

# **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:**



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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.





# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2023-361**

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**Title:**

**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**).

**Agenda Category:**

Technical Review Items

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Mary Moskowitz

**Contact/Phone Number:**

Annie Sillaway 407-665-7936

**Background:**

The Applicant is requesting approval of the Towns at Greenleaf Preliminary Subdivision Plan (PSP). The Future Land Use of the subject property is Medium Density Residential, which allows for ten (10) dwelling units per net buildable acre. The PSP proposes thirty-three (33) townhome lots on 6.71 acres with a maximum density of 7.86 dwelling units per net buildable acre.

The Rezone to R-3A (Multiple-Family Dwelling) and Future Land Use Map Amendment to Medium Density Residential for the proposed subdivision was approved by the Board of County Commissioners on February 14, 2023.

The PSP complies with all the conditions of the R-3A (Multiple Family Dwelling) conceptual plan and associated Development Order and Chapter 35 of the Seminole County Land Development Code. Per the Development Order, site access is from SR 426. All internal roads will be private and Seminole County is the utility provider for water and sewer.

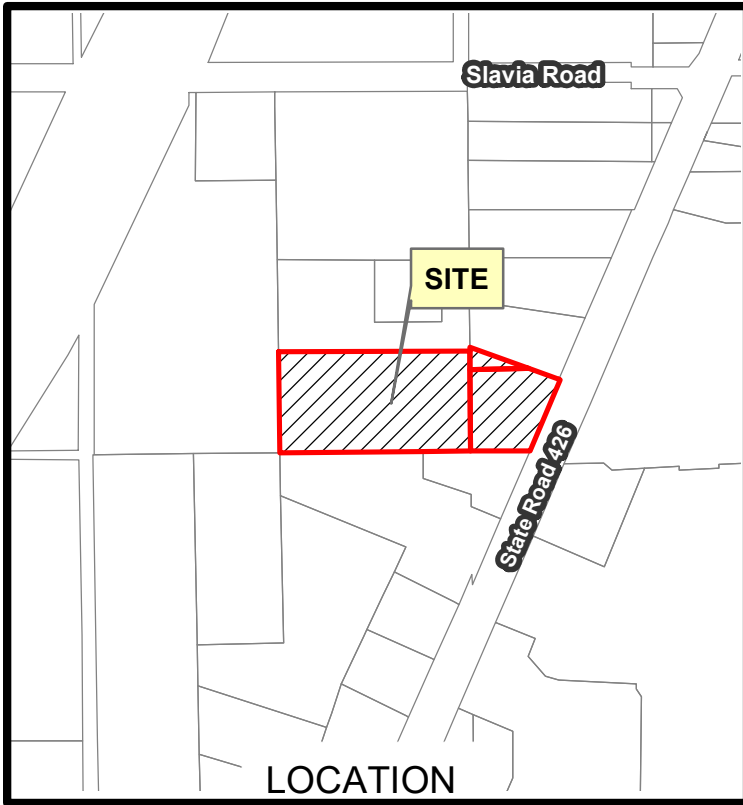
**Staff Recommendation:**

Recommend approval of the Preliminary Subdivision Plan for the Towns at Greenleaf



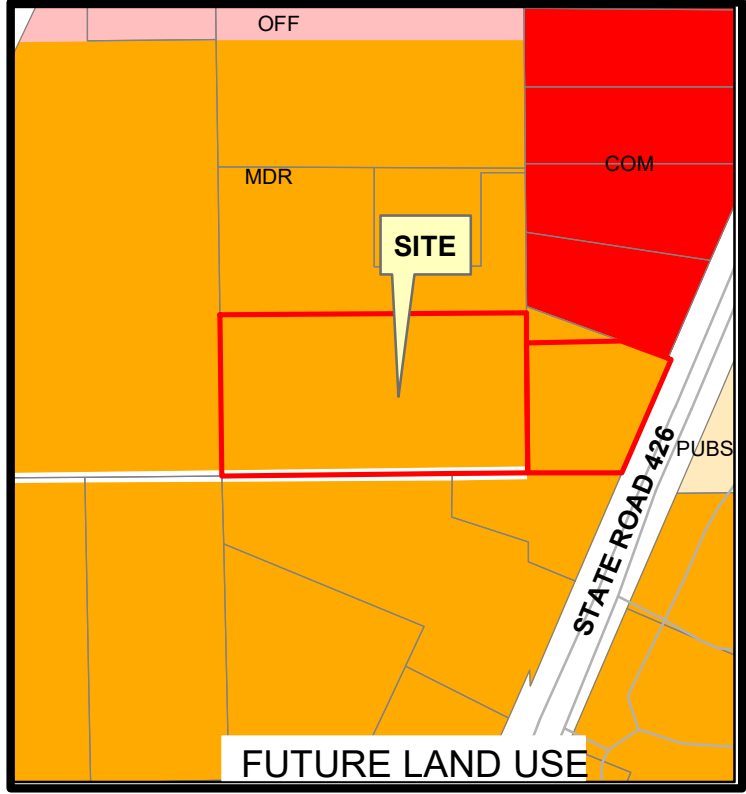
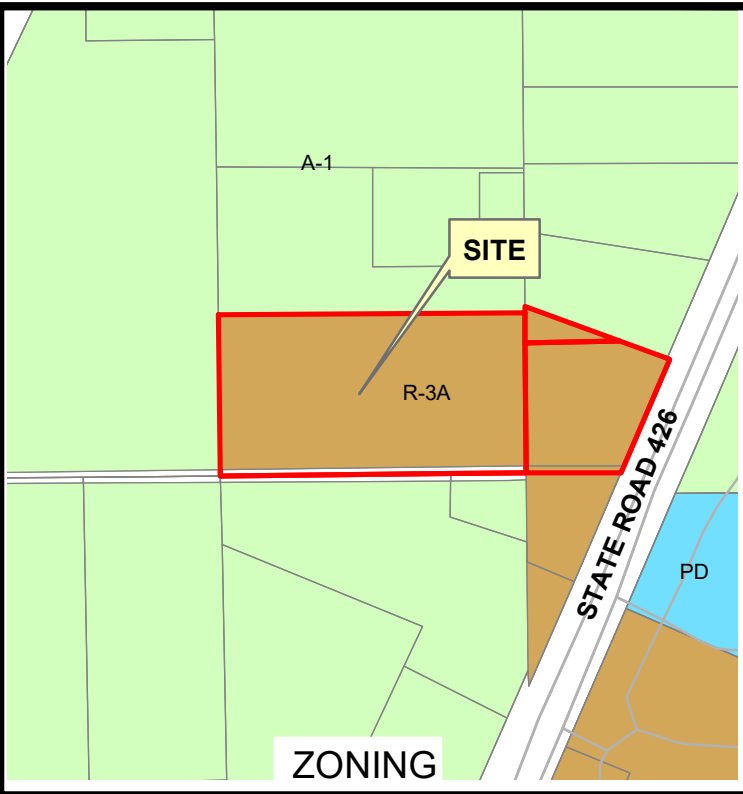
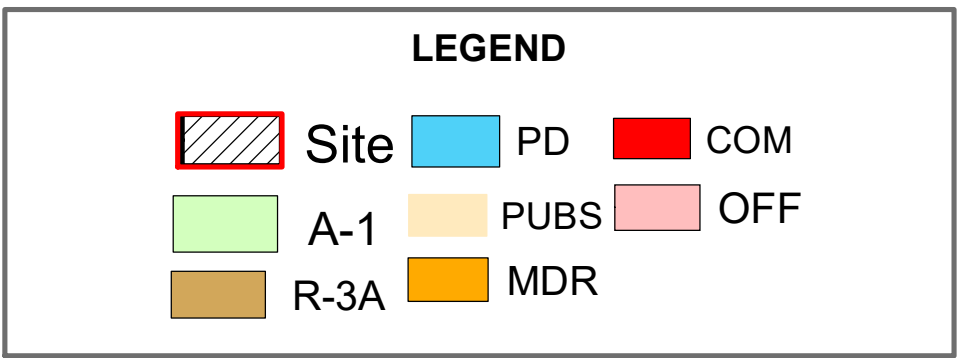
subdivision.





**TOWNS AT GREENLEAF  
PRELIMINARY SUBDIVISION PLAN**

**SEMINOLE COUNTY  
PLANNING AND ZONING COMMISSION  
MAY 3, 2023**



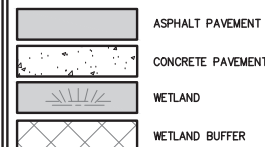


## GENERAL NOTES:

- ALL DIMENSIONS ARE TO BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE CURB RAMP AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMP SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
- ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.
- STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMP.
- CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
- BUILDING FOOTPRINT SHOWN REPRESENTS THE EXTERIOR ENVELOPE OF THE BUILDING AS RECEIVED FROM THE ARCHITECT. CONTRACTOR TO NOTIFY CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- MORE DETAILED LANDSCAPE BUFFERS WILL BE DETERMINED AT FINAL DEVELOPMENT IN COMPLIANCE WITH SCLDC CH. 30 PART 67.
- A MANDATORY HOMEOWNER'S ASSOCIATION, WILL BE CREATED TO PROVIDE FOR THE MANAGEMENT OF ALL COMMON AREAS AND FACILITIES. PER SCLDC SEC. 30.445(A)(3).
- PROJECT SIGNAGE WILL COMPLY WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE.
- TRAIL CROSSING SHALL BE DESIGNED PER THE PUBLIC WORKS ENGINEERING MANUAL.
- STORMWATER DESIGN SHALL MEET SEMINOLE COUNTY AND SRWD REQUIREMENTS.
- FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED AT THE START OF A PROJECT AND

- SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.1.4).
- A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. (NFPA 1, 16.4.3.1).
- WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (NFPA 1, 16.4.3.1.3).
- FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
- A 36 IN. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 212 IN. NFPA 1, 18.5.7.6.
- A HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10 (2018).
- A SIGNAL WARRANT ANALYSIS, SUBJECT TO FDOT APPROVAL, WILL BE REQUIRED AT TIME OF FINAL ENGINEERING.
- THE COVENANTS AND RESTRICTIONS SHALL REQUIRE GARAGES TO BE MAINTAINED FOR PARKING.
- UTILITY LINES, FIRE PROTECTION AND SIDEWALKS WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SEMINOLE COUNTY CODES AND REGULATIONS.

## LEGEND



## CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	180.00'	47.50'	23.89'	N82°46'20"E	47.37'	15°07'15"
C2	180.00'	110.83'	57.23'	N87°08'57"W	109.09'	35°16'41"
C3	205.00'	9.79'	4.90'	N88°47'27"E	9.79'	2°44'13"
C4	205.00'	20.11'	10.06'	N84°36'45"E	20.10'	5°37'12"
C5	205.00'	20.41'	10.21'	N78°57'00"E	20.40'	5°42'16"
C6	205.00'	3.17'	1.59'	N75°39'18"E	3.17'	0°53'10"
C7	155.00'	17.32'	8.67'	S78°24'44"W	17.31'	6°24'02"
C8	155.00'	32.10'	16.11'	S87°32'40"W	32.04'	11°51'51"
C9	15.00'	23.40'	14.84'	S45°54'26"W	21.10'	89°22'39"
C10	15.00'	23.49'	14.93'	N44°32'08"W	21.16'	89°44'15"
C11	5.00'	10.21'	8.16'	N58°50'43"E	8.53'	117°01'27"
C12	77.50'	246.55'	3906.19'	N20°49'39"E	154.97'	182°16'24"
C13	10.00'	12.33'	7.09'	N34°59'14"W	11.56'	70°38'38"
C14	10.00'	15.69'	9.98'	N45°17'18"E	14.13'	89°54'26"
C15	15.00'	22.31'	13.80'	S47°09'06"E	20.31'	85°12'46"
C16	40.00'	14.39'	7.28'	S5°45'49"W	14.32'	20°37'03"
C17	60.00'	14.45'	7.26'	S9°10'30"W	14.41'	13°47'41"
C18	20.00'	35.27'	24.28'	N50°11'18"W	30.88'	101°02'54"
C19	235.89'	85.13'	43.03'	S87°06'49"W	84.67'	20°40'39"
C20	10.00'	28.48'	67.54'	S15°52'27"W	19.78'	163°09'22"
C21	20.00'	38.66'	28.97'	N55°43'07"E	32.92'	110°45'56"

## TYPICAL CROSS-SECTION FOR LOCAL ROAD WITH 50' RIGHT-OF-WAY

N.T.S.

## LEGAL DESCRIPTION

PROVIDED BY PEC SURVEYING AND MAPPING, LLC

LEGAL DESCRIPTION  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SEMINOLE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

PARCEL 1:  
THAT PART OF LOT C DESCRIBED AS FOLLOWS, BEGIN AT THE SW CORNER OF SOUTH 132 OF NORTH 396 FEET OF W 1/2 OF SW 1/4 OF NE 1/4 OF SE 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST, RUN NORTH ON WEST LINE OF SAID W 1/2 71.65 FEET, THENCE S 69°02'01 E, 204.7 FEET TO THE SOUTH LINE OF SAID SOUTH 132 FEET OF NORTH 396 FEET, THENCE N 69°30'15" W 190.41 FEET TO POINT OF BEGINNING.

PARCEL 2:  
THE WEST HALF OF THE SW 1/4 OF THE NE 1/4 OF THE SE 1/4 WEST OF THE S.A.L. RAILWAY CO., SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST, LESS THE NORTH 396 FEET THEREOF, ALSO LESS THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 177, PAGE 173, AND ALSO LESS THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 1016, PAGE 988, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

AND  
BEGIN AT SW CORNER OF W 1/2 OF SW 1/4 OF NE 1/4 OF SE 1/4, SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN EAST 213 FEET TO S.A.L. RAILWAY RIGHT OF WAY, N 23°27' E, 215.17 FEET, WEST 300 FEET, SOUTH 197.4 FEET TO BEGINNING.  
PARCELS 1 AND 2 AKA BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; RUN NORTH 00°35'37" WEST 335.9 FEET; THENCE SOUTH 69°02'01" EAST 332.46 FEET; THENCE SOUTH 23°25'18" WEST 236.4 FEET; THENCE WEST 213.0 FEET TO THE POINT OF BEGINNING.  
PARCEL 3  
SOUTH 1/2 OF SOUTH 1/2 OF EAST 1/2 OF NW 1/4 OF SE 1/4, OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.  
TOTAL ACRES IS 6.710 ± AC.

## WETLAND BUFFER CALCULATIONS

REQUIRED: 15' MIN / 25' AVERAGE  
AREA REQUIRED = 334 LF \* 25' WIDTH = 8,349 SF  
PROVIDED = 8,402 SF  
AVERAGE WIDTH = 8,402 / 334 LF = 25.16 AVG. WIDTH

## DEVELOPMENT SUMMARY

A. PROPERTY LOCATION: 2028 W SR 426 OVIEDO FL 32765  
B. PARCEL IDS:  
20-21-31-300-0090-0000  
20-21-31-300-0028-0000  
20-21-31-300-009A-0000  
C. ZONING: R-3A  
D. ELLI-MOR  
E. USE: 33 TOWNHOME UNITS  
F. PROPOSED UNITS: 33 TOWNHOMES  
G. NUMBER OF PHASES: 1  
H. MAXIMUM BUILDING HEIGHT: 35'  
I. PROPOSED BUILDING HEIGHT: 35' MAX  
J. TOTAL AREA: 6.71 AC  
K. FEMA FLOOD ZONE: X  
L. PARKING REQUIREMENT: 2 SPACES PER DWELLING  
M. PARKING PROVIDED: 43 GARAGE SPACES  
N. MINIMUM HOUSING SIZE: 1,200 SF

IMPERVIOUS		
TOTAL IMPERVIOUS	2.36 AC.	36.36%
LOTS	1.15 AC.	48.73%
R/W	0.67 AC.	28.39%
OTHER IMPERVIOUS	0.54 AC.	22.88%
OPEN SPACE		
OPEN SPACE REQUIRED	1.68 AC.	25.00%
OPEN SPACE PROVIDED	2.11 AC.	31.45%
GROSS SITE AREA	6.71 AC.	
TRACT A WETLANDS		
TRACT B WETLAND BUFFER	1.51X0.5=0.76 AC.	
TRACT C	0.18 AC.	
TRACT D	0.95 AC.	
TRACT E	0.22 AC.	
NET DEVELOPABLE AREA		
TOTAL AREA	6.71 AC.	
ROW	0.82 AC.	
WETLANDS	1.51 AC.	
WETLAND BUFFER	0.18 AC.	
NET DEVELOPABLE AREA	4.20 AC.	
PROPOSED NET RESIDENTIAL DENSITY	7.86 D.U./AC.	

## IMPACT ANALYSIS IS AS FOLLOWS:

WATER:	33 X 350 GPD/DU = 11,550 GPD	
SEWER:	33 X 300 GPD/DU = 9,900 GPD	
SETBACKS (TWO STORY)		
FRONT	REQUIRED	PROVIDED
SIDE	35'	35'
REAR	35'	35'
LANDSCAPE BUFFERS	DIRECTION	REQUIRED
FRONT	E	15'
SIDE	E	15'
SIDE	N	15'

## PRELIMINARY TRANSPORTATION ANALYSIS

	GROSS SF OR UNITS	ITE USE & CODE	# OF TRIPS PER WEEKDAY	# OF PM PEAK HOUR TRIPS/USE
EXISTING DEVELOPMENT	0	N/A	0	0
PROPOSED DEVELOPMENT	33 UNITS	220-MULTIFAMILY LOW RISE	411	35
NET NEW TRIPS			411	35

LAND USE BREAKDOWN			
TRACT	TYPE	DEVELOPED AREA (AC.)	% OF DEVELOPMENT
ROAD	RIGHT-OF-WAY	0.82	12.22%
A	WETLAND	1.51	22.50%
B	WETLAND BUFFER	0.18	2.68%
C	DRAINAGE/OPEN SPACE	0.95	14.16%
D	DRAINAGE/OPEN SPACE	0.22	3.28%
E	GREEN SPACE	0.08	1.19%
LS	LIFT STATION	0.02	0.30%
LOTS	TOWNHOMES	1.99	29.66%
LB 1	LANDSCAPE BUFFER	0.58	8.64%
LB 2	LANDSCAPE BUFFER	0.30	4.47%
LB 3	LANDSCAPE BUFFER	0.06	0.89%
TOTAL		6.71	100.00%

Parcel Name	Square Feet	Acres
1	3655.867	0.084
2	2271.121	0.052
3	2272.356	0.052
4	2273.591	0.052
5	3640.314	0.084
6	3643.476	0.084
7	2278.778	0.052
8	2280.013	0.052
9	2281.248	0.052
10	2271.578	0.052
11	2179.645	0.05
12	2060.323	0.048
13	3082.465	0.071
14	3553.403	0.082
15	2220.049	0.051
16	2219.412	0.051
17	2218.775	0.051
18	2218.138	0.051
19	3547.696	0.081
20	3546.066	0.081
21	2215.463	0.051
22	2214.826	0.051
23	2214.19	0.051
24	2213.553	0.051
25	2212.916	0.051
26	2212.25	0.051
27	3535.038	0.081
28	3527.957	0.081
29	2202.295	0.051
30	2220.635	0.051
31	2278.02	0.052
32	2366.854	0.054
33	3887.388	0.089

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED. REFER TO SIGNATURE PAGE FOR REGISTERED PROFESSIONAL(S) AND DATE SEALED ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

## DEVELOPMENT PLAN

TOWNS AT GREENLEAF  
FOR  
BEAZER HOMES, LLC

DRAWING NUMBER

4

ETM  
Enland-Thing & Miller, Inc.  
1526 International Parkway, Suite 1011  
Lakeland, FL 33814  
TEL: (407) 636-5379  
CA: 00002584 LG: 0000316ETM NO. 22-047  
DRAWN BY: KAG  
DESIGNED BY: CBW  
CHECKED BY: CBW  
DATE: MARCH, 2023

REVISIONS:

PLANS PREPARED UNDER THE DIRECTION OF THE PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
No. 6086  
DATE: 03/20/2023  
P.E. NUMBER: 19332Digitally signed by Christopher Beazer  
Date: 2023.03.20 19:32:00  
P.E. NUMBER: 19332





# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2023-392**

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**Title:**

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**).

**Agenda Category:**

Technical Review Items

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Mary Moskowitz

**Contact/Phone Number:**

Joy Giles - 407-665-7399

**Background:**

The Applicant is requesting approval of the Hidden Woods Reserve Preliminary Subdivision Plan (PSP) proposing twenty-two (22) single-family residential lots on 9.42 acres. The subject property has a Low Density Residential Future Land Use designation, which allows a maximum density of four (4) dwelling units per net buildable acre, and a PD (Planned Development) zoning classification with a maximum density of 2.4 dwelling units per net buildable acre and a minimum lot size of 8,050 square feet for interior lots and 10,800 square feet for lots along the north and south perimeter of the development.

The PSP complies with all the conditions of the Hidden Woods Reserve PD Master Development Plan, Development Order, and Chapter 35 of the Seminole County Land Development Code.

All roads are public, and utilities will be provided by Seminole County.

