

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda

Wednesday, January 4, 2023

6:00 PM

BCC Chambers

Room 1028

Planning and Zoning Commission

CALL TO ORDER**Opening Statement****Staff Present****Accept Proof of Publication****Approval of Minutes****Public Participation****NEW BUSINESS****Technical Review Items:**

1. **Myrtle Preliminary Subdivision Plan-** Approve the Preliminary Subdivision Plan for Myrtle Subdivision containing twenty-one (21) lots on 14.27 acres zoned A-1 (Agriculture), located on the south side of Myrtle Street, approximately ¼ mile west of S. Sanford Avenue; (Dallas Austin- D.R. Horton, Applicant) District2 - Zembower (**Annie Sillaway, Project Manager**) [2022-7314](#)

Attachments: [MAP](#)
[PRELIMINARY MASTER PLAN](#)

Public Hearing Items:

2. **Towns at Greenleaf Small Scale Future Land Use Map Amendment and Rezone** - 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**) [2022-7437](#)

Attachments: [LOCATION MAP](#)
[FLU ZONING MAP](#)
[AERIAL MAP](#)
[LUA STAFF REPORT.pdf](#)
[LAND USE ORDINANCE.pdf](#)
[REZONE ORDINANCE.pdf](#)
[DEVELOPMENT ORDER.pdf](#)
[DEVELOPMENT PLAN.pdf](#)
[SCHOOL IMPACT ANALYSIS](#)
[TRAFFIC ANALYSIS](#)
[UTILITY AVAILABILITY LETTER](#)
[ATTACHMENT A TEXT](#)
[ATTACHMENT A WORKSHEET.pdf](#)
[COMMUNITY MEETING MINUTES](#)
[COMMUNITY MEETING SIGN IN SHEET](#)
[OWNERSHIP DISCLOSURE.pdf](#)
[PLANNING AND ZONING MINUTES](#)
[DENIAL DEVELOPMENT ORDER.pdf](#)

3. **Food Fare Fern Park Special Exception** - Consider a Special Exception for an alcoholic beverage establishment in the C-2 zoning district on 0.81 acre, located on the east side of US Highway 17-92, south of South Street; (BS2022-10) (Cory Sitler, Applicant) District4 - Lockhart (**Hilary Padin, Project Manager**) [2022-7424](#)

Attachments: [Site Map](#)
[Location Map](#)
[Zoning Map](#)
[Aerial Map](#)
[Narrative](#)
[Site Plan](#)
[Approval Development Order](#)
[Separations Form](#)
[Community Meeting Information](#)
[Denial Development Order](#)

4. **Overland Road Small Scale Future Land Use Map Amendment and Rezone** - Consider a Small-Scale Future Land Use Map Amendment from Commercial (COM) to Industrial (IND) and a Rezone from C-2 (Retail Commercial) to C-3 (General Commercial and Wholesale) on two parcels totaling approximately 3.19 acres, located on Overland Road, just west of Orange Blossom Trail (U.S. 441) approximately 270 feet north of the Seminole/Orange County line. (Z2022-28/08.22SS.06) (Bryan Potts - Tannath Design, Applicant) District3 - Constantine (**Doug Robinson, Project Manager**) [2022-7444](#)

Attachments: [Site Location Map](#)
[FLU-Zoning Map](#)
[Aerial Map](#)
[Staff Summary Analysis - LUA](#)
[Future Land Use Ordinance](#)
[Attachment-A-Text](#)
[Attachment-A-Worksheet](#)
[Rezone Ordinance](#)
[Community Meeting Summary Letter](#)
[Utility Demand Letter](#)
[Denial Development Order](#)

CLOSING BUSINESS

Planning and Development Manager'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.

FOR ADDITIONAL INFORMATION REGARDING THIS NOTICE, PLEASE CONTACT THE COUNTY MANAGER'S OFFICE, AT 407-665-7219. PERSONS ARE ADVISED THAT, IF THEY DECIDE TO APPEAL DECISIONS MADE AT THESE MEETINGS/HEARINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO INSURE 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 (407) 665-7775.