

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

**WEDNESDAY, MAY 3, 2023
6:00 PM**

Store Space Altamonte PD Major Amendment and Rezone – 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 Road and Merritt Street.

Annie Sillaway, Senior Planner, presented this item as stated in the Staff Report. She further stated that on June 9, 2009, Seminole County approved the Anchor Road Planned Development Rezone and Future Land Use Map Amendment consisting of C-3 (General Commercial and Wholesale) permitted uses and outdoor storage on the subject site.

The Applicant is limiting the allowable uses to only allow a self-storage facility and prohibiting outdoor storage on site. In order to achieve compatibility with the adjacent residential subdivision to the west, the Applicant has agreed to the following conditions:

- Landscape Buffers around the entire portion of the site, and more detailed buffer components will be defined at the time of the Final Development Plan.
- Along the west portion of the site, there will be a fifteen (15) foot landscape buffer with a six (6) foot high PVC fence, as well as an additional thirty-five (35) foot tree preservation area.
- All of the proposed site lighting will be fully shielded, and the light poles shall not exceed sixteen (16) feet in height.
- The building will include architectural trim design on portions of the parapet as shown on the architectural renderings submitted by the Applicant and will be placed in the Development Order as Exhibit "C".
- Windows will only be placed facing Merritt Street and Anchor Road; there will be no windows facing west toward the existing residential neighborhood.

The Applicant for the proposed site is providing thirteen (13) spaces for the 118,932 square foot building.

Water and Sewer will be provided by the City of Casselberry.

A community meeting was held on January 25, 2023, and six people attended the meeting. The Applicant will be providing the required twenty-five (25) percent open space.

The proposed Planned Development zoning classification is compatible with adjacent properties with existing industrial developments in the area, which are located within the City of Casselberry. The proposed building is in keeping with the surrounding warehouse uses and will not exceed the previously approved Floor Area Ratio (FAR) of 0.40 of that was approved in 2009. The site and the proposed Planned Development will generate minimal demand for roadway and utility capacity. Staff finds the rezoning request to Planned Development to be consistent with the Comprehensive Plan and the Seminole County Land Development Code.

A mailed letter in opposition of this project was received from Susan E. Parker at 303 Salina Drive Altamonte Springs. This letter was emailed to the Planning Commission on May 2nd. Another letter in support of this project from Grace Lias at 317 Salina Drive, Altamonte Springs, was received on May 3rd and was distributed to the Commission this evening.

Staff recommends the Board of County Commissioners adopt the proposed Ordinance enacting a Rezone from PD (Planned Development) to PD (Planned Development) and approve the associated Development Order and Master Development Plan for 6.85 acres, located approximately ¼ mile west of US Hwy 17-92, at the corner of Anchor Road and Merritt Street.

McGregor Love, for the Applicant was present and agreed with Staff as presented.

Connie Thomas, Altamonte Springs and representing the Granada South HOA, spoke in favor of the project.

A motion was made by Commissioner S. Smith, seconded by Commissioner Grundorf to recommend the Board of County Commissioners adopt the proposed Ordinance enacting a Rezone from PD (Planned Development) to PD (Planned Development) and approve the associated Development Order and Master Development Plan.

Ayes: (6) Chairman Lawhun, Vice Chairman Lopez, Commissioner Grundorf, Commissioner Jerman, Commissioner Lorenz and Commissioner S. Smith

Absent: (1) Commissioner T. Smith