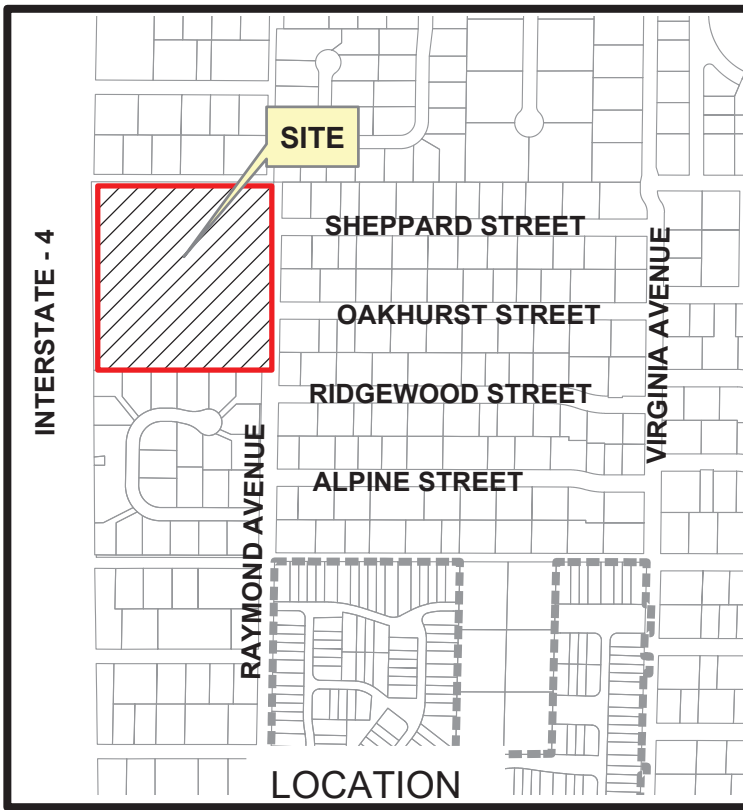
**Staff Recommendation:**

Staff recommends approval of the Preliminary Subdivision Plan for the Hidden Woods Reserve Subdivision containing twenty-two (22) single-family residential lots on 9.42



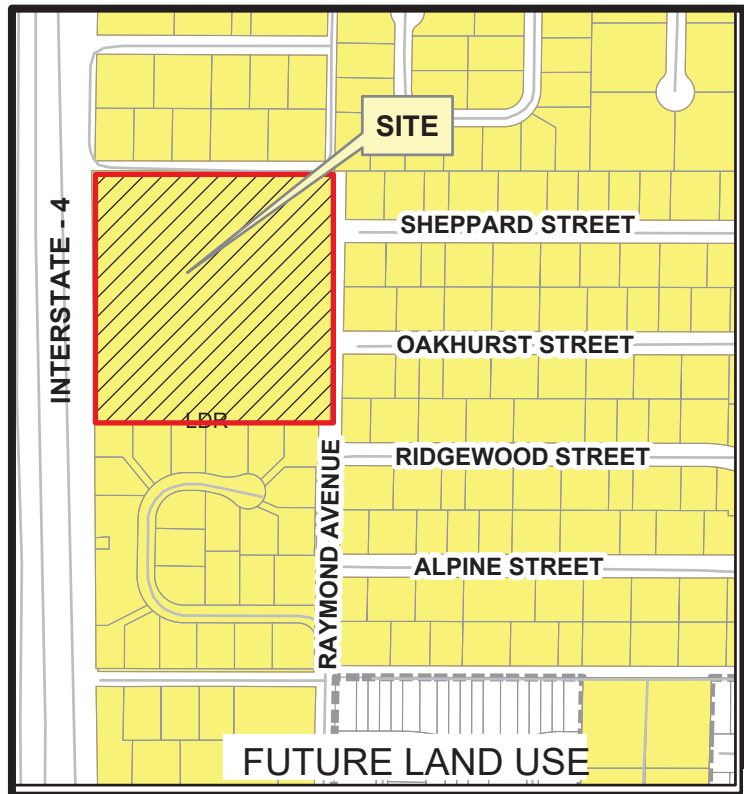
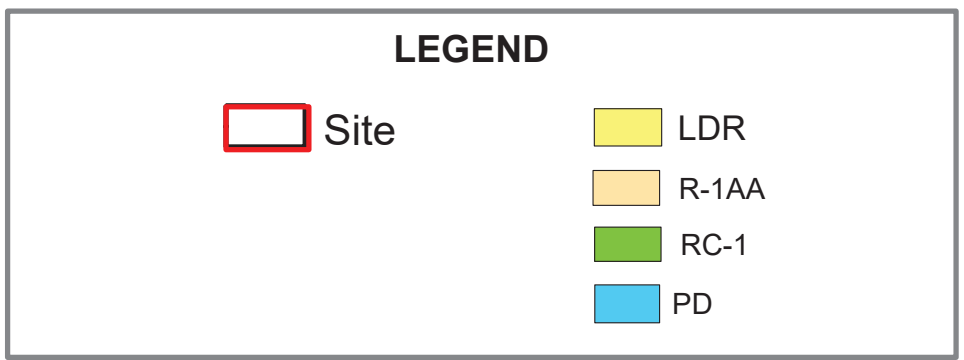
acres, located approximately ¼ mile west of the intersection of Virginia Avenue and Sheppard Street.





**HIDDEN WOODS RESERVE  
PRELIMINARY SUBDIVISION PLAN**

**SEMINOLE COUNTY  
PLANNING & ZONING COMMISSION  
MAY 3, 2023**





- GENERAL NOTES
- PROJECT IS WITHIN THE JURISDICTION OF SEMINOLE COUNTY.
  - PROJECT WILL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
  - THE STORMWATER MANAGEMENT SYSTEM WILL COMPLY WITH THE SEMINOLE COUNTY LDC AND SJRWMD.
  - WATER AND SEWER SYSTEMS SHALL COMPLY WITH SEMINOLE COUNTY UTILITIES REQUIREMENTS.
  - FIRE PROTECTION WILL COMPLY WITH SEMINOLE COUNTY REQUIREMENTS.
  - ROADS INSIDE THE PROPERTY BOUNDARY WILL BE PRIVATE.
  - THE SITE IS LOCATED ENTIRELY WITHIN FEMA FLOOD ZONE "X".
  - A LEGAL INSTRUMENT WILL BE CREATED FOR THE MANAGEMENT OF COMMON AREAS AND FACILITIES.
  - THE SOILS ARE PRIMARILY ASTATULA-APOPKA FINE SANDS.
  - THERE ARE NO WETLANDS PRESENT ON THE SITE.
  - NO GRADING ON THIS DESIGN EXCEEDS A 4H:1V SLOPE.
  - BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY SHANNON SURVEYING DATED 8/18/2020.
  - SEE SURVEY FOR PROPERTY DIMENSIONS, ADJACENT ROADWAYS, AND EASEMENT INFORMATION.
  - ADDRESS NUMBERS SHALL BE INSTALLED IN ACCORDANCE WITH SCLDC SEC 90.5.
  - OAKHURST DRIVE CONNECTION CALLOUT DEMONSTRATES FIRE DEPARTMENT ENTRANCE AND EXIT LOCATION.

CHILDREN RATES		
SCHOOL AGE	UNITS	CHILDREN
ELEMENTARY	22	3
MIDDLE	22	2
HIGH	22	3
TOTAL		8

OPEN SPACE		
ITEM	QUANTITY	UNIT
TOTAL PROPERTY	9.42	ACRES
ROW DEDICATION	0.37	UNITS
NET PROPERTY	9.050	ACRES
OPEN SPACE REQUIRED	15%	
OPEN SPACE REQUIRED	1.36	ACRES
AMENITIZED POND AREA	0.84	ACRES
OPEN SPACE	1.03	ACRES
TOTAL OPEN SPACE	1.87	ACRES

SITE DATA

TOTAL AREA = 9.42 ACRES

WETLANDS = 0 ACRES

ROW DEDICATION = 0.37 AC

TOTAL DEVELOPABLE = 9.05 ACRES

PROPOSED DEVELOPMENT = SINGLE FAMILY RESIDENTIAL

PARCEL ID = 11-21-29-300-0040-0000

CURRENT ZONING = PLANNED DEVELOPMENT

CURRENT FLU = LDR

MINIMUM LOT SIZE = 70 X 115 FT (INTERNAL)

= 90 X 120 FT (LOTS ADJ TO NORTH AND SOUTH PERIMETER)

PROPOSED LOTS = 22 LOTS

PROPOSED DENSITY = 2.4 UNITS / ACRE

MINIMUM LOT AREA = 8,050 SF (INTERIOR)

= 10,800 SF (LOTS ADJ TO NORTH AND SOUTH PERIMETER)

LOT SIDE SETBACKS = 7.5 FT

LOT FRONT SETBACK = 20 FT

LOT REAR SETBACK = 20 FT

STREET SIDE SETBACK = 15 FT

MAX BLDG HEIGHT = 35 FT (2 STORIES)

BUFFER	OPACITY	WIDTH	PLANT UNITS/100'	ENHANCEMENTS
NORTH	0.1	10	0.95	ROW DEDICATION
SOUTH	0.1	10	0.95	N/A
EAST	0.1	10	0.95	N/A
WEST	0	0	N/A	N/A

TRACT	OWNED AND MAINTAINED BY	ACREAGE
TRACT A1 - LANDSCAPE BUFFER	HOA	0.23
TRACT A2 - LANDSCAPE BUFFER	HOA	0.14
TRACT B - RESIDENTIAL LOTS	RESIDENTS	5.53
TRACT C - OPEN SPACE	HOA	0.89
TRACT D - ROW DEDICATION	SEMINOLE COUNTY	0.37
TRACT E - STORM PONDS	HOA	0.64
TRACT F - LIFT STATION	SEMINOLE COUNTY	0.06
TRACT G - INTERNAL ROW	HOA	1.37
TRACT H - STORM POND	HOA	0.19

TRAFFIC IMPACTS					
ITE	UNITS	ADT	PEAK HR	PM IN	PM OUT
210	22	235	22	14	8

## PARCEL TABLE

TRACT A-1				
Parcel Line and Curve Table				
Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc	
L21	N4°43'30"W		19.89	
L22	S88°53'20"E	633.61		
L23	S1°02'27"W	866.72		
L24	S72°41'00"W	16.54		
L25	N1°02'22"E	368.87		
L26	N6°53'30"W	172.91		
L27	N6°53'30"W	163.37		
L28	N6°53'30"W	60.00		

TRACT A-2				
Parcel Line and Curve Table				
Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc	
L49	S88°54'00"E	454.01		
L50	N1°02'20"E	171.77		
L51	S8°05'00"W	10.00		
L52	S88°52'00"W	10.99		
L53	N1°02'20"E	186.08		
L54	S88°50'00"E	463.85		

TRACT D				
Parcel Line and Curve Table				
Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc	
L44	N6°05'00"W	25.00		
L45	S88°53'30"E	634.43		
L46	S1°02'27"W	25.00		
L47	N6°53'30"W	633.61		

TRACT C				
Parcel Line and Curve Table				
Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc	
C14	N34°36'18"E	74.33	86.16	
C15	N67°57'44"W	74.33	98.73	
L41	S8°05'00"W	121.06		
L34	N0°00'00"W	122.53		
L36	N0°49'50"W	473.43		
L38	S88°50'00"E	50.20		
L37	N0°19'50"W	50.20		
L39	S88°50'00"E	100.37		
L38	S88°50'00"E	144.78		
L40	S8°04'20"W	205.82		
L43	S8°05'00"W	10.00		
L42	N68°58'00"W	10.43		

TRACT G				
Parcel Line and Curve Table				
Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc	
L54	S1°02'20"W	56.91		
L55	S68°32'30"W	12.99		
L56	N68°54'00"W	341.94		
C16	N62°56'00"W	74.00	17.99	
L57	N0°04'20"E	268.02		
L58	S68°52'12"E	220.15		
C21	N64°32'21"E	25.00	22.29	
C22	S7°04'48"W	53.00	261.01	
C23	N64°22'45"W	25.00	22.29	
L59	N68°50'10"W	220.15		
C24	S4°03'30"W	20.00	40.84	
L60	S7°04'20"W	206.02		
C25	S41°00'13"E	20.00	40.83	
L61	S68°54'00"E	341.94		
C26	N68°45'12"E	20.00	19.46	
L62	N68°25'30"E	19.16		
C27	N68°14'48"E	204.00	77.13	
L63	N72°41'10"E	13.54		
C18	S54°34'11"W	184.33	60.35	
C17	S68°45'01"W	74.00	52.52	
C19	S37°57'14"E	74.00	98.23	
C20	S3°03'10"W	74.00	86.18	

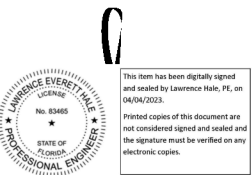
TRACT E				
Parcel Line and Curve Table				
Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc	
L29	S0°00'00"E	326.63		
C30	S44°01'30"W	4.00	7.63	
L30	S68°10'10"W	53.00		
C31	N48°22'40"W	5.00	5.70	
L31	N0°04'20"E	268.02		
C13	N32°15'30"W	1.00	6.70	
L32	N0°00'00"E	84.52		
C12	N45°00'00"E	4.00	7.70	
L33	S68°50'00"E	126.64		
C13	S44°36'57"E	4.00	7.69	

TRACT F				
Parcel Line and Curve Table				
Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc	
L17	N0°19'50"W	50.00		
L18	S68°50'00"E	50.00		
L19	S0°00'00"E	50.00		
L20	N68°50'00"W	50.00		

TRACT H				
Parcel Line and Curve Table				
Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc	
L12	S33°16'30"E	52.92		
C4	S4°14'13"W	5.00	7.72	
L13	S41°43'30"W	75.88		
C5	S49°02'15"W	5.00	1.63	
L14	S68°10'00"W	32.17		
C6	N68°57'30"W	9.00	21.08	
L15	N0°00'00"E	42.80		
C7	N68°48'18"E	9.00	9.91	
L16	N67°27'30"E	66.68		
C1	S77°50'00"E	9.00	16.43	

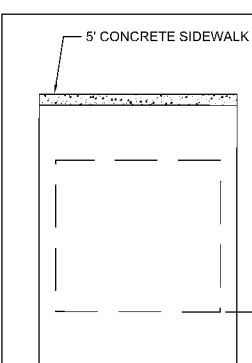
RESIDENTIAL LOTS TRACT				
Parcel Line and Curve Table				
Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc	
C28	S68°45'00"W	74.00	52.52	
C30	S54°34'11"W	184.33	60.35	
C28	N62°56'00"W	74.00	17.99	
L68	N68°54'00"W	341.94		
L67	S1°02'20"W	171.77		
L68	N68°54'00"W	454.01		
L66	S8°05'00"W	121.06		

TRACT F				
Parcel Line and Curve Table				
Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc	
L64	N72°41'10"E	0.00		
C27	N68°14'48"E	204.00	77.13	
L62	N48°22'40"W	5.00	5.70	
L63	N68°45'00"W	20.00	19.46	
L61	S68°54'00"E	341.94		
C24	S45°03'30"W	20.00	40.84	
L69	N68°50'10"W	220.15		
C23	N64°22'45"W	25.00	22.29	
C22	S7°04'48"W	53.00	261.01	
C21	N64°32'21"E	25.00	22.29	
L68	S68°50'10"E	220.15		
C24	N70°30'00"W	74.30	27.07	
L68	S68°50'10"E	144.78		
L66	N68°50'10"W	473.91		
L65	N72°02'20"E	359.87		



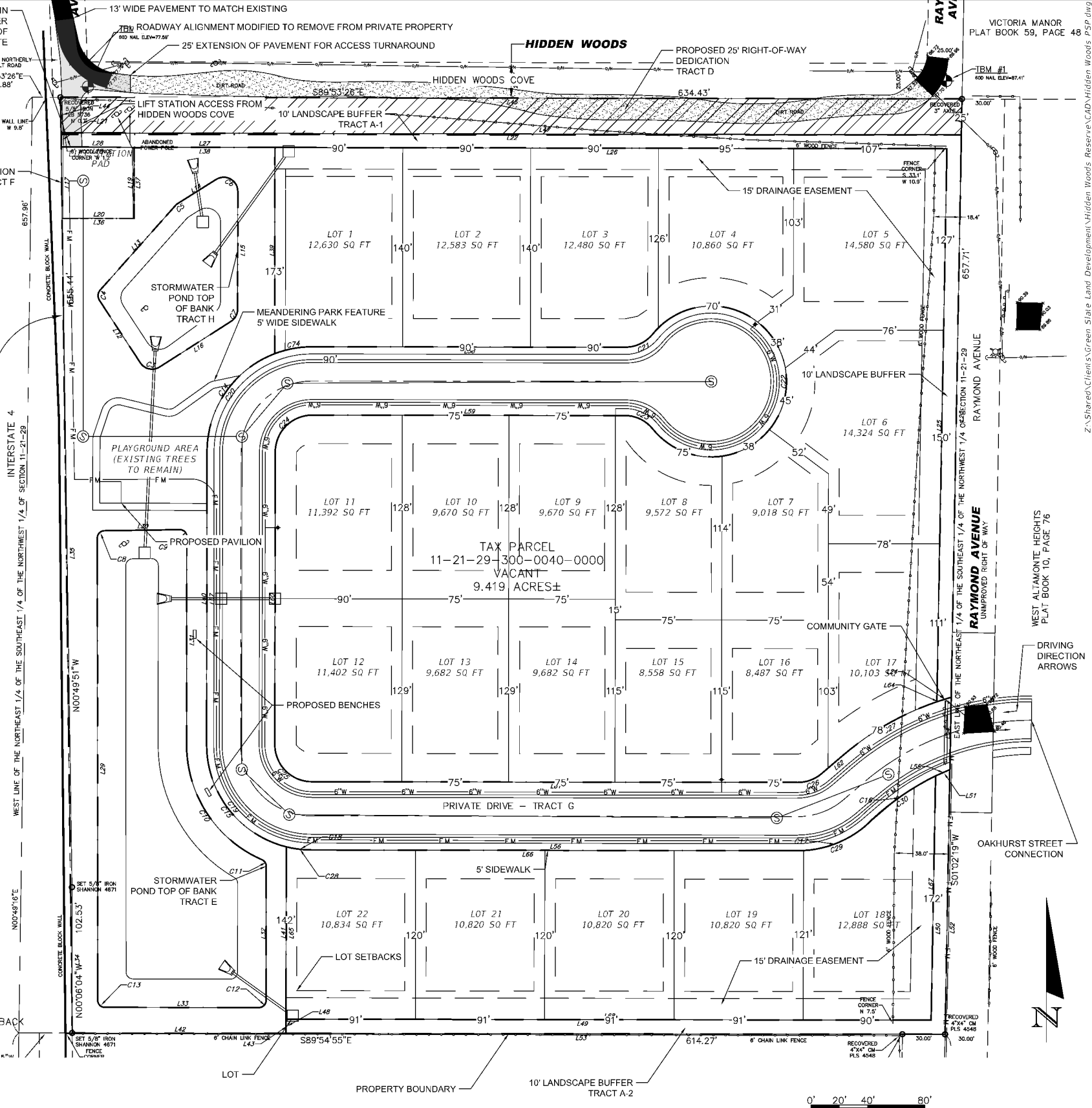
This item has been digitally signed and sealed by Lawrence Hale, P.E., on 04/04/2023.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



1 TYPICAL LOT PLAN  
C1 NOT TO SCALE

- LEGEND
- SETBACKS AND EASEMENTS
  - LOT BOUNDARIES
  - PROPOSED CONTOURS
  - PROPERTY BOUNDARIES
  - SIDEWALKS
  - EDGE OF PAVEMENT



Lawrence Hale, Assoc. DBIA, P.E.  
FL P.E. License Number 83465  
Hale Innovation, LLC  
111 S. Maitland Ave, Suite 120  
Maitland, FL 32751



Parcel ID: 11212930000400000  
Oakhurst Street, Altamonte Springs, FL  
Seminole County Jurisdiction

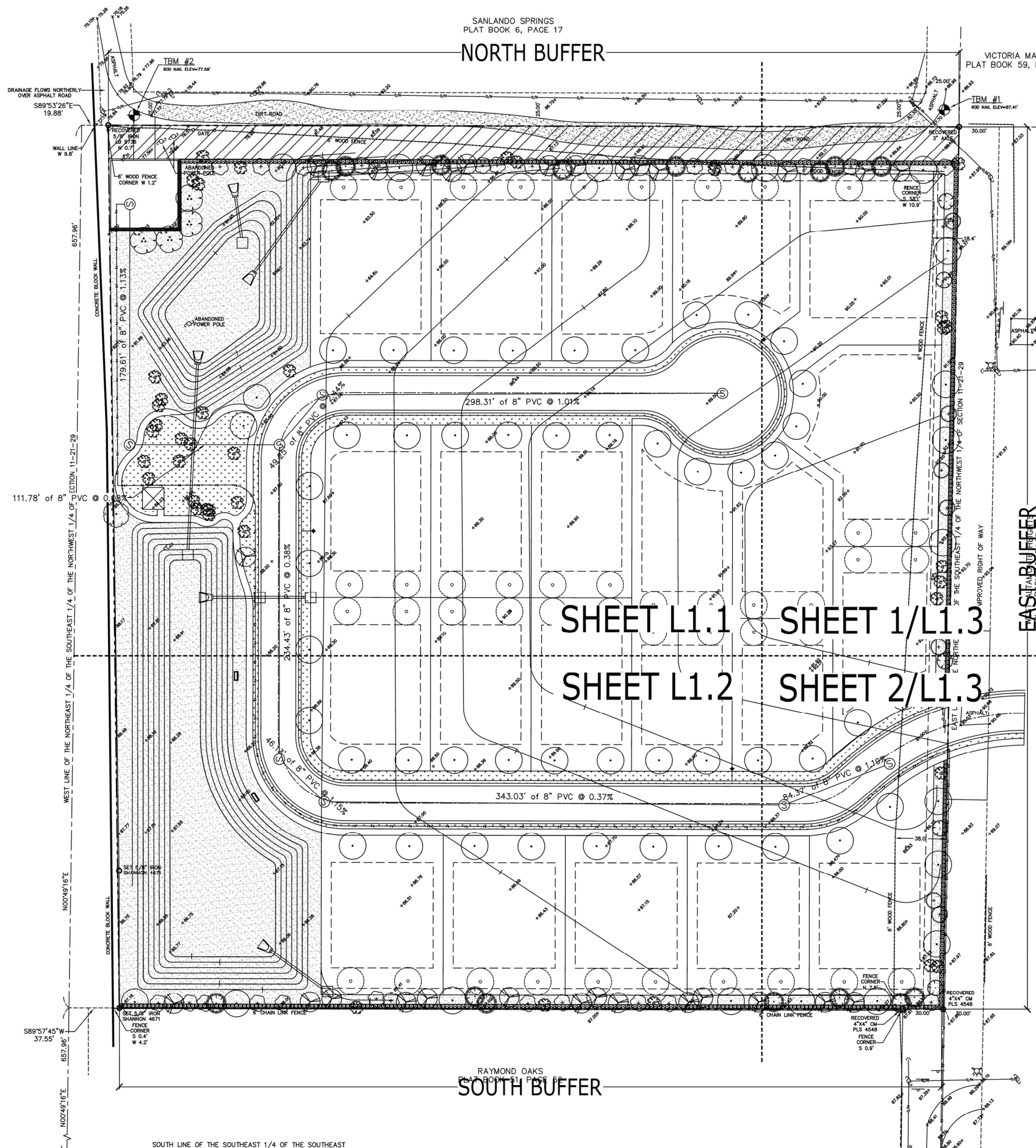
Hidden Woods Reserve - Preliminary Subdivision Plan  
Site Plan  
04/04/2023

SHEET  
NO.

