

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda

Wednesday, May 3, 2023

6:00 PM

BCC Chambers

Room 1028

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****Public Participation****NEW BUSINESS****Technical Review Items:**

1. **Towns at Greenleaf PSP** - Approve the Preliminary Subdivision Plan for the Towns at Greenleaf subdivision containing thirty-three (33) townhouse lots on 6.71 acres zoned R-3A (Multiple Family Dwelling) located southwest of Slavia Road and West SR 426; (Henry Chirinos, Applicant) District1 - Dallari **(Annie Sillaway, Project Manager)**. [2023-361](#)

Attachments: [TOWNS AT GREENLEAF PSP MAP](#)
[TOWNS AT GREENLEAF PRELIMINARY SUBDIVISION PLAN](#)

2. Approve the Preliminary Subdivision Plan for the Hidden Woods Reserve Subdivision containing twenty-two (22) single-family residential lots on 9.42 acres zoned PD (Planned Development), located approximately ¼ mile west of the intersection of Virginia Avenue and Sheppard Street; (GSL Holdings 1, LLC., Applicant) District3 - Constantine **(Joy Giles, Project Manager)**. [2023-392](#)

Attachments: [MAP](#)
[PSP](#)

Public Hearing Items:

3. **Store Space Altamonte PD Major Amendment and Rezone -** [2023-360](#)
Consider a Rezone from PD (Planned Development) to PD (Planned Development) for a proposed self-storage facility on approximately 6.85 acres, located approximately ¼ mile west of US Hwy 17-92, at the corner of Anchor Rd and Merritt St; (Z2022-19) (Rob Consalvo, Applicant) District4 - Lockhart (**Annie Sillaway, Project Manager**).

Attachments: [STORE SPACE ALTAMONTE LOCATION MAP](#)
[STORE SPACE ALTAMONTE FLU ZONING MAP](#)
[STORE SPACE ALTAMONTE AERIAL MAP](#)
[STORE SPACE ALTAMONTE MASTER DEVELOPMENT PLAN](#)
[STORE SPACE ALTAMONTE DEVELOPMENT ORDER](#)
[STORE SPACE ALTAMONTE REZONE ORDINANCE](#)
[STORE SPACE ALTAMONTE UTILITY LETTER](#)
[STORE SPACE ALTAMONTE COMMUNITY MEETING MINUTES](#)
[STORE SPACE ALTAMONTE COMMUNITY MEETING SIGN IN SHEET](#)
[STORE SPACE ALTAMONTE PARKING WAIVER](#)
[STORE SPACE ALTAMONTE ARCHITECTURAL RENDERINGS](#)
[STORE SPACE ALTAMONTE OWNER AUTHORIZATION FORM](#)
[STORE SPACE ALTAMONTE DENIAL DEVELOPMENT ORDER](#)
[STORE SPACE ALTAMONTE POWERPOINT PRESENTATION](#)

4. **Mustang Way Rezone** - Consider a Rezone from A-1 (Agriculture) to R-1AA (Single Family Dwelling) for a single-family residential subdivision on approximately eighteen (18) acres, located east of Nodding Pines Way, approximately ¼ mile south of Red Bud Lake Road; (Z2019-55) (Steve Coover, Applicant) District1 - Dallari (**Joy Giles, Project Manager**).

[2023-420](#)

Attachments: [LOCATION MAP](#)
[BOUNDARY MAP](#)
[FLU ZONING MAP](#)
[AERIAL MAP](#)
[PROPOSED ACCESS MAP](#)
[SUTTER'S MILL UNIT TWO PLAT](#)
[SCHOOL IMPACT ANALYSIS](#)
[REZONE ORDINANCE](#)
[COMMUNITY MEETING](#)
[LETTERS OF CONCERN](#)
[DENIAL DEVELOPMENT ORDER](#)

5. **Tuskawilla Storage PD Rezone** - Consider a Rezone from M-1 (Industrial) and A-1 (Agriculture) to PD (Planned Development) for a proposed self storage facility on approximately 4.81 acres, located on Tuskawilla Road approximately 200 feet south of Michael Blake Boulevard; (Z2022-20) (David Axel, Applicant) District2 - Zembower (**Doug Robinson, Project Manager**) [2023-475](#)

Attachments: [Location Map](#)
[Aerial Map](#)
[FLU Zoning Map](#)
[Development Order Tuskawilla Storage-PD Rezone](#)
[Exhibit B Master Development Plan \(MDP\)](#)
[Exhibit C Architectural Renderings](#)
[Parking Waiver Justification](#)
[Ordinance PD Rezone](#)
[Community Meeting Summary](#)
[Letter of Objection from Winter Springs](#)
[Winter Springs Agenda Item May 29, 2001](#)
[Winter Springs Agenda Item May 12, 2014](#)
[Denial-Development Order](#)
[Presentation](#)

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.

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) 665-7775.