2021 School Interlocal Agreement (ILA) is determined to be of **NO IMPACT** to student generation of school concurrency requirements. The owner is proposing the splitting of one (1) lot into three (3). The final disposition of this project is the jurisdiction of Seminole County.

This does not address the issue of any entitlement to an exemption from school impact fees required by Seminole county Ordinance #92-14, #2007-41, and the Land Development Code.

If you have any questions, please do not hesitate to contact me at joy_ford@scps.us or at 407-320-0069.

Joy Ford
Assistant Director of Facilities Planning

cc: File

Topic: Alafaya Beasley Rezone PZ25-20000008
<i>In accordance with Section 2.2.D of the Seminole County Home Rule Charter, before the enactment of a proposed ordinance or resolution on a legislative action, the Board of County Commissioners shall prepare or cause to be prepared an economic impact estimate. Similarly, Section 125.66(3)(c), F.S., requires that before the enactment of a proposed ordinance, the County must prepare a business impact estimate in accordance with this subsection.</i>
Describe Project/Proposal, including the Public Purpose. (Must be completed for all legislative actions by ordinance or resolution)
<p>- Summary of proposed ordinance or resolution.</p> <p>- Statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the county. (Section 125.66(3)(a)1., F.S.)</p>
<p>The proposed rezone is a request to amend the zoning from R-1AA (Single-Family Dwelling) to R-1 for a proposed single family residential subdivision on approximately 1.14 acres, located on the west side of Alafaya Trail, south of Beasley Rd.</p>
Question 1: Does the proposed legislative action have an economic cost to the public or taxpayers of Seminole County? (Seminole County Home Rule Charter Section 2.2.D.)
<p><input type="checkbox"/> Yes.</p> <p><input checked="" type="checkbox"/> No.</p>
Question 2: This question only applies to ordinances: Does the subject matter or purpose of the proposed ordinance fall into any of the following categories? Please check all that apply (Section 125.66(3)(c), F.S.):
<p><input checked="" type="checkbox"/> Required for compliance with Federal or State law or regulation;</p> <p><input type="checkbox"/> Relates to the issuance or refinancing of debt;</p> <p><input type="checkbox"/> Relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;</p> <p><input type="checkbox"/> Required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the local government;</p> <p><input type="checkbox"/> Is an emergency ordinance;</p> <p><input type="checkbox"/> Relates to procurement; or</p> <p><input type="checkbox"/> Is being enacted to implement the following:</p> <ul style="list-style-type: none"> a. Development orders and development permits, as those terms are defined in s. 163.3164, F.S. and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243, F.S.; b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the county; c. Sections 190.005 and 190.046, F.S., regarding community development districts; d. Section 553.73, F.S. relating to the Florida Building Code; or e. Section 633.202, F.S. relating to the Florida Fire Prevention Code.
<p>If you answered NO to Question 1 and checked any boxes in Question 2 then STOP, this form is now complete.</p> <p>If you answered YES to Question 1 and checked any boxes in Question 2 then complete Question 3.</p> <p>If you answered YES to Question 1 and did not check boxes in Question 2 then complete Questions 3-5.</p>

Question 3: What are the potential direct economic impacts (i.e. estimated costs/revenues to County, property owners, taxpayers, etc.) and indirect economic impacts (i.e. perceived positive/negative impacts on property values, etc.) of implementing the ordinance or resolution? (Seminole County Administrative Code Section 2.20)

N/A

Question 4: What is the estimated direct economic impact of the proposed ordinance on private, for profit businesses in the County, including the following, if any (Section 125.66(3)(a)2., F.S.):

- An estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted.
- Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

An estimate of the County's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

N/A

Question 5: Provide a good faith estimate of the number of businesses likely to be impacted by the ordinance. (Section 125.66(3)(a)3., F.S.):

N/A