C-2


Z:\Shared\Client\Green Slate Land Development\Hidden Woods Reserve\CAD\Hidden Woods P&P.dwg







Landscape Code Compliance & Buffering (Ch. 30/Part 67/Sec. 30.1282)					
	Length (LF)	Width	Requirements	Provided	Notes
North (Hidden Woods Cove)	635		10'	10' + 25' ROW Dedication	-Required Opacity: 0.1 -Plant Unit/100 LF: 0.95 -Plant Unit B (Basic)
		Canopy Tree	6	35 Trees Preserved Existing: 7 New: 27	
		Understory Tree	12	13	
		Shrub	103	197	
East (Approximately Raymond Ave & Oakhurst St)	658		10'	10'	-Required Opacity: 0.1 -Plant Unit/100 LF: 0.95 -Plant Unit B (Basic) -Note: All required trees in east buffer will be provided for.
		Canopy Tree	6	10 Trees Preserved Existing: 10	
		Understory Tree	13	13	
		Shrub	106	201	
West (Adj. I-4 & FL-400)	No Buffer Required		N/A	N/A	-Existing Conditions Meet Buffer Requirements
		Canopy Tree	N/A	N/A	
		Understory Tree	N/A	N/A	
		Shrub	N/A	N/A	
South	615		10'	10'	-Required Opacity: 0.1 -Plant Unit/100 LF: 0.95 -Plant Unit B (Basic)
		Canopy Tree	6	30 Trees Preserved Existing: 3 New: 27	
		Understory Tree	12	12	
		Shrub	99	204	

Digitally signed by  
Siu J Wong  
Date:  
2022.10.14  
11:14:31  
-04'00'



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GREEN SLATE  
LAND & DEVELOPMENT  
2011 LINDSEY LANE, SUITE 1100  
ORLANDO, FL 32803  
(407) 526-0206

FINAL DEVELOPMENT PLAN

**HIDDEN WOODS**

RAYMOND AVE, ALTAMONTE SPRINGS, FL 32701  
SEMINOLE COUNTY

NO.	DATE	DESCRIPTION
1	10/14/2022	FDP SUBMITTAL COMMENTS
2	07/08/2022	FINAL DEVELOPMENT PLAN

DRAWING TITLE

**LANDSCAPE PLAN OVERALL**

PROJECT NUMBER  
20210078

DRAWING NUMBER  
**L1.0**





# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2023-360**

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**Title:**

**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 Rd and Merritt St; (Z2022-19) (Rob Consalvo, Applicant) District4 - Lockhart (**Annie Sillaway, Project Manager**).

**Agenda Category:**

Public Hearing Items

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Mary Moskowitz

**Contact/Phone Number:**

Annie Sillaway 407-665-7936

**Motion/Recommendation:**

1. 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 for 6.85 acres, located approximately ¼ mile west of US Hwy 17-92, at the corner of Anchor Rd and Merritt St; or
2. Recommend the Board of County Commissioners deny the Ordinance enacting a Rezone from PD (Planned Development) to PD (Planned Development) and deny 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 Rd and Merritt St; or
3. Continue the request to a time and date certain.

**Background:**



On June 9, 2009, Seminole County approved the Anchor Rd 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.

Per Sec. 30.449 of the Land Development Code of Seminole County (LDCSC); if substantial development has not occurred within eight (8) years after approval of the Master Development Plan, the Planned Development shall expire and must be reviewed again by the Planning and Zoning Commission, and the Board of County Commissioners. The Applicant did not submit for a Final Development Plan or Engineered Site Plan approval within this time period; therefore, the PD has expired.

The Applicant is limiting the allowable uses to a self-storage facility and prohibiting outdoor storage on site. The intent of the Planned Development zoning district is to enable innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts.

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:**

**West:** A fifteen (15) foot landscape buffer, with a six (6) foot PVC fence that is directly adjacent to the existing residential neighborhood.

**North:** A ten (10) foot landscape buffer.

**East:** A fifteen (15) foot landscape buffer.

**South:** A fifteen (15) foot landscape buffer.

- In addition to the fifteen (15) foot landscape buffer along the west, the Applicant is providing a thirty-five (35) foot tree preservation area.
- All 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 Ave and Anchor Rd; there will be no windows facing west toward the existing residential neighborhood.

The Applicant is varying from the off-street parking requirements of Sec. 30.1221 (4), LDC - Manufacturing Concerns and Warehouses, which requires one (1) space for each one thousand (1,000) square feet of building plus one (1) space for two (2) employees on the largest shift. Instead, the Applicant has provided a parking justification study showing that



the parking calculation of one (1) space for each ten thousand (10,000) square feet of building plus one (1) space for two (2) employees on the largest shift is adequate parking for the self-storage use.

The Applicant's justification is based on the ITE (Institute of Transportation Engineers) Code 151 for "mini-warehouses" which indicates a low traffic generation for this use. Per the ITE Code 151 for "mini-warehouses", the use during the peak parking demand is between the hours of 4:00 p.m. to 6:00 p.m. and is estimated at a maximum of eight (8) vehicles entering the site and eight (8) vehicles exiting the site. The Applicant for the proposed site is providing thirteen (13) spaces for the 118,932 square foot building. The Applicant has provided one (1) example of a similar self-storage project in a neighboring jurisdiction. The other location is 4912 S John Young Parkway, in Orange County, with a three (3) story, 30,000 square foot storage building. The parking requirements in Orange County for mini warehouses up to 200 units requires four (4) spaces located at the office/entrance. The Orange County storage facility provided a total of nine (9) parking spaces.

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

East: Anchor Rd

**Future Land Use:** Industrial and Commercial within the City of Casselberry and Seminole County

**Zoning:** Industrial within Seminole County and CS (Commercial Services) and OR (Office/Residential) within the City of Casselberry and Seminole County

West: **Future Land Use:** Low Density Residential

**Zoning:** R-1 (Single Family Dwelling)

North: **Future Land Use:** Industrial within Seminole County and Commercial and Office/Residential within the City of Casselberry

**Zoning:** Industrial within Seminole County and CS (Commercial Service), and OR (Office/Residential) within the City of Casselberry

South: Merritt St

**Future Land Use:** Medium Density Residential

**Zoning:** R-1 (Single Family Dwelling)

### Site Analysis

Floodplain Impacts:



Based on FIRM map, with an effective date of 2007, there appears to be no floodplains on the subject property.

**Wetland Impacts:**

Based on preliminary aerial photo and County wetland map analysis, there appears to be no wetlands on the subject property.

**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 Development Plan as an Engineered Site Plan.

**Tree Preservation:**

The Applicant will be providing a thirty-five (35) foot tree preservation area along the western boundary that is adjacent to the existing residential neighborhood.

**Utilities:**

The site is in the City of Casselberry utility service area for water and sewer. A capacity letter has been provided stating that the City has adequate capacity within its water and sewer system to meet the 100 gallons per day that the proposed self-storage facility will use.

**Transportation/Traffic:**

The proposed development will provide two (2) access points: First is the main access providing ingress/egress onto Merritt St, which is classified as a local road; and the second access is proposed as an exit and right turn only onto Anchor Rd, which is classified as an Urban Minor Collector Rd. Merritt St and Anchor Rd do not have improvements programmed in the County's five (5) year Capital Improvement Program.

**Sidewalks:**

There are existing sidewalks along Merritt St and Anchor Rd. The developer will be required to repair and/or replace a broken or a non-ADA compliant sidewalk along Merritt St and Anchor Rd.

**Drainage:**

The proposed project is located within the Gee Creek Drainage Basin and has limited downstream capacity therefore, the site will have to be designed to hold twenty-five (25) year, twenty-four (24) hour total retention, unless system capacity can be confirmed.

**Buffers:**



**West:** A fifteen (15) foot landscape buffer with a six (6) foot tall PVC fence that is directly adjacent to the existing residential neighborhood; with a 0.3 opacity.

**North:** A ten (10) foot landscape buffer; with a 0.2 opacity.

**East:** A fifteen (15) foot landscape buffer; with three (3) foot tall evergreen hedges and a 0.4 opacity.

**South:** A fifteen (15) foot landscape buffer; with three (3) foot tall evergreen hedges and a 0.4 opacity.

Buffer components will be defined at the time of the Final Development Plan.

Open Space:

Twenty-five (25) percent common usable open space will be provided on the subject property. Landscape buffers can be counted toward the open space pond.

#### Consistency with the Land Development Code

The proposed Planned Development (PD) zoning classification and the associated Master Development Plan have been evaluated for compatibility with the Land Development Code of Seminole County in accordance with Chapter 30, Part 25.

The proposed project supports the objectives of the Planned Development (PD) Zoning classification in that it meets the minimum open space requirement of twenty-five (25) percent and provides adequate buffering including a large tree preservation area along the western boundary.

Staff finds the requested PD zoning classification to be consistent with the trend of development in the area.

#### Consistency with the Comprehensive Plan

Under Policy FLU 2.9 Determination of Compatibility in the Planned Development Zoning Classification, the County shall consider uses or structures proposed within the Planned Development Zoning classification on a case by case basis evaluating the compatibility of the proposed use or structure with surrounding neighborhoods and uses. Compatibility may be achieved by application of performance standards such as, but not limited to, lot size, setbacks, buffering, landscaping, hours of operation, lighting, and building heights.

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 (F.A.R.) of 0.40. The site and the proposed Planned Development will generate minimal demand for roadway



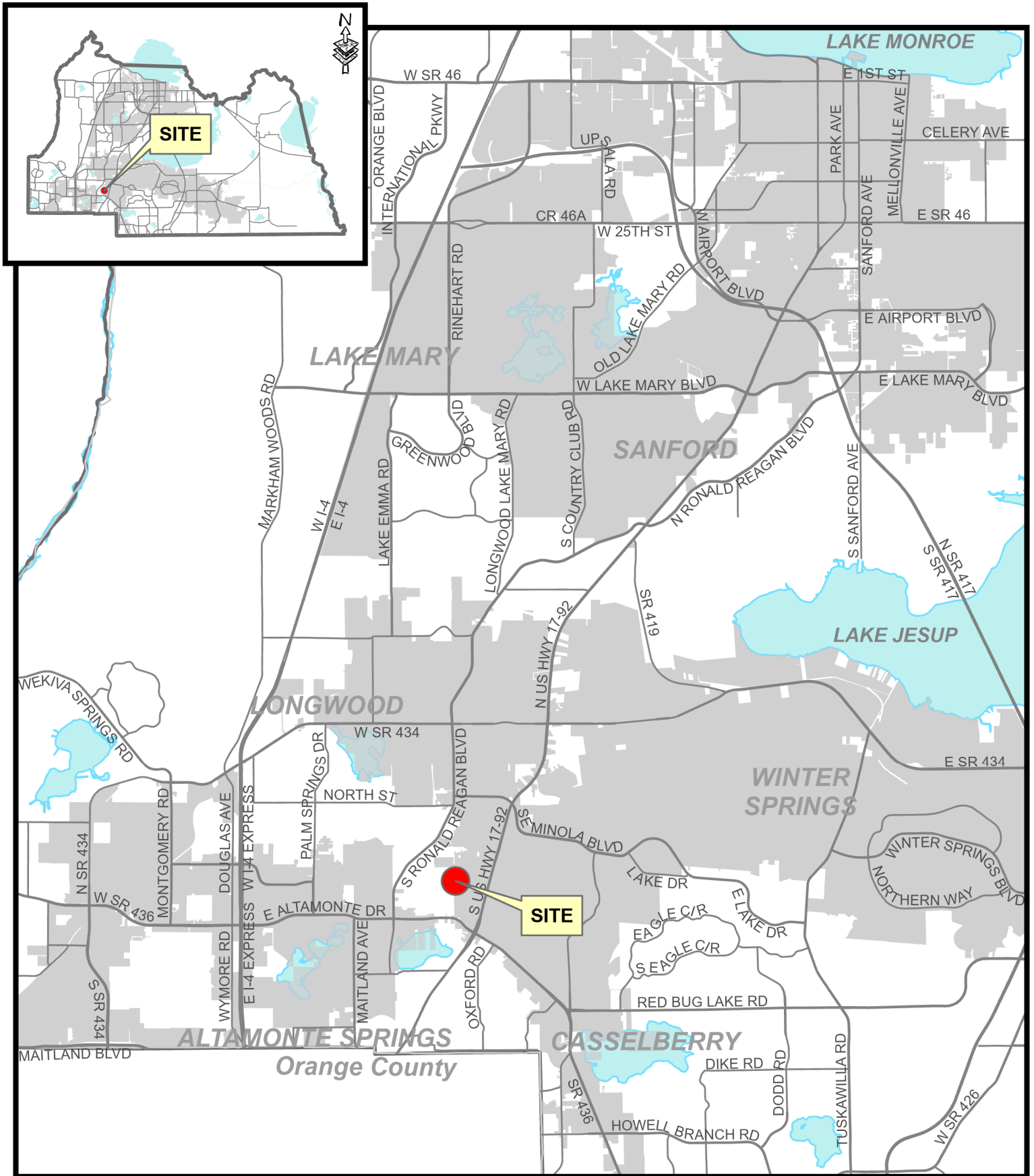
and utility capacity.

Staff finds the rezoning request to Planned Development to be consistent with the Comprehensive Plan.

**Staff Recommendation:**

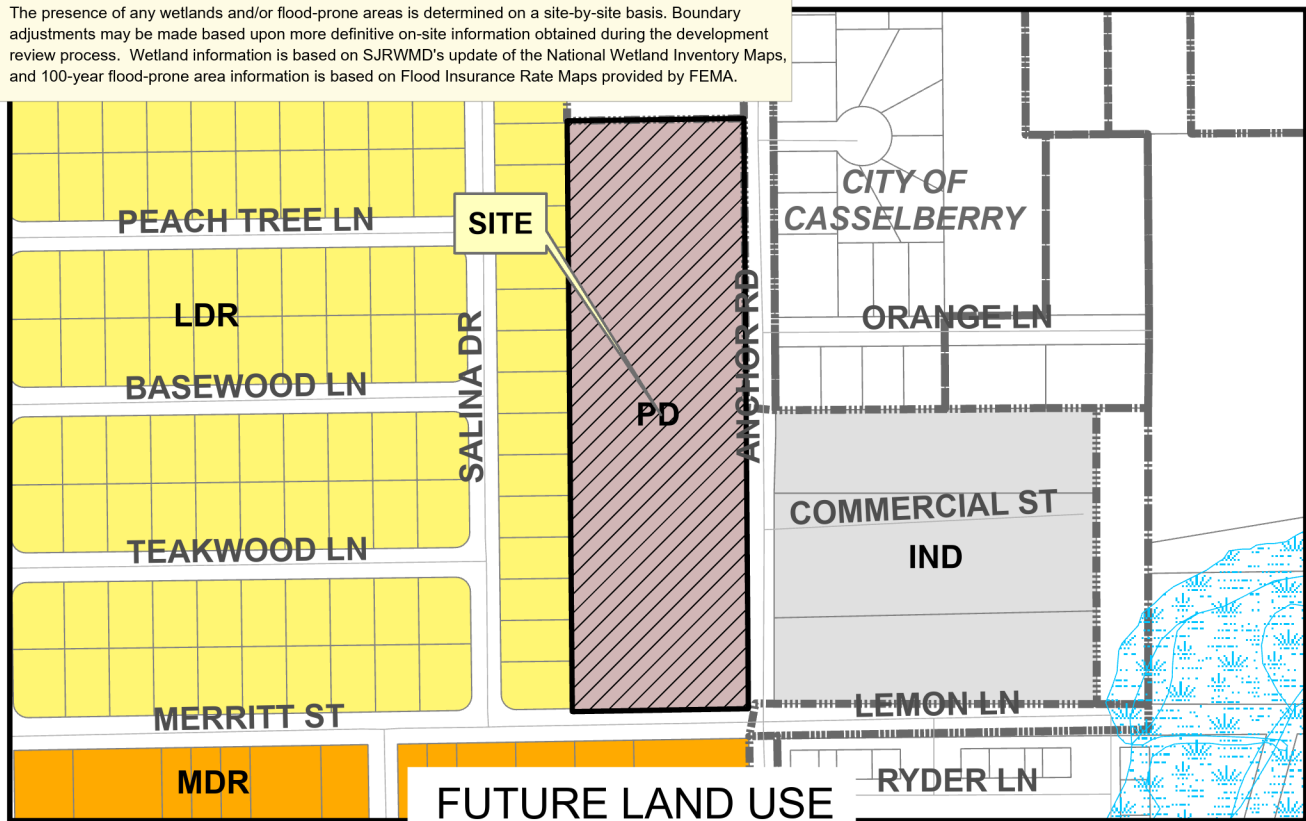
Recommend the Board of County Commissioners adopt the proposed Ordinance enacting a Rezone from PD (Planned Development) to PD (Planned Development) and approve the associated Development Order and Master Development Plan for 6.85 acres, located approximately ¼ mile west of US Hwy 17-92, at the corner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







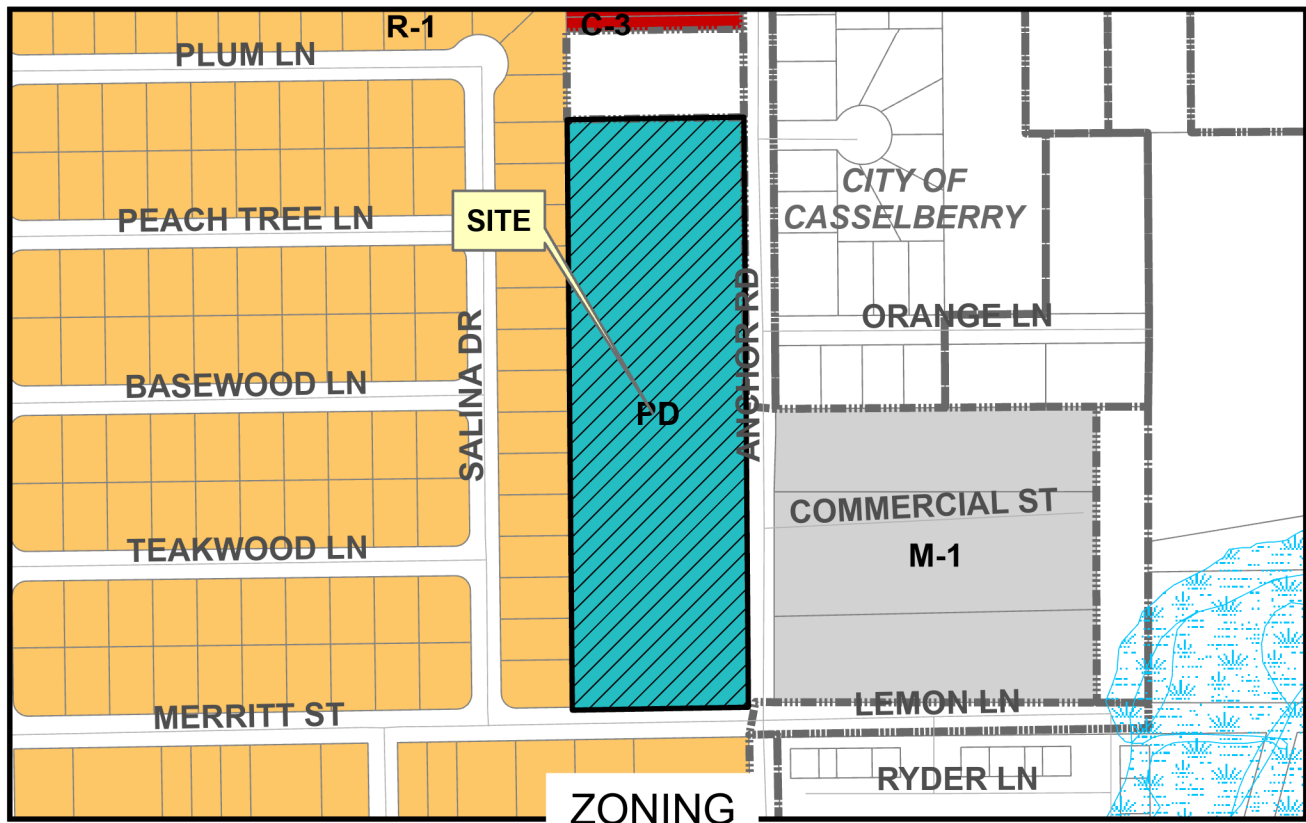
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory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



Site 
 CONS 
 Municipality 
 IND 
 LDR 
 MDR 
 PD

Applicant: Rob Consalvo  
 Physical STR: 7-21-30  
 Gross Acres: 6.9 +/- BCC District: 4  
 Existing Use: self-storage  
 Special Notes: Max. Net Density = 118,932 sq ft

	Amend/Rezone #	From	To
FLU	-	-	-
Zoning	Z2022-019	PD	PD

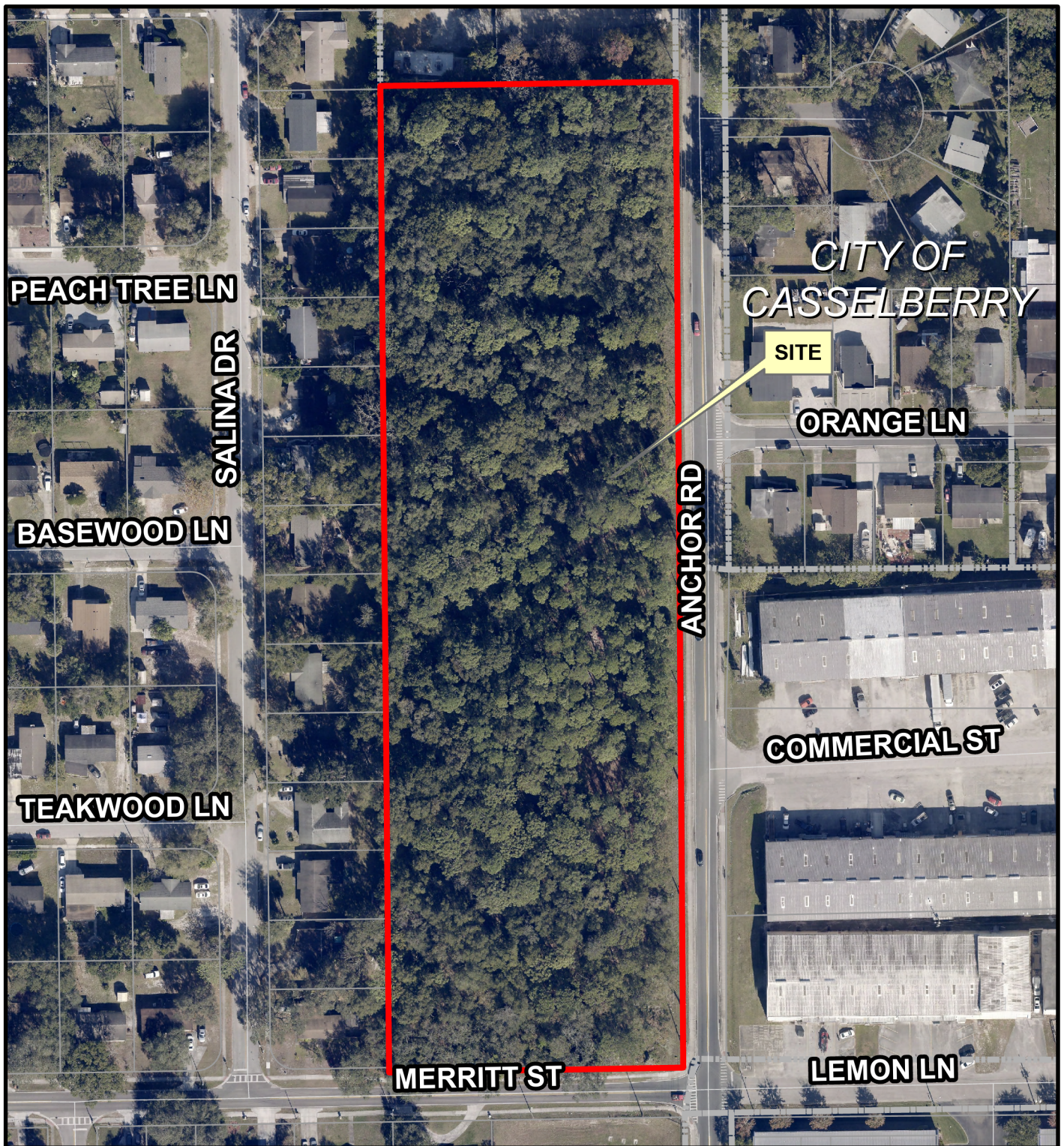



Date: 8/16/2022

Name Z2022-019

Site 
 CONS 
 Municipality 
 R-1 
 C-3 
 M-1 
 PD





<p>Rezone No: Z2022-019 From: PD To: PD</p> <div> <div>Parcels</div> <div>Municipality</div> <div>Site</div> </div>		<p>Winter 2021 Color Aerials</p>
---	---	----------------------------------

Date: 8/16/2022

Name Z2022-019Aerial







## SEMINOLE COUNTY DEVELOPMENT ORDER

On June 13, 2023 Seminole County issued this Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

(The above described legal description has been provided to Seminole County by the owner of the above described property.)

### FINDINGS OF FACT

**Property Owner:** Storage Cap Altamonte Springs LP

**Project Name:** Store Space Altamonte PD

**Requested Development Approval:** Consider a Rezone from PD (Planned Development) to PD (Planned Development) for a proposed self storage facility description on approximately 6.85 acres, located a ¼ mile west of U.S. Hwy 17-92, at the corner of Anchor Road and Merritt Street; (Z2022-19) (Rob Consalvo, Applicant) District4 - Lockhart (**Annie Sillaway, Project Manager**).

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The development conditions and commitments stated below will run with, follow and perpetually burden the above described property.

Prepared by: Annie Sillaway, Senior Planner  
1101 East First Street  
Sanford, Florida 32771



### Order

#### NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The subject application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, are as follows:
  - A. Development must comply with the Master Development Plan attached as Exhibit (B).
  - B. Permitted Uses: Self-Storage Facility
  - C. Maximum Floor Area Ratio: 0.40
  - D. Maximum Impervious Surface: Seventy-five (75) percent
  - E. Maximum Building Height: Thirty-five (35) feet
  - F. Minimum Open Space: Twenty-five (25) percent
  - G. Hours of Operation: Monday – Sunday 6:00a.m.- 10:00p.m.
  - H. Building Setbacks:

East (Anchor Road):	Sixty (60) feet
South (Merritt Street):	Twenty (20) feet
North:	Five (5) feet
West:	Sixty (60) feet
  - I. Landscape Buffers:

North:	Ten (10) foot wide landscape buffer; 0.2 opacity.
South:	Fifteen (15) foot wide landscape buffer; a 0.4 opacity with three (3) foot high evergreen hedges.
East:	Fifteen (15) foot landscape buffer; 0.4 opacity with a three (3) foot high continuous evergreen hedge.
West:	Fifteen (15) foot landscape buffer; 0.3 opacity with a six (6) foot high PVC fence to be located on the exterior of the landscape buffer as depicted on the Master Development Plan.

Buffer components will be established at Final Development Plan.
  - J. The developer must provide a pedestrian circulation system giving access to the development as well as connecting to the existing sidewalks outside of the development.
  - K. Access onto Anchor Road for the proposed site shall be egress and right turn only.



- L. The density of trees in the west buffer shall be maintained at the pre-development level quantified by the number of trees per acre. A comprehensive tree survey is required with the Final Development Plan. If there are nuisance exotic tree species present, such as those named by the Florida Invasive Species Council as invasive plants, these trees must be removed as part of this Development Order.
- M. The stormwater pond that will be counted toward open space shall be sodded or dressed in equivalent ground cover; and shall include amenities such as benches, picnic tables, and/or gazebo.
- N. Windows shall not be placed along the western portion of the building that faces the adjacent residential neighborhood.
- O. The mechanical equipment shall be screened from view from residential properties and public rights-of-way per Sec. 30.1294.
- P. The parking lot landscaping will be in accordance with Chapter 67 of the Seminole County Land Development Code (SCLDC).
- Q. Replacement trees within the thirty-five (35) foot tree preservation area shall be a minimum four (4) inch caliper at the time of planting and shall only be Florida native species. Replacement trees shall be scattered within the tree preservation area to simulate a natural forest environment. A mix of understory and overstory species shall be required.
- R. Building design shall be similar to the renderings shown in Exhibit (C).
- S. Replacement trees shall be cared for following Sec. 30.1228 of the Seminole County Land Development Code. If any newly planted trees die within one (1) year of installation, they must be replaced.
- T. Any trees on site to be retained shall be protected following Section 60.4 of the Seminole County Land Development Code (SCLDC).
- U. No development shall be allowed within the thirty-five (35) foot tree preservation area.
- V. Any broken sidewalk within the Seminole County right-of-way or abutting property frontage shall be brought up to compliance with the Seminole County Land Development Code.
- W. All project signage must comply with Part 65 of the Seminole County Land Development Code (SCLDC).
- X. The Applicant will be required to comply with Sec. 30.1234 of the Outdoor Lighting requirements within the Seminole County Land Development Code (SCLDC).
- Y. Parking shall be provided at the minimum rate of one (1) parking space per 10,000 square feet of self-storage area plus one (1) space per two (2) employees.
- Z. Entrance doors to access the storage units shall only be visible facing Merritt Street and Anchor Road.
- AA. The property owner is required to maintain the landscape buffers around all boundaries of the subject site. If buffers are disturbed or destroyed



supplemental landscaping will be planted to maintain consistency with the required buffers per the Development Order.

BB. The site lighting shall be fully shielded.

CC. The subject site will be developed in one (1) phase.

DD. Billboards are prohibited on site.

EE. The outdoor storage of equipment and/or materials shall be prohibited.

**FF. In the case of a conflict between the written conditions A through (EE) in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through (EE) will apply.**

(4) This Development Order touches and concerns the above described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude upon and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.

(6) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

(7) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(8) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is



extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

**(10)** This Order becomes effective upon recording with the Seminole County Clerk of the Court.

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD  
OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Amy Lockhart, Chairman



**EXHIBIT A****Legal Description**

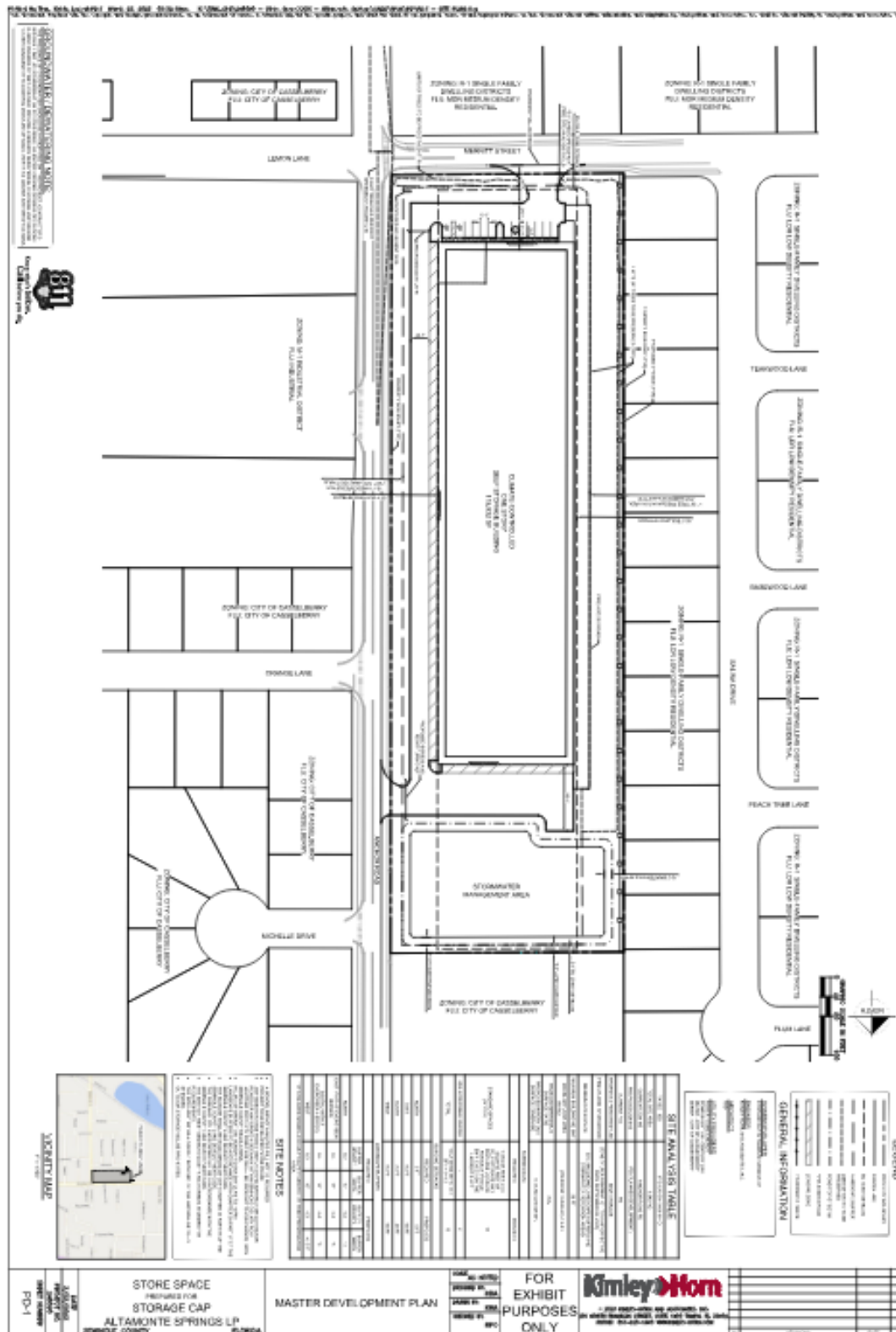
The land referred to herein below is situated in the County of Seminole, State of Florida, and described as follows:

The East 1/4 of Lot 14, less the North 300 feet thereof; the East 1/4 of Lot 15 and the East 1/2 of Lot 16, according to the PLAN OF DIVISION OF LOTS BY MRS. A. E. GRIFFIN, recorded in Plat Book 2, Page 43, Public Records of Seminole County, Florida. Less and Except for Road Right-of-Way: The East 25 feet of Lots 14, 15 and 16 thereof; and The South 25 feet of Lot 16 thereof.



## EXHIBIT B

### Master Development Plan





## Exhibit C

### Building Renderings









**AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATION ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE PLANNED DEVELOPMENT (PD) ZONING CLASSIFICATION TO THE PLANNED DEVELOPMENT (PD) 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 Board hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Store Space Altamonte, dated June 13, 2023.

(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 Planned Development (PD) to Planned Development (PD) pursuant to the provisions contained in Development Order #22-20500014, attached to this Ordinance as Exhibit "A" and incorporated in this Ordinance by reference:

**SEE ATTACHED EXHIBIT "B" 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.** The Clerk of the Board of County Commissioners shall provide a certified copy of this Ordinance to the Florida Department of State in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective on the recording date of the Development Order #22-20500014 in the Official Land Records of Seminole County or upon filing this Ordinance with the Department of State, whichever is later.

ENACTED this 13th day of June, 2023.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
Amy Lockhart, Chairman



**EXHIBIT "A"**  
**DEVELOPMENT ORDER**

FILE NO.: PZ2022-19

DEVELOPMENT ORDER #

22-20500014

**SEMINOLE COUNTY DEVELOPMENT  
ORDER**

On June 13, 2023 Seminole County issued this Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

(The above described legal description has been provided to Seminole County by the owner of the above described property.)

**FINDINGS OF FACT**

**Property Owner:** Storage Cap Altamonte Springs LP

**Project Name:** Store Space Altamonte PD

**Requested Development Approval:** Consider a Rezone from PD (Planned Development) to PD (Planned Development) for a proposed self storage facility description on approximately 6.85 acres, located a ¼ mile west of U.S. Hwy 17-92, at the corner of Anchor Road and Merritt Street; (Z2022-19) (Rob Consalvo, Applicant) District4 - Lockhart (Annie Sillaway, Project Manager).

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The development conditions and commitments stated below will run with, follow and perpetually burden the above described property.

Prepared by: Annie Sillaway, Senior Planner  
1101 East First Street  
Sanford, Florida 32771



FILE NO.: PZ2022-19

DEVELOPMENT ORDER #

22-20500014

**Order****NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The subject application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, are as follows:
  - A. Development must comply with the Master Development Plan attached as Exhibit (B).
  - B. Permitted Uses: Self-Storage Facility
  - C. Maximum Floor Area Ratio: 0.40
  - D. Maximum Impervious Surface: Seventy-five (75) percent
  - E. Maximum Building Height: Thirty-five (35) feet
  - F. Minimum Open Space: Twenty-five (25) percent
  - G. Hours of Operation: Monday – Sunday 6:00a.m.- 10:00p.m.
  - H. Building Setbacks:

<u>East (Anchor Road):</u>	Sixty (60) feet
<u>South (Merritt Street):</u>	Twenty (20) feet
<u>North:</u>	Five (5) feet
<u>West:</u>	Sixty (60) feet
  - I. Landscape Buffers:

<u>North:</u>	Ten (10) foot wide landscape buffer; 0.2 opacity.
<u>South:</u>	Fifteen (15) foot wide landscape buffer; a 0.4 opacity with three (3) foot high evergreen hedges.
<u>East:</u>	Fifteen (15) foot landscape buffer; 0.4 opacity with a three (3) foot high continuous evergreen hedge.
<u>West:</u>	Fifteen (15) foot landscape buffer; 0.3 opacity with a six (6) foot high vinyl fence to be located on the exterior of the landscape buffer as depicted on the Master Development Plan.

Buffer components will be established at Final Development Plan.
  - J. The developer must provide a pedestrian circulation system giving access to the development as well as connecting to the existing sidewalks outside of the development.
  - K. Access onto Anchor Road for the proposed site shall be egress and right turn only.



FILE NO.: PZ2022-19

DEVELOPMENT ORDER #

22-20500014

- L. The density of trees in the west buffer shall be maintained at the pre-development level quantified by the number of trees per acre. A comprehensive tree survey is required with the Final Development Plan. If there are nuisance exotic tree species present, such as those named by the Florida Invasive Species Council as invasive plants, these trees must be removed as part of this Development Order.
- M. The stormwater pond that will be counted toward open space shall be sodded or dressed in equivalent ground cover; and shall include amenities such as benches, picnic tables, and/or gazebo.
- N. Windows shall not be placed along the western portion of the building that faces the adjacent residential neighborhood.
- O. The mechanical equipment shall be screened from view from residential properties and public rights-of-way per Sec. 30.1294.
- P. The parking lot landscaping will be in accordance with Chapter 67 of the Seminole County Land Development Code (SCLDC).
- Q. Replacement trees within the thirty-five (35) foot tree preservation area shall be a minimum four (4) inch caliper at the time of planting and shall only be Florida native species. Replacement trees shall be scattered within the tree preservation area to simulate a natural forest environment. A mix of understory and overstory species shall be required.
- R. Building design shall be similar to the renderings shown in Exhibit (C).
- S. Replacement trees shall be cared for following Sec. 30.1228 of the Seminole County Land Development Code. If any newly planted trees die within one (1) year of installation, they must be replaced.
- T. Any trees on site to be retained shall be protected following Section 60.4 of the Seminole County Land Development Code (SCLDC).
- U. No development shall be allowed within the thirty-five (35) foot tree preservation area.
- V. Any broken sidewalk within the Seminole County right-of-way or abutting property frontage shall be brought up to compliance with the Seminole County Land Development Code.
- W. All project signage must comply with Part 65 of the Seminole County Land Development Code (SCLDC).
- X. The Applicant will be required to comply with Sec. 30.1234 of the Outdoor Lighting requirements within the Seminole County Land Development Code (SCLDC).
- Y. Parking shall be provided at the minimum rate of one (1) parking space per 10,000 square feet of self-storage area plus one (1) space per two (2) employees.
- Z. Entrance doors to access the storage units shall only be visible facing Merritt Street and Anchor Road.
- AA. The property owner is required to maintain the landscape buffers around all boundaries of the subject site. If buffers are disturbed or destroyed



FILE NO.: PZ2022-19

DEVELOPMENT ORDER #

22-20500014

- AA. The property owner is required to maintain the landscape buffers around all boundaries of the subject site. If buffers are disturbed or destroyed supplemental landscaping will be planted to maintain consistency with the required buffers per the Development Order.
- BB. The site lighting shall be fully shielded.
- CC. The subject site will be developed in one (1) phase.
- DD. Billboard are prohibited on site.
- EE. The outdoor storage of equipment and/or materials shall be prohibited.
- FF. **In the case of a conflict between the written conditions A through (EE) in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through (EE) will apply.**

(4) This Development Order touches and concerns the above described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude upon and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.

(6) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

(7) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(8) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within



FILE NO.: PZ2022-19

DEVELOPMENT ORDER #

22-20500014

five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

**(10)** This Order becomes effective upon recording with the Seminole County Clerk of the Court.

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD  
OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Amy Lockhart, Chairman



FILE NO.: PZ2022-19

DEVELOPMENT ORDER #

22-20500014

**EXHIBIT A****Legal Description**

The land referred to herein below is situated in the County of Seminole, State of Florida, and described as follows:

The East 1/4 of Lot 14, less the North 300 feet thereof; the East 1/4 of Lot 15 and the East 1/2 of Lot 16, according to the PLAN OF DIVISION OF LOTS BY MRS. A. E. GRIFFIN, recorded in Plat Book 2, Page 43, Public Records of Seminole County, Florida. Less and Except for Road Right-of-Way: The East 25 feet of Lots 14, 15 and 16 thereof; and The South 25 feet of Lot 16 thereof.

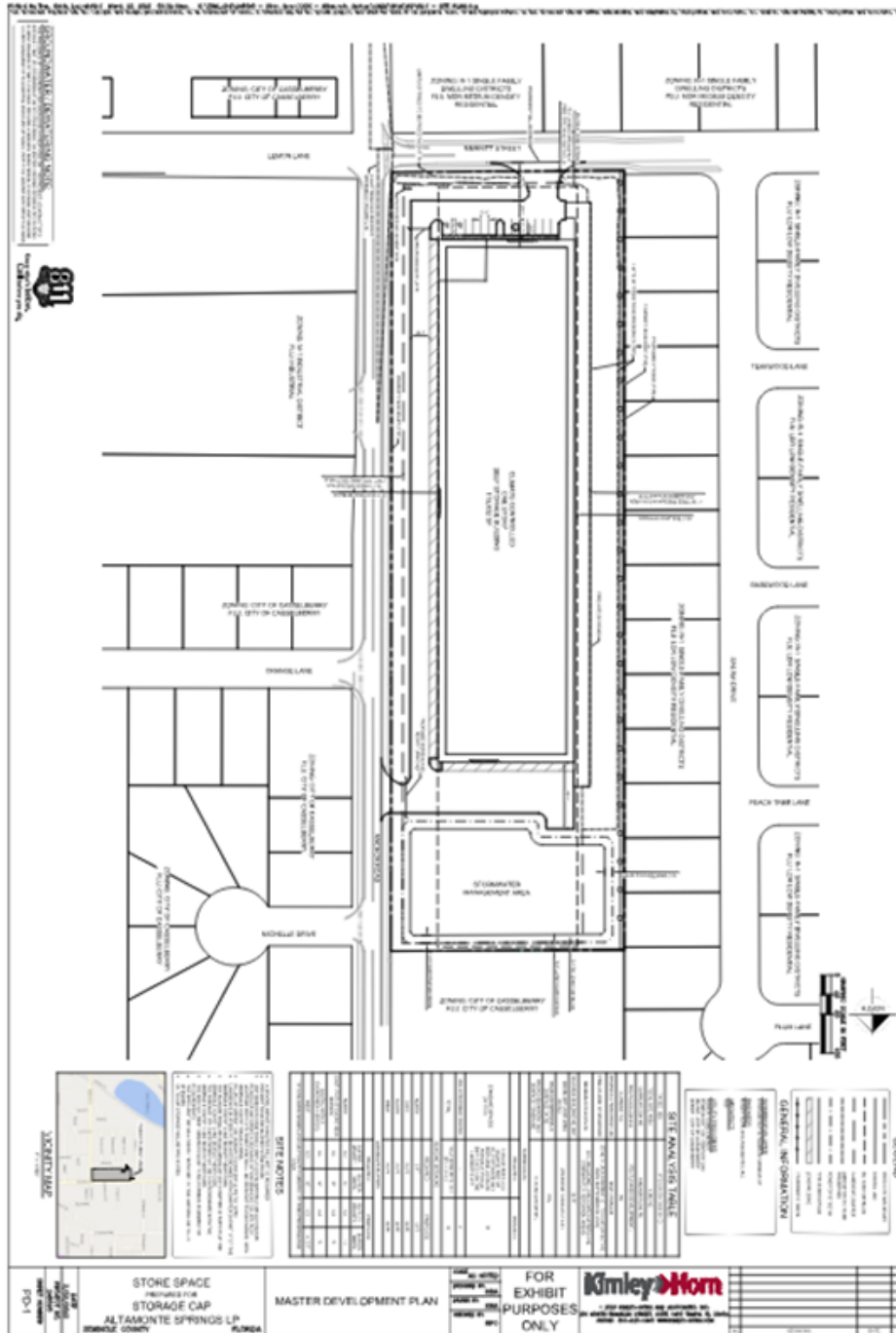


FILE NO.: PZ2022-19

DEVELOPMENT ORDER #

22-20500014

**EXHIBIT B**  
**Master Development Plan**





FILE NO.: PZ2022-19

DEVELOPMENT ORDER #

22-205000 14

## Exhibit C

### Building Renderings





FILE NO.: PZ2022-19

DEVELOPMENT ORDER #

22-20500014





**EXHIBIT "B"**

**LEGAL DESCRIPTION**

The land referred to herein below is situated in the County of Seminole, State of Florida, and described as follows:

The East 1/4 of Lot 14, less the North 300 feet thereof; the East 1/4 of Lot 15 and the East 1/2 of Lot 16, according to the PLAN OF DIVISION OF LOTS BY MRS. A. E. GRIFFIN, recorded in Plat Book 2, Page 43, Public Records of Seminole County, Florida. Less and Except for Road Right-of-Way: The East 25 feet of Lots 14, 15 and 16 thereof; and The South 25 feet of Lot 16 thereof.





# City of Casselberry

## Utility Divisions Director – Public Works & Utilities Department

---

95 Triplet Lake Drive, Casselberry, Florida 32707 • Telephone (407) 262-7725, Ext. 1228  
Fax (407) 262-7767 • Email [tlamoureux@casselberry.org](mailto:tlamoureux@casselberry.org)

October 24, 2022

Michael Ritchie  
Costich Engineering, D.P.C.  
217 Lake Avenue  
Rochester, New York 14608

RE: Water and Sewer Availability at Parcel ID #07-21-30-514-0000-014D

To Whom this May Concern:

Per your request, please be advised that the City of Casselberry is the water and sewer service provider for Parcel ID #07-21-30-514-0000-014D. The City of Casselberry has enough capacity within the water and sewer system to meet the 100 gallons per day that the proposed self-storage facility on Anchor Road will use. Feel free to contact me if you have any questions.

Thank you,

Tara Lamoureux, P.E.  
Utility Divisions Director





January 25, 2023

Annie Sillaway  
Seminole County Development Services  
1101 East First Street  
2<sup>nd</sup> Floor, West Wing  
Sanford, Florida 32771

**RE:     Store Space Altamonte – PD Major Amendment  
         Project #: 22-20500014  
         Community Meeting Notes**

**Attendees:**

1. Tom Johnson
2. Lora Argro
3. Enchantra Argro
4. Connie Thomas
5. Joe Williams

**Comments from Attendees:**

1. All agreed that:
  - a. the building renderings were “beautiful”
  - b. they were supportive of the building height
  - c. they were happy that the hours of operation (including for customers) were not 24/7
  - d. they would prefer this use as opposed to a different commercial/office park end user
2. One resident expressed happiness that there were no windows on the building looking out into the residential homes
3. The president of the Granada South Homes HOA requested a 6’ vinyl fence (not chain link) in lieu of the berm (another resident present agreed with the request). The HOA president made it clear that this fence was a request on behalf of her residents to support the project



# STORE SPACE - ALTAMONTE COMMUNITY MEETING SIGN IN SHEET

Printed Name	Address	Neighborhood or Affiliation	E-Mail
DEM JOHNSON	482 CRESTVIEW WINTERWOOD		
Lora Argre	307 Solina Drive		
Endantra Argre	↓		
*Donna Thomas	519 Peachtree Ln	Granada So.	Granada 1031980
Joe Williams	290 Anchor Pk UNIT 100	Bushes Projects Unimex	2500.com
Hof President		granada.southhames@gmail.com	



March 22, 2023

Annie Sillaway  
Seminole County Development Services  
1101 East First Street 2<sup>nd</sup> Floor, West Wing  
Sanford, Florida 32771

RE: **Store Space Altamonte – PD Major Amendment**  
**Project #: 22-20500014**  
**Administrative Waiver to LDC Sec 30.1221**

Dear Annie Sillaway:

Please accept this letter as a formal request for your approval of the following administrative waiver:

- Waiver to the Seminole County Land Development Code (LDC) Section 30.1221 – Off-Street Parking Requirements: Manufacturing Concerns and Warehouses - *One (1) space for each one thousand (1,000) square feet of building plus one (1) space for each two (2) employees on the largest shift.*

The Seminole County LDC allows for relief of the off-street parking requirements, subject to providing the following information and justifications:

#### **JUSTIFICATION FOR REQUEST**

Per the Seminole County LDC, the proposed development would be required to provide 120 spaces for the proposed building size of 118,932 SF and a maximum of two employees on the largest shift. The required parking demand rate does not reflect the actual parking needs of the development based on the Institute of Transportation Engineers (ITE) Parking General Manual for Mini-Warehouses. Due to the physical constraints of the property, the additional parking spaces would require additional pavement and disturbances to the existing trees being preserved onsite.

#### **PROPOSED PARKING DEMAND RATE**

Based on the ITE Parking Generation Manual for Mini-Warehouses, the required 120 parking spaces exceeds the peak parking demand required for the proposed development (see below Table “A”). Per the studies conducted by ITE, the parking demand rate requested adequately reflects the actual parking demands of the proposed development.

**TABLE A – ITE PARKING GENERATION PER LAND USE CODE 151 FOR MINI-WAREHOUSES**

<b>BUILDING SIZE (SF)</b>	<b>PEAK PARKING DEMAND (WEEKDAY 4:00 PM – 6:00 PM)</b>
118,932 SF	1 Space x (118,932 SF of Proposed Self-Storage/10,000 SF of Self-Storage) = <b>12 Spaces</b>

Request to reduce the Seminole County *One (1) space for each one thousand (1,000) square feet of building plus one (1) space for each two (2) employees on the largest shift* parking rate to follow the ITE Parking Generation Manual Land Use Code 151 parking demand rate of **1 space per 10,000 Square Feet of Self-Storage for Mini-Warehouses** (See Attached Exhibit “A”).



The proposed parking demand rate of **1 space per 10,000 Square Feet of Self-Storage and plus one (1) space for each two (2) employees on the largest shift** will require 13 spaces. See below for the calculation:

- Required Parking Spaces = 1 Space x (118,932 SF of Proposed Self-Storage/10,000 SF of Self-Storage) + 1 Space for Each Two Employees = (1 Space x 11.8932) + 1 Space = 13 Spaces

#### **REVIEW OF SIMILAR DEVELOPMENT**

The same client, Store Spaces, has another fully operational self-storage facility (30,000 SF 3-Story Building) located nearby in Orange County (4912 S John Young Pkwy, Orlando, FL 32839) (see Attached Exhibit "C" for the existing development) and contains a total of 9 parking spaces (see Attached Exhibit "B" for the Orange County Parking Code). The existing development does not have any parking concerns or problem despite being operational for numerous years. The proposed development exceeds the proposed parking spaces as the existing self-storage facility.

#### **CONCLUSION**

By granting this request, the property will require a parking demand rate of **1 space per 10,000 Square Feet of Self-Storage and plus one (1) space for each two (2) employees on the largest shift** based on the requirement in Exhibit "A". This parking demand rate will result in a reduction to the impervious coverage ratio and disturbance to the existing trees within the development while sufficiently meeting the demand of the development. The current site plan proposes 13 total spaces which meet the parking demand rate of the waiver requested.

Should you have any questions regarding the request above, please do not hesitate to contact me at 813-620-1460 or [Ryan.P.Clark@kimley-horn.com](mailto:Ryan.P.Clark@kimley-horn.com).

Sincerely,



Ryan P. Clark, P.E.  
Project Manager  
Kimley-Horn and Associates, Inc.



## EXHIBIT A

Institute of Transportation Engineers (ITE) Parking  
Generation Manual Land Use Code 151



# Mini-Warehouse (151)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 4:00 - 6:00 p.m.

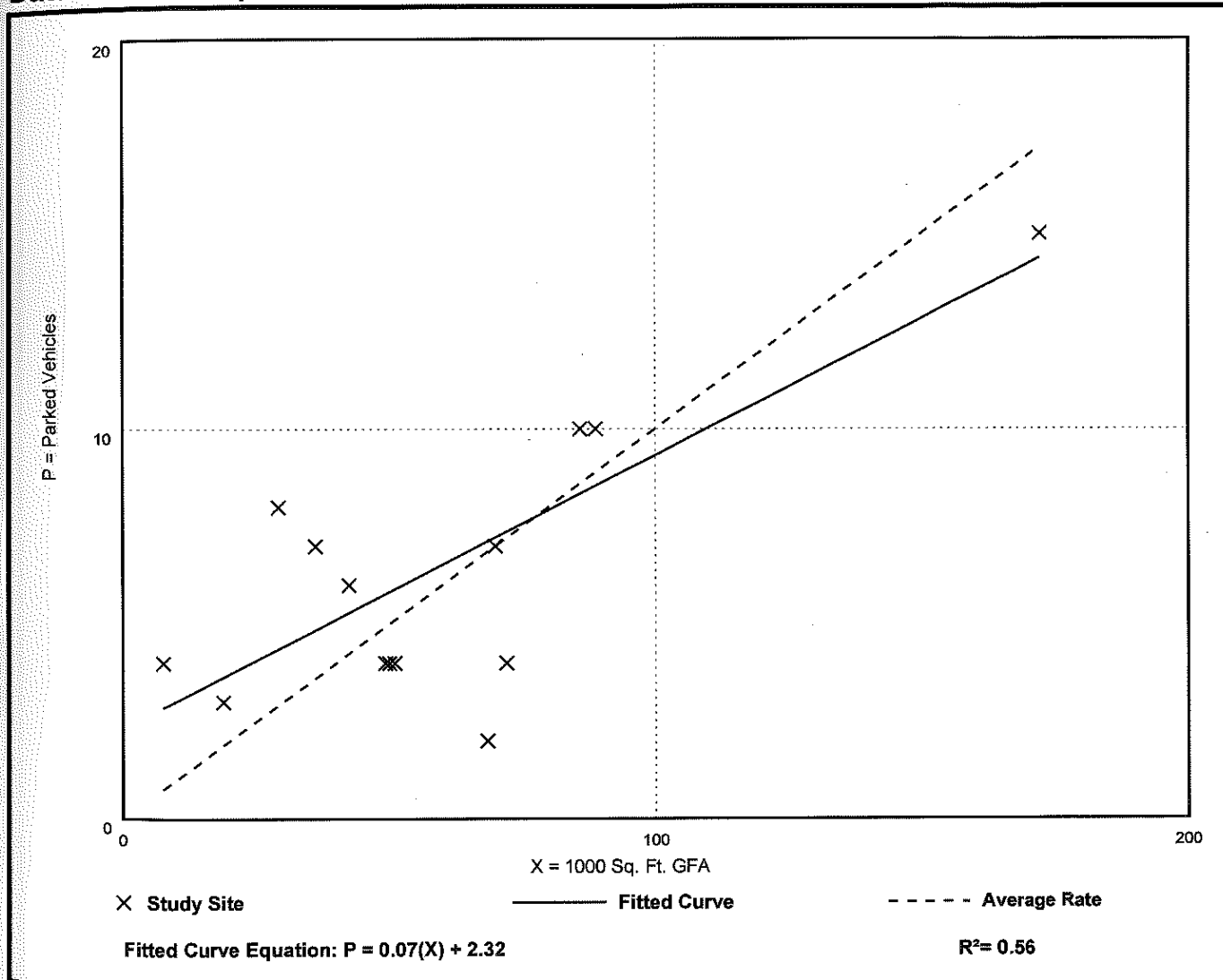
Number of Studies: 14

Avg. 1000 Sq. Ft. GFA: 60

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.10	0.03 - 0.53	0.08 / 0.25	***	0.07 ( 70% )

## Data Plot and Equation





## EXHIBIT B

### Orange County Land Development Code Off-Street Parking and Loading Regulations



**Sec. 38-1476. Quantity of off-street parking.**

- (a) Off-street parking spaces shall be provided for any use hereafter established or at the time of the erection of any main building or structure or at the time any main building, structure or occupational use is enlarged or increased in capacity by adding dwelling units, guest rooms, floor area, seats, or by increasing employment, according to the following minimum requirements: If the use is not listed below, the parking requirements shall be determined by the zoning manager by adopting or utilizing the parking requirements for the listed use that the zoning manager determines is most similar.

<i>Amusement or assembly places containing fixed seats</i>	1 space for each 3 fixed seats provided for patron use, plus 1 space per employee
<i>Amusement or assembly places without fixed seats (go-cart tracts, mini-golf courses, driving ranges and other similar outdoor uses)</i>	1 space per each 3 patrons, plus 1 space per each employee
<i>Apartments of three (3) dwelling units or more (efficiencies and one-bedroom)</i>	1½ spaces for each dwelling unit
<i>Apartments of three (3) dwelling units or more (two (2) and three (3) bedrooms)</i>	2 spaces for each dwelling unit
<i>Auto dealerships</i>	1 space per every three hundred (300) square feet of gross floor area including showroom, sales offices and general offices.
<i>Big box development</i>	4 spaces for each 1,000 square feet of gross floor area, but not to exceed 5 spaces for each 1,000 square feet
<i>Boardinghouses, lodging houses, and rooming- houses and assisted living facilities (such as senior living facilities), including nursing homes</i>	1 space for each 2 bedrooms
<i>Clubs, lodges, fraternities</i>	1 space for each bedroom, plus 1 space for each 5 members
<i>Day care centers and kindergartens</i>	1 space for each 10 children, plus with a pickup and drop-off area one space for each 10 children or without a pick-up or drop-off area one space for each 5 children.
<i>General business establishments, such as hardware, furniture, appliance, jewelry, apparel stores, and all other general retail establishments of fifteen thousand (15,000) square feet gross floor area or less</i>	1 spaces for each 300 square feet of gross floor area; provided, however, that no use shall have less than 3 spaces.
<i>Hospitals, sanitariums, foster group homes, and similar institutions</i>	2 spaces for each bedroom and office building criteria.
<i>Hotels, motels, tourist courts</i>	1 space for each 1½ rooms, plus 1 space for each 100 square feet of office, plus restaurant and retail sales criteria must be met when applicable
<i>Industrial uses, manufacturing and warehousing</i>	1 space for each bay, plus 1 space for each 1,000 square feet
<i>Kennels and veterinary clinics</i>	1 space for each 300 square feet of office, animal shelter and run area
<i>Mechanical garages</i>	1 space for every employee, plus 1 space per bay or 1 space for each one thousand (1,000) square feet if no bays



Exhibit B: Orange County Land Development Code  
Off Street Parking and Loading Regulations

<i>Medical dental, optical clinics and offices</i>	1 space for each employee, plus 2 spaces for each examination room
<i>Mini-warehouses up to two hundred (200) units</i>	4 spaces located at office/entrance area, plus minimum 25 feet between buildings for driveway parking purposes
<i>Mini-warehouses over two hundred (200) units</i>	6 spaces located at office/entrance area, plus minimum 25 feet between buildings for driveway parking purposes
<i>Mortuaries</i>	1 space for each 4 seats in chapel, plus 1 space for each commercial vehicle
<i>Office building, including business, commercial and government</i>	1 space for each 200 square feet of floor area used for office purposes
<i>General business establishments, such as hardware, furniture, appliance, jewelry, apparel stores, etc.</i>	1 space for each 300 square feet of gross floor area; provided, however, that no use shall have less than 3 spaces.
<i>Post office</i>	1 space for each 4 employees, plus 1 space per governmental vehicle, plus 4 spaces per service window
<i>Residential dwelling units, single-family and duplex</i>	2 spaces for each dwelling unit
<i>Restaurants, grills, bars, lounges, similar dining and/or drinking establishments</i>	1 space for each 4 seats provided for patron use, plus 1 space for each 75 square feet of floor area provided for patron use which does not contain seats; provided that no use shall have less than 4 spaces
<i>Personal service establishments, retail establishments, banks, financing and lending institutions</i>	1 space for each 100 square feet of first floor area, plus 1 space for each 200 square feet of floor area above the first floor, excluding storage areas; 2 spaces for lobby
<i>Schools (charter and private), including elementary, middle, K-8, high schools and academies, not including colleges, universities, or similar institutions. For schools (public), see the public school siting regulations at chapter 38, article XVIII.</i>	1 space for each 4 seats in assembly hall, or 4 spaces per each instructional room plus 1 space for each 3 high school students, whichever is greater.
<i>Shopping centers between fifteen thousand one (15,001) and fifty thousand (50,000) square feet gross floor area, food stores, supermarkets, and drugstores</i>	5½ spaces for each 1,000 square feet of gross floor area; provided, however, no use shall have less than 5 spaces.
<i>Shopping centers over fifty thousand (50,000) square feet gross floor area</i>	5 spaces for each 1,000 square feet of gross floor area
<i>Student housing</i>	1 space per bedroom.
<i>Time share units</i>	1.25 spaces for each unit plus .25 spaces for each lockout unit.
<i>Universities, colleges and similar institutions</i>	1 space for each 200 square feet of classroom and office space

- (b) Other uses not specifically mentioned above shall meet the off-street parking requirements of the uses listed above which are similar or compatible.

*Note:* Handicapped parking and access ramps will be required according to state regulations.



## EXHIBIT C

### Store Spaces Orange County

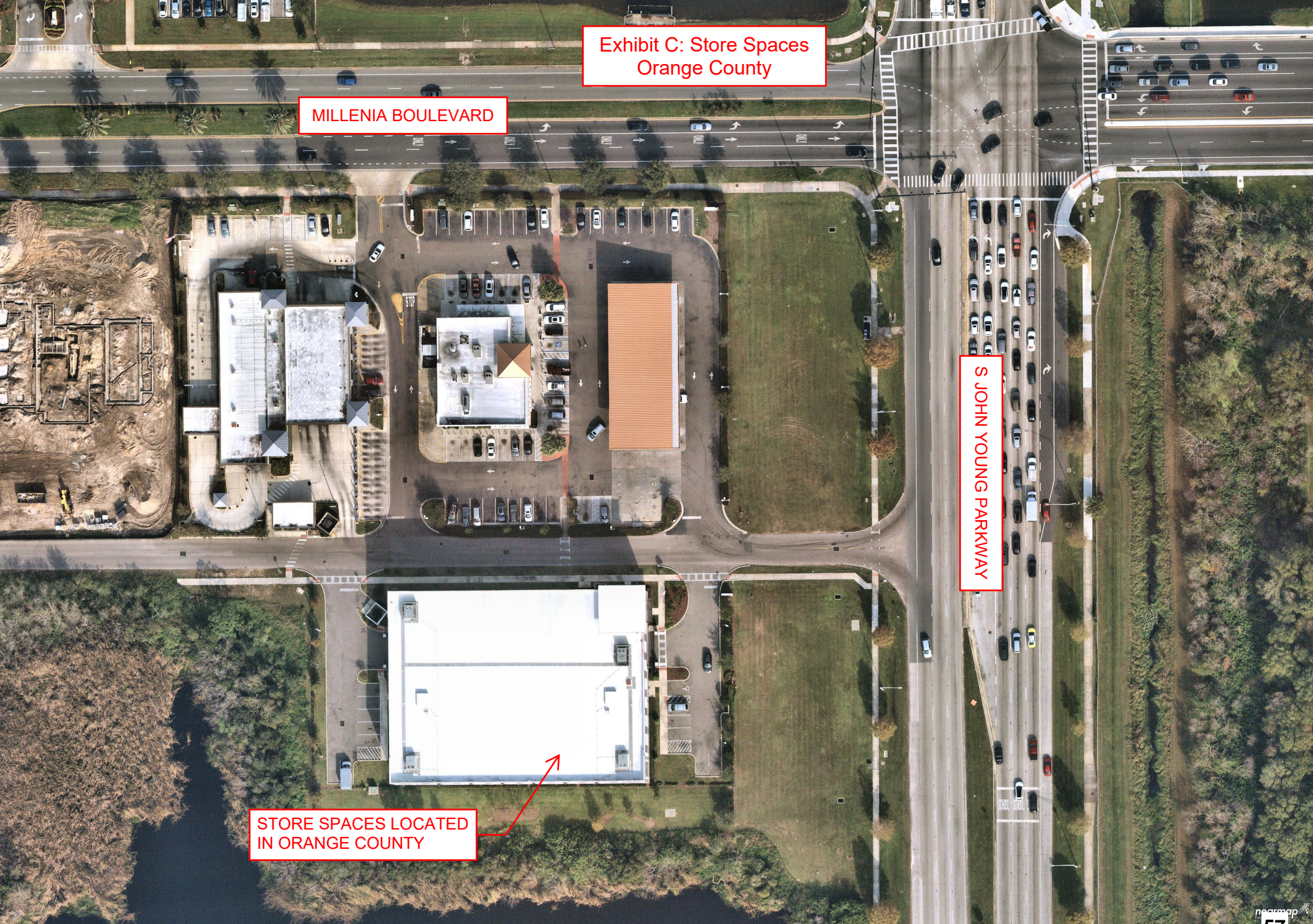


Exhibit C: Store Spaces  
Orange County

MILLENNIA BOULEVARD

S JOHN YOUNG PARKWAY

STORE SPACES LOCATED  
IN ORANGE COUNTY





## EXHIBIT D

### Store Spaces Orange County As-Built Survey

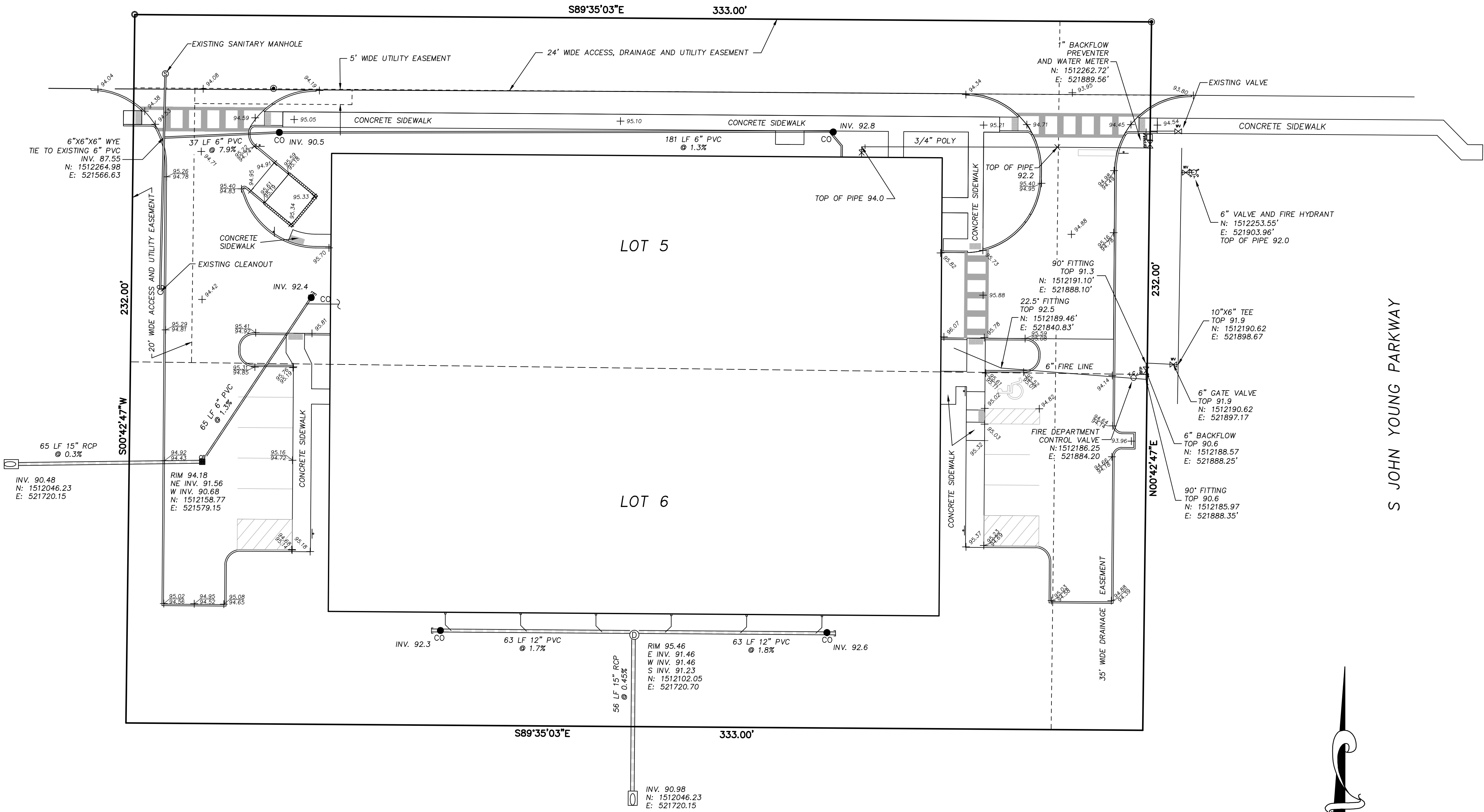


Exhibit D: Store Spaces Orange County  
As-Built Survey

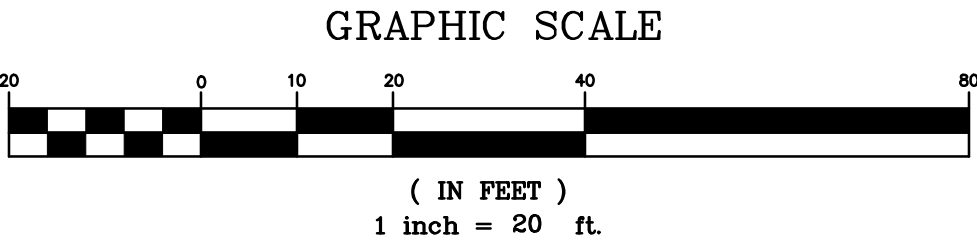
AS-BUILT SURVEY

DESCRIPTION:  
LOTS 5 AND 6, MILLENNIUM PARC REPLAT TWO, ACCORDING TO PLAT BOOK 85, PAGE 66 AND 67,  
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

- SURVEYORS NOTES:
1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
  3. REVISIONS DO NOT CONSTITUTE A RE-CERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
  4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 5 AS BEING S89°35'03"E (PER PLAT OF MILLENNIUM PARC REPLAT TWO).
  5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATIONS INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
  6. THIS IS NOT A BOUNDARY SURVEY.
  7. NO INTERIOR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE INDICATED.
  8. THE HORIZONTAL AND VERTICAL DATUM SHOWN HEREON IS PER SITE CONTROL SHOWN ON THE CONSTRUCTION PLANS FOR SELF STORAGE AT MILLENIA PARC.
  9. THE ELECTRONIC FILE FOR THIS PROJECT IS THE PROPERTY OF BISHMAN SURVEYING AND MAPPING, INC. AND IS NOT THE PROPERTY OF THE CLIENT.



S JOHN YOUNG PARKWAY



LEGEND/ABBREVIATIONS:	
NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED	
R	RADIUS
Δ	CENTRAL ANGLE
L	LENGTH
CH	CHORD
CB	CHORD BEARING
T.B.	TANGENT BEARING
(M)	MEASURED
(P)	PLAT
(C)	CALCULATED
(D)	DESCRIPTION
POR	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PL	PAGE
TR	TYPICAL
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
●	IRON ROD & CAP
⊙	RAIL & DISC
⊠	4"x4" CONCRETE MONUMENT
○	IRON PIPE
—X—	BARBED WIRE FENCE
—□—	WOOD FENCE
—○—	CHAIN LINK FENCE
—/—	EDGE OF ASPHALT PAVEMENT
—E—	CENTERLINE
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR & MAPPER
PLS	PROFESSIONAL LAND SURVEYOR
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
VCP	VITRIOUS CLAY PIPE
CPP	CORRUGATED PLASTIC PIPE
OHW	OVERHEAD UTILITY WIRES
UOP	UNDERGROUND POWER LINE
UGG	UNDERGROUND GAS LINE
UGT	UNDERGROUND TELEPHONE LINE
UCCT	UNDERGROUND CABLE TELEVISION
FOC	FIBER OPTIC CABLE
WUP	WOODEN UTILITY POLE
CU	CONCRETE UTILITY POLE
○	GUY POLE
—	GUY ANCHOR
▽	INVERT ELEVATION
+ 68.51	EXISTING GROUND ELEVATION
—	EXISTING GROUND CONTOUR
—	SINGLE POST SIGN
—	DOUBLE POST SIGN
—	HANDICAPPED PARKING SPACE (H/C)
●	SITE BENCH MARK (AS INDICATED)
⊙	WELL
⊠	ELECTRICAL OUTLET
⊠	TELEPHONE RISER
⊠	FIRE HYDRANT
⊠	MASTER WATER ASSEMBLY
⊠	SEWER VALVE
⊠	WATER VALVE
⊠	RECLAIMED WATER VALVE
⊠	IRRIGATION VALVE
⊠	GAS VALVE
⊠	SANITARY MANHOLE
⊠	DRAINAGE MANHOLE
⊠	TELEPHONE MANHOLE
⊠	IRON ROD & DISC
⊠	GREASE TRAP MANHOLE
⊠	POWER MANHOLE
⊠	WATER SHUT-OFF VALVE
⊠	POWER TRANSFORMER
⊠	WATER METER
⊠	GAS METER
⊠	POMER METER
⊠	WATER BLOW-OFF VALVE
⊠	CLEAN-OUT
⊠	FIRE DEPARTMENT CONTROL VALVE
⊠	ELECTRIC HAND HOLE
⊠	CABLE TELEVISION RISER
⊠	TELEPHONE ACCESS CABINET
⊠	CATCH BASIN
⊠	DRAIN
⊠	CLUB INLET
⊠	CLUB INLET WITHOUT MANHOLE
⊠	METERED END SECTION
⊠	UTILITY VAULT
⊠	A/C
⊠	POWER BOX
⊠	MONITORING WELL
⊠	LIGHT POLE
⊠	WALKWAY LIGHT
⊠	TRAFFIC SIGNAL BOX
⊠	BOLLARD
⊠	FLAG POLE
⊠	PARKING METER
⊠	TRAFFIC FLOW ARROW
⊠	SOIL BORING

SHEET 1 OF 1  
SECTION 16  
TOWNSHIP 23 SOUTH  
RANGE 29 EAST



Digitally signed by  
Aron D. Bishman  
LS 5668 State of Florida  
Date: 2017.07.25  
16:19:22 -0400

REVISIONS:	
JOB NUMBER: 16145.001	7/25/17 - ADDED ADDITIONAL SIDEWALK LOCATIONS
SURVEY DATE: 6/14/17	
FIELD BY: T. CONARD	
FIELD BOOK: 1704	
PAGES: 72	
FIELD FILE: 16145TC.MJF	
DRAWING FILE: 16145 As-Built.DWG	





**TAO**  
Architecture + Design

Artist Rendering  
Store Space Self Storage  
Altamonte Springs, FL

**TAO**  
Architecture + Design

601 N. Lakeview Dr., Suite 201  
Orlando, FL 32808  
407.776.1000  
www.taoarchitecture.com

RICHARD JAMES BENIGNENIA  
FL LIC. # AR00051  
REGISTERED ARCHITECT - STATE OF FLORIDA

STORE SPACE  
201 N. Lakeview Dr., Suite 201  
Orlando, FL 32808  
407.776.1000

TAO  
201 N. Lakeview Dr., Suite 201  
Orlando, FL 32808  
407.776.1000  
www.taoarchitecture.com

ARCHITECT: RICHARD JAMES BENIGNENIA, ARCHITECT

DATE: 08/08/2017

FILE NO.

PROJECT

NEW SELF-STORAGE BUILDING FOR:  
STORE SPACE  
ANCHOR BLDG.  
ALTAMONTE SPRINGS, FL  
COUNTY OF SEMINOLE

DATE: 08/08/2017

BY: JTB

DATE: 08/08/2017

DATE: 08/08/2017

DATE: 08/08/2017

DATE: 08/08/2017

DATE: 08/08/2017

DATE: 08/08/2017

DATE: 08/08/2017

DATE: 08/08/2017

DATE: 08/08/2017

DATE: 08/08/2017

DATE: 08/08/2017

1 VIEW 1 - DAY RENDERING





Artist Rendering  
Store Space Self Storage  
Altamonte Springs, FL

**TAO**  
Architecture + Design

NEW SELF - STORAGE BUILDING FOR:

ANCHOR ROAD,  
PALM MONTE SPRINGS, FL

VIEW 2 -  
DAY RENDERING

JOB NO: 22017\_RENDERINGS.DWG  
DATE: 11/11/2022  
DRAWN BY: MA / ME  
COMP. FILE NAME: 22017\_RENDERINGS.DWG  
SCALE: AS NOTED

A221



# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Rob Consalvo, VP of the General Partner, the owner of record for the following described property (Tax/Parcel ID Number) 07-21-30-514-0000-014D hereby designates Kimley-Horn and Associates to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: \_\_\_\_\_

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

03/27/2023

Date

Property Owner's Signature

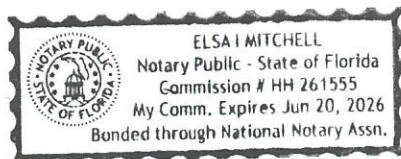
Rob Consalvo, VP of the General Partner

Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF Orange

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Rob Consalvo (property owner),

☐ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument and sworn an oath on this 27th day of March, 2023.



Notary Public





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Foreign Profit Corporation  
STORAGE CAP GP, INC.

### Filing Information

<b>Document Number</b>	F18000000502
<b>FEI/EIN Number</b>	82-3765332
<b>Date Filed</b>	01/30/2018
<b>State</b>	NV
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	03/21/2018
<b>Event Effective Date</b>	NONE

### Principal Address

330 East Crown Point Road  
Winter Garden, FL 34787

Changed: 01/11/2021

### Mailing Address

330 East Crown Point Road  
Winter Garden, FL 34787

Changed: 01/11/2021

### Registered Agent Name & Address

CORPORATE CREATIONS NETWORK INC.  
801 US HIGHWAY 1  
NORTH PALM BEACH, FL 33408

Name Changed: 11/06/2018

Address Changed: 03/25/2020

### Officer/Director Detail

#### **Name & Address**

Title CEO



HARRIS, CHRISTOPHER  
330 East Crown Point Road  
Winter Garden, FL 34787

Title VP

DAHL, SHAWN  
14736 THRIFT AVE  
WHITE ROCK BC, CAN, CA V4B-2J5 UN

Title VP

KIRKPATRICK, GLENN  
629 159A ST  
SURREY BC, CAN CA VRZ OP1 UN

Title COO

Consalvo, Robert S, Jr.  
330 East Crown Point Road  
Winter Garden, FL 34787

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2021	01/11/2021
2022	01/12/2022
2023	01/23/2023

#### **Document Images**

<a href="#">01/23/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/12/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/11/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/13/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/03/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/06/2018 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">03/21/2018 -- Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">01/30/2018 -- Foreign Profit</a>	<a href="#">View image in PDF format</a>



**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On June 13, 2023, Seminole County issued this Denial Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

(The above described legal description has been provided to Seminole County by the owner of the above described property.)

**Property Owner(s):** Storage Cap Altamonte Springs LP

**Project Name:** Store Space Altamonte

**Requested Development Approval:** 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 U.S. Hwy 17-92, at the corner of Anchor Road and Merritt Street.

Findings: After fully considering staff analysis titled "Store Space Altamonte" and all evidence submitted at the public hearing on June 13, 2023, regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested rezone from PD (Planned Development) to PD (Planned Development) is not compatible with the surrounding area and is not consistent with the Seminole County Comprehensive Plan.

**ORDER**

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

The aforementioned application for development approval is **DENIED**.

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS**

**By:** \_\_\_\_\_  
Amy Lockhart, Chairman



**EXHIBIT "A"**  
**Legal Description**

The land referred to herein below is situated in the County of Seminole, State of Florida, and described as follows:

The East 1/4 of Lot 14, less the North 300 feet thereof; the East 1/4 of Lot 15 and the East 1/2 of Lot 16, according to the PLAN OF DIVISION OF LOTS BY MRS. A. E. GRIFFIN, recorded in Plat Book 2, Page 43, Public Records of Seminole County, Florida. Less and Except for Road Right-of-Way: The East 25 feet of Lots 14, 15 and 16 thereof; and The South 25 feet of Lot 16 thereof.





# STORE SPACE ALTAMONTE PD MAJOR AMENDMENT

**Project:** Store Space Altamonte

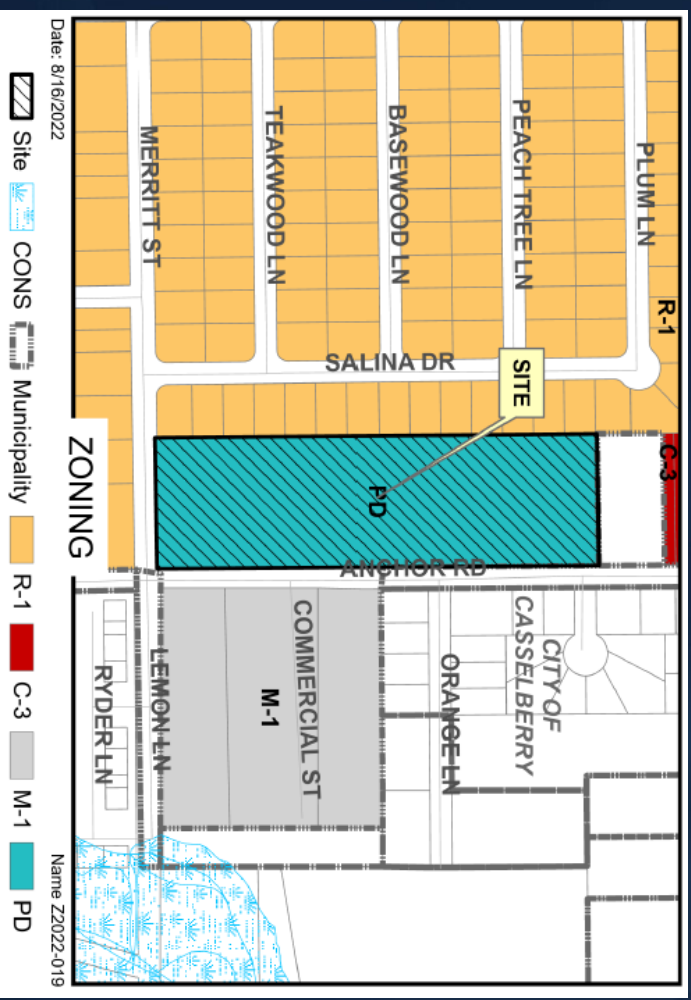
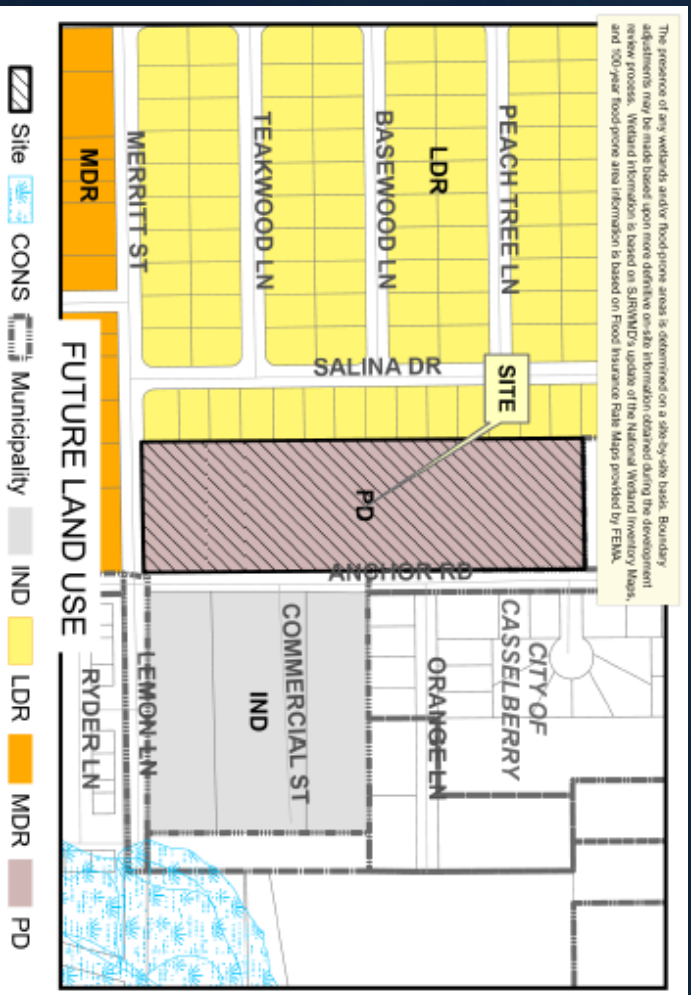
**Applicant:** Rob Consalvo

**Request:** Consider a Rezone from PD (Planned Development) to PD (Planned Development) for a proposed self storage development on approximately 6.85 acres, located approximately 1/4 mile west of U.S. Hwy 17-92, at the corner of Anchor Road and Merritt Street.





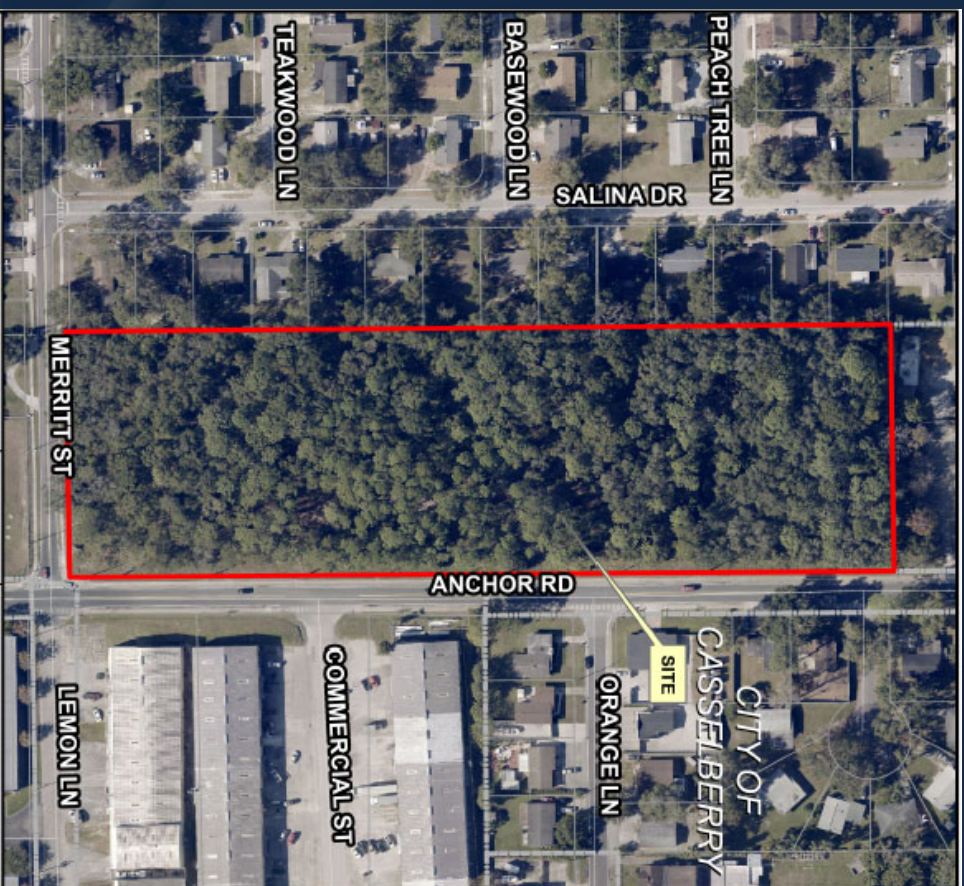
# STORE SPACE ALTAMONTE PD MAJOR AMENDMENT







## STORE SPACE ALTAMONTE PD MAJOR AMENDMENT







## STORE SPACE ALTAMONTE PD MAJOR AMENDMENT

### Staff Recommendation:

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 for 6.85 acres, located approximately  $\frac{1}{4}$  mile west of Hwy 17-92, at the corner of Anchor Road and Merritt Street.





# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2023-420**

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**Title:**

**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**).

**Agenda Category:**

Public Hearing Items

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Mary Moskowitz

**Contact/Phone Number:**

Joy Giles 407-665-7399

**Motion/Recommendation:**

1. Recommend the Board of County Commissioners adopt the Ordinance enacting a Rezone from A-1 (Agriculture) to R-1AA (Single Family Dwelling) on approximately eighteen (18) acres, located east of Nodding Pines Way, approximately ¼ mile south of Red Bud Lake Road; or
2. Recommend the Board of County Commissioners deny adoption of the Ordinance enacting a Rezone from A-1 (Agriculture) to R-1AA (Single Family Dwelling) on approximately eighteen (18) acres, located east of Nodding Pines Way, approximately ¼ mile south of Red Bud Lake Road; or
3. Continue the request to a time and date certain.

**Background:**

The Applicant is requesting a Rezone from A-1 (Agriculture) to R-1AA (Single Family Dwelling) on approximately eighteen (18) acres to develop a single-family residential subdivision. The R-1AA (Single Family Dwelling) zoning classification requires a minimum



lot size of 11,700 square feet with a minimum width at building line of ninety (90) feet.

The subject site is comprised of six (6) undeveloped parcels, five (5) of those parcels would qualify for a single-family residential building permit utilizing access via a fifteen (15) foot wide ingress/egress easement known as Mustang Way. One (1) of the six (6) parcels is not a parcel of record and is therefore not eligible for a building permit. The five (5) parcels are vested and could utilize Mustang Way for access; however, Mustang Way does not meet minimum code requirements. A minimum 20' unobstructed access way is required for emergency services and the Seminole County Engineering Manual requires a minimum of 46' for right-of-way.

The subject property has a Low Density Residential Future Land Use designation, which allows a maximum density of four (4) dwelling units per net buildable acre. The intent of the Low Density Residential Future Land Use designation is to provide appropriate locations for standard detached single-family residences. The subject property is considered infill development, as it is the only undeveloped property with a Low Density Residential Future Land Use designation within a ½ mile radius.

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

West: FLU: Low Density Residential

Zoning: R-1AA (Single Family Dwelling) with a minimum lot size of 11,700 square feet and a minimum lot width of ninety (90) feet at building line.

East: FLU: Low Density Residential

Zoning: PD (Planned Development) known as the Howell Creek Park PD with a minimum lot size of 9,000 square feet and a minimum lot width of seventy-five (75) feet at building line.

North: FLU: Low Density Residential

Zoning: R-1AA (Single Family Dwelling) with a minimum lot size of 1,700 square feet and a minimum lot width of ninety (90) feet at building line.

South: FLU: Low Density Residential

Zoning: A-1 (Agriculture) with a minimum lot size of one (1) acre. The Seminole County Water Treatment Plant is adjacent to the south perimeter of the subject site.

### Site Analysis

Floodplain Impacts:

Based on the 2007 FIRM map, there appears to be approximately 8.2 acres of floodplain on the subject property. At time of Final Engineering Plan review the Developer will be



required to provide a floodplain survey delineation.

**Wetland Impacts:**

Based on preliminary County wetland map analysis, the site appears to contain wetlands. At time of Final Engineering Plan review the Developer will be required to provide a wetlands survey delineation to determine the location and square footage of onsite wetlands. A fifteen (15) foot minimum, twenty-five (25) foot overall average wetland buffer will be required for all post development wetlands.

**Endangered and Threatened:**

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

**Utilities:**

The site is located in the Seminole County utility service area and will be required to connect to public utilities. Water and sewer capacity is available to serve the proposed development. The subject property is not in the ten (10) year master plan for reclaimed water.

There is a six (6) inch water main on the east side of Nodding Pines Way and an eight (8) inch gravity sanitary sewer in the street on Nodding Pines Way.

The existing six (6) inch water line no longer meets current National Fire Protection Association (NFPA) standards; therefore, expansion of those lines may require upsizing the line on Nodding Pines Way to Red Bug Lake Road.

**Transportation/Traffic:**

Access to the subject site is proposed from Nodding Pines Way, which is classified as local road and does not have improvements programmed in the County five (5) year Capital Improvement Program. More specifically, access is proposed from Lot 16 of the Sutter's Mill Unit 2 plat, also known as the Nodding Pines Estates subdivision. The Developer proposes to replat and redevelop Lot 16 into a sixty (60) foot wide access road with a fifteen (15) foot wide buffer tract on the north and south perimeter adjacent to Lot 15 and Lot 17 of the existing subdivision. The proposed fifteen (15) foot wide buffer tracts will serve as a landscape buffer and prevent Lot 15 and Lot 17 from becoming corner lots.

Access from Nodding Pines Way appears to be the only viable access point for the proposed single-family residential subdivision development. The subject eighteen (18) acre site is comprised of six (6) unplatted parcels, none of which have direct access onto a County standard road. There is a fifteen (15) foot wide ingress/egress easement known as Mustang Way that runs along the north perimeter of the Howell Creek Park



subdivision, and continues west adjacent to the north perimeter of subject Parcel 25 and Parcel 27; however, the easement is not wide enough to provide access that would meet County standards for road width and pavement.

The internal access from Nodding Pines Way allows the property to be developed to its highest and best use and helps to satisfy the need for housing in the County.

**Sidewalks:**

The developer will be required to build a five (5) foot wide sidewalk along all internal roads in the development and connect to the existing sidewalk on Nodding Pines Way.

**Drainage:**

The subject site is located within the Howell Creek Drainage Basin and has limited downstream capacity; therefore, the site will have to be designed to hold water quality and the twenty-five (25) year, twenty-four (24) hour pre, verses, post volumetric difference.

**Buffers:**

The existing single-family residential subdivisions adjacent on the west and north of the subject site are developed under the R-1AA zoning classification, and the existing single-family residential subdivision adjacent on the east is developed under the PD (Planned Development) zoning classification with a minimum lot size that is smaller than the requested R-1AA zoning classification; therefore, buffers will not be required.

**Open Space:**

The requested R-1AA (Single Family Dwelling) 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 analysis concluded that the students generated by the project at this time, would be accommodated without exceeding the adopted level of service (LOS) for the currently zoned Elementary school, Middle school, and High school. The analysis notes this is a nonbinding review for informational purposes and as indicated in the analysis may not represent future conditions when final approval requires a School Capacity Availability Letter of Determination (SCALD) reservation letter from the School board.

**Consistency with the Land Development Code**



The requested R-1AA (Single Family Dwelling) zoning classification has been evaluated for compatibility with the Land Development Code of Seminole County in accordance with Chapter 30, Part 12.

The request is consistent with the Land Development Code of Seminole County. The R-1AA (Single Family Dwelling) zoning classification has a minimum lot size requirement of 11,700 square feet with a minimum width at building line of ninety (90) feet. The zoning classification requires a minimum house size of 1,300 square feet and a maximum building height of thirty-five (35) feet.

The requested R-1AA (Single Family Dwelling) zoning classification is consistent and compatible with the existing Low Density Residential Future Land Use designation.

On April 26, 2022, the Board of County Commissioners adopted an Ordinance amending the definition of "Net Buildable Acreage" in the Comprehensive Plan and Land Development Code.

Prior to the amendment date of April 26, 2022, the definition of "Net Buildable Acreage" was defined as: The total number of acres excluding lakes and areas defined as wetlands and flood prone areas.

"Net Buildable Acreage" is now defined as: The total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands, or flood prone areas, unless the subject site is located within the "Urban Core" of Seminole County.

The "Urban Core" is defined as: The lands bounded by Interstate-4 on the west, and within a ¼ mile boundary of U.S. 17/92 on the east, and all land within a ¼ mile of SR 436, that any parcel crossed by this boundary is considered wholly within the "Urban Core," where the "Net Buildable Acreage" is defined by the total number of acres within the boundary of a development, excluding natural lakes and wetlands or flood prone areas.

The subject site is located outside of the "Urban Core"; therefore, density will be determined based on net buildable acreage defined as: The total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands, or flood prone areas.

#### Consistency with the Comprehensive Plan

The subject property has a Low Density Residential Future Land Use designation. The intent of the Low Density Residential Future Land Use designation is to provide appropriate locations for standard detached single-family residences at a maximum density of four (4) dwelling unit 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 Suburban Estates.

The proposed development is consistent with Policy TRA 2.2.17 Increase Local Street Connectivity for Redevelopment Projects, which states, "In order to reduce the traffic impacts caused by infill and redevelopment projects on existing collector and/or arterial roadways within mixed development centers and major transit development/redevelopment corridors, the County shall require all infill and redevelopment projects to improve local street connectivity by creating new local streets, where feasible." The proposed subdivision is consistent with Transportation Policy 2.2.17 because it is proposing access from an existing local road creating inter-connectivity.

Under Policy FLU 17.5 Evaluation Criteria of Property Rights Assertions, the reasonable use of property is a use which does not adversely affect the public health, safety, morals, or welfare and is compatible with abutting or proximate properties and is otherwise a use that is consistent with generally accepted land use planning principles. The requested R-1AA (Single Family Dwelling) zoning classification is consistent with the Seminole County Comprehensive Plan and is compatible with the surrounding trend of development in the area. The existing developments adjacent to the west and north of the subject site consist of R-1AA (Single Family Dwelling) zoning with a minimum lot size of 11,700 square feet, and the existing development adjacent to the east of the subject site consist of PD (Planned Development) zoning with a minimum lot size of 9,000 square feet. The property adjacent to the south consist of A-1 (Agriculture) zoning and is owned by Seminole County, utilized as a water treatment plant.

Under Policy FLU 1.1 Environmentally Sensitive Lands, the County shall continue to regulate development and preserve environmentally sensitive areas by means of the Environmentally Sensitive Lands Overlay Area and associated provisions of the Land Development Code where soils, topography, wetlands, floodplains, land use, and other constraints exist. The Environmentally Sensitive Lands Overlay Area shall identify flood prone lands (as identified by the National Flood Insurance Program) and the location of wetlands defined by the St. Johns River Water Management District. The subject site contains floodplain and wetlands located in the southern portion of the site. Any impacts to wetlands will require approval from the Florida Department of Environmental Protection (FDEP); a fifteen (15) foot minimum, twenty-five (25) foot overall average wetland buffer will be required for all post development wetlands.

In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedures, the Applicant conducted a community meeting on February 6, 2023.

**Staff Recommendation:**

Recommend the Board of County Commissioners adopt the Ordinance enacting a Rezone from A-1 (Agriculture) to R-1AA (Single Family Dwelling) on approximately

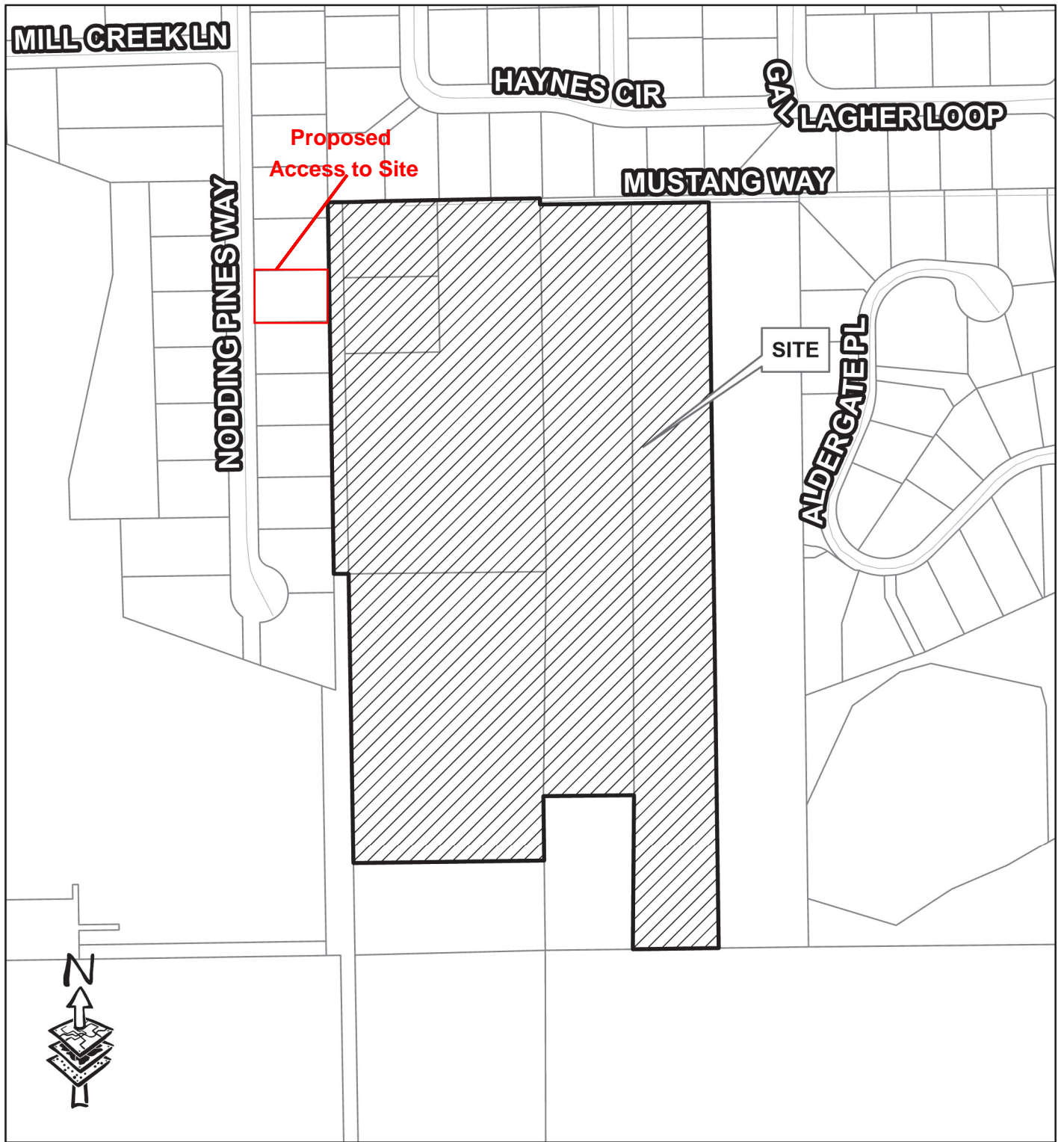


eighteen (18) acres, located east of Nodding Pines Way, approximately ¼ mile south of Red Bud Lake Road.







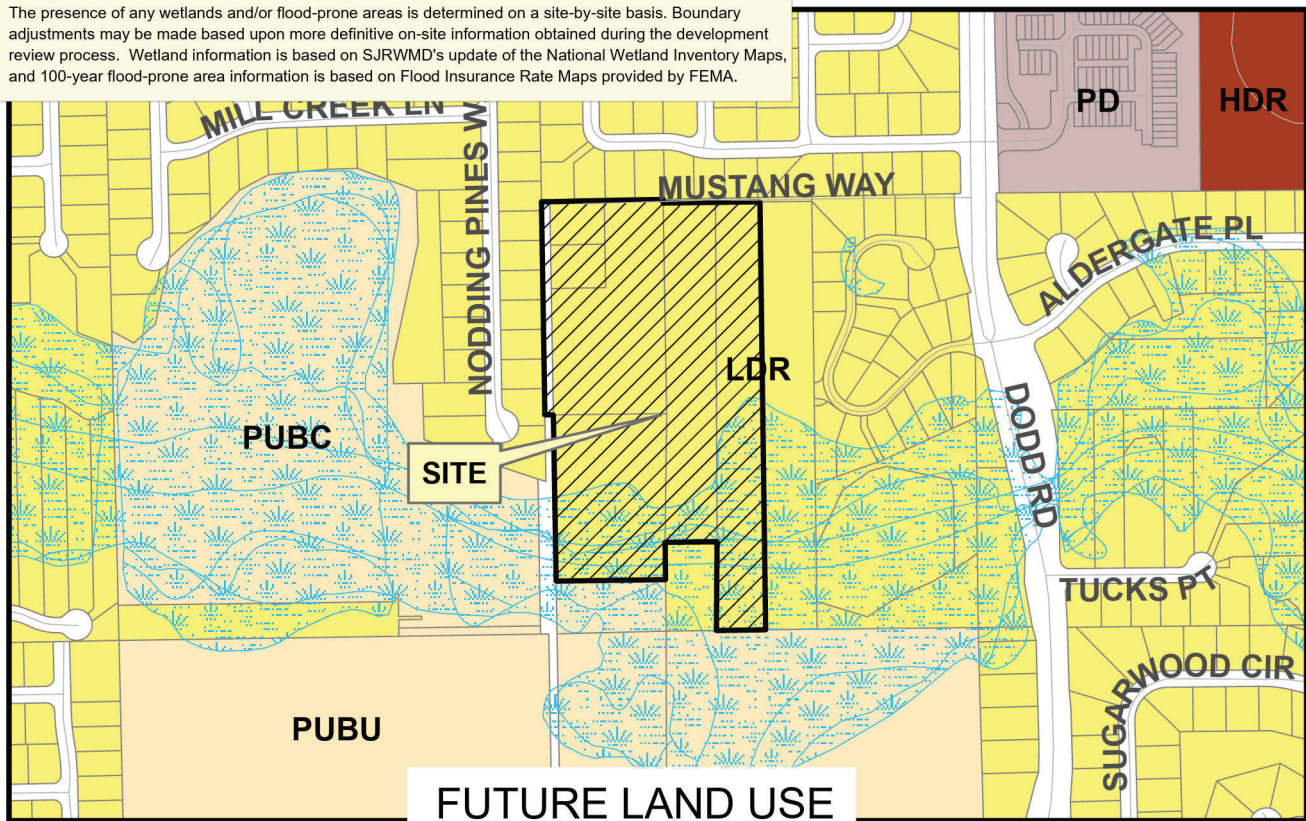


Date: 4/11/2023

Name Z2019-055BandW



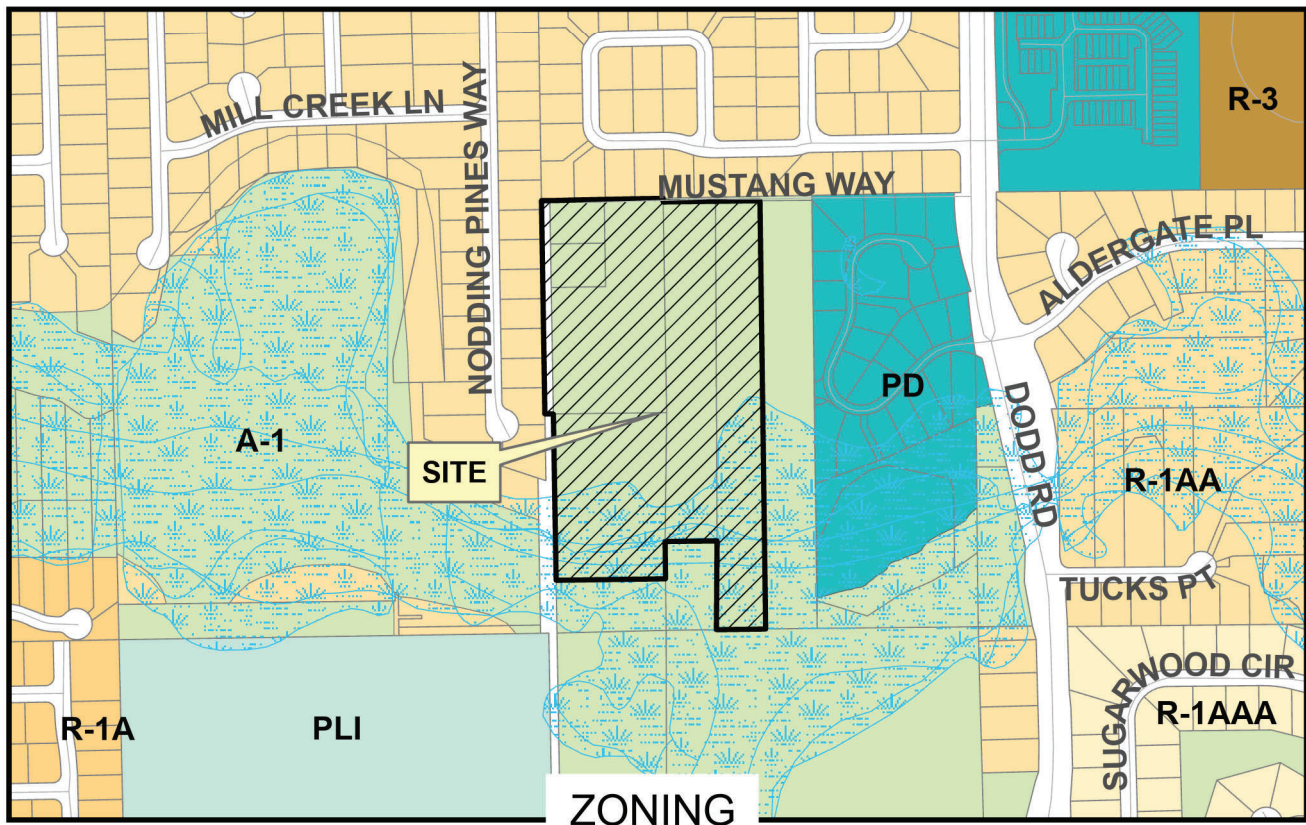
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory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



Site
  CONS
  HDR
  LDR
  PD
  PUBC; PUBU

Applicant: Steven Coover  
 Physical STR: 23-21-30  
 Gross Acres: 17.3 +/- BCC District: 1  
 Existing Use: vacant  
 Special Notes:

	Amend/Rezone #	From	To
FLU	-	-	-
Zoning	Z2019-055	A-1	R-1AA

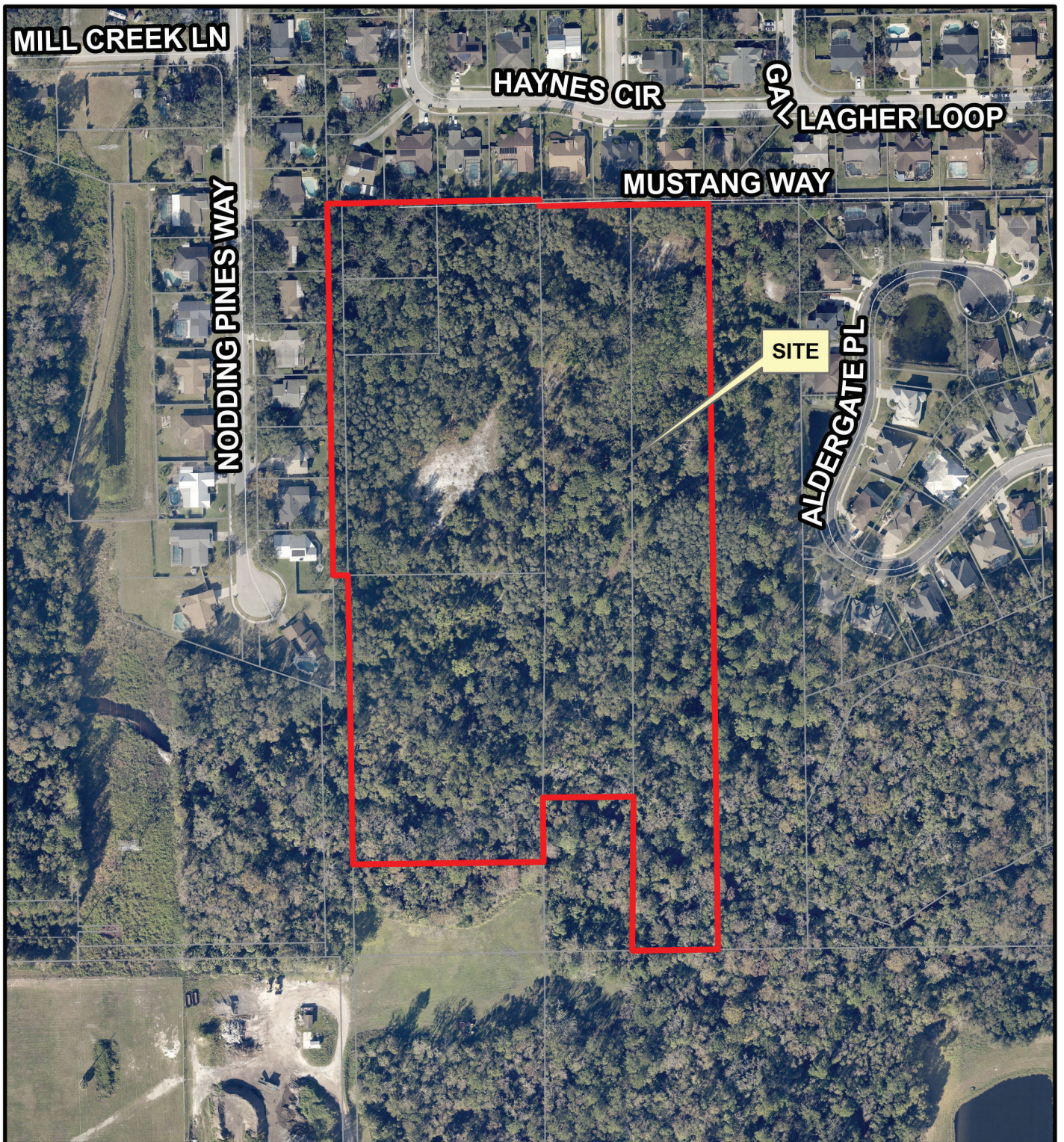


Date: 4/11/2023

Name Z2019-055

Site
  CONS
  A-1
  R-1AAA
  R-1AA
  R-1A
  R-3
  PD
  PLI





Rezone No: Z2019-055  
From: A-1 To: R-1AA

 Parcels  
 Site



Winter 2023 Color Aerials

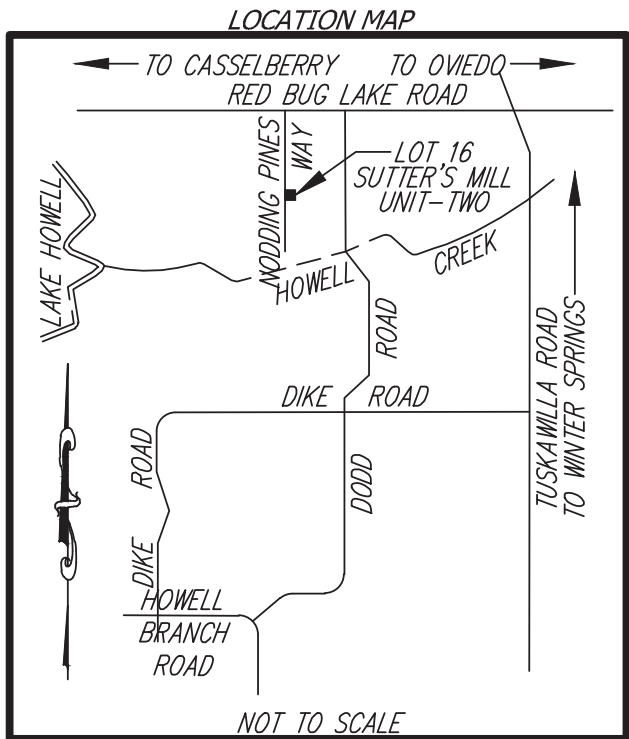
Date: 4/11/2023

Name Z2019-055Aerial



# PROPOSED ACCESS POINT FOR DEVELOPMENT

DEDICATION NOTES:  
1) Tracts "A" and "B" are for landscaping, entry features and signage and are to remain private, owned and maintained by the Home Owners Association.  
2) Access Road is hereby dedicated to the public and is for ingress, egress and the installation and maintenance of utilities.

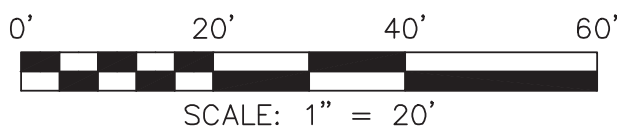


**50' DEDICATED R/W**  
**NODDING PINES WAY**  
**(PLAT BOOK 25, PAGE 12)**

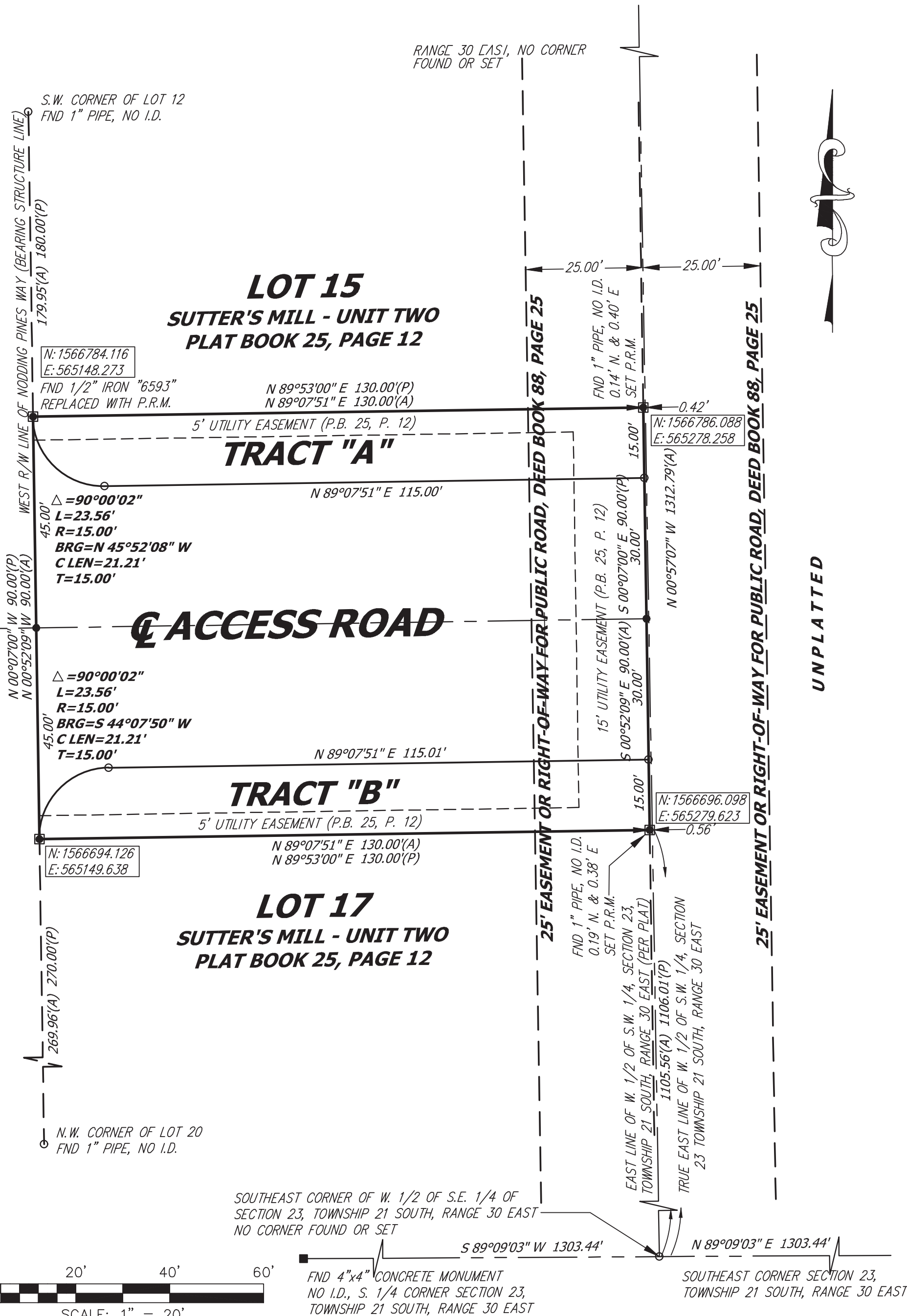
ABBREVIATIONS LEGEND:  
(A).....ACTUAL MEASUREMENT  
C.....CENTER LINE  
D.B.....DEED BOOK  
FND.....FOUND  
I.D.....IDENTIFICATION  
IRON.....IRON BAR SET OR FOUND AS NOTED  
L.B.....CORPORATION LICENSE NUMBER  
L.B.220.....CORPORATE REGISTRATION NUMBER OF THE DOUDNEY COMPANIES, INC  
NO.....NUMBER  
O.R.B.....OFFICIAL RECORDS BOOK  
P.....PAGE  
(P).....PLATTED MEASUREMENT  
P.B.....PLAT BOOK  
P.L.S.....PROFESSIONAL LAND SURVEYOR  
Pp.....PAGES  
PSM.....PROFESSIONAL SURVEYOR AND MAPPER  
R.L.S.....REGISTERED LAND SURVEYOR  
R/W.....RIGHT-OF-WAY

CURVE ELEMENTS  
Δ.....DELTA OR CENTRAL ANGLE OF A CURVE  
R.....RADIUS LENGTH  
L.....ARC LENGTH  
C LEN.....CHORD LENGTH  
BRG.....CHORD BEARING  
T.....TANGENT

**THE DOUDNEY COMPANIES, INC.**  
**PROFESSIONAL SURVEYORS AND MAPPERS**  
**200 EAST COMMERCIAL STREET, SUITE 1**  
**SANFORD, FLORIDA 32771-3866**  
**PHONE: (407)322-1451**

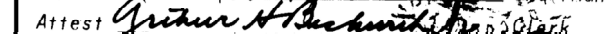


"NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county."





## 83







**Seminole County Public Schools  
School Impact Analysis  
School Capacity Determination  
(Non-Binding)**

*Handwritten signature and date: 7.26.22*

**To:** Chad Moorhead, P.E., Madden, Moorhead & Stokes, LLC \* 407-629-8330 \* [Chad@madden-eng.com](mailto:Chad@madden-eng.com)  
Nicole Martin, Madden, Moorhead & Stokes, LLC \* 407-629-8330 \* [Nicole@madden-eng.com](mailto:Nicole@madden-eng.com)  
Rebecca Hammock, Seminole County \* 407-665-7396 \* [Rhammock@seminolecountyfl.com](mailto:Rhammock@seminolecountyfl.com)

**From:** Jordan Smith, AICP, PP, Facilities Planner, Seminole County Public Schools

**Date:** July 18, 2022

**RE:** **Mustang Way (Seminole County)**

Seminole County Public Schools (SCPS), in reviewing the above request, has determined that if approved, the FLUM designation and/or zoning will generate school age children.

**Description: Proposed Rezone from A-1, Agriculture to R1-AA, Residential of +/-16.88 acres** generally located **ADJACENT TO** on the south side of Mustang Way, west of Dodd Road and north of Dike Road (*for Find My School reference*) **within the jurisdiction of unincorporated Seminole County, Florida.** The applicant is requesting a change to the zoning **to allow a maximum of 33 Single-Family detached residential units**, to be developed within the proposed zoning designations.

**Parcel ID (s) #:** **23-21-30-300-022A-0000; 23-21-30-300-0210-0000; 23-21-30-300-0220-0000; 23-21-30-300-0230-0000; 23-21-30-300-0250-0000; 23-21-30-300-0270-0000**

This review and evaluation is performed on proposed future land use changes, rezones and conditional uses, unplatted parcels, or projects that have not received final entitlement approval. This evaluation does not guarantee that the developments subject to this declaration are exempt from, or determined to meet the school concurrency requirements effective as of January 1, 2008. Changes in enrollment, capacity, any newly platted developments, and any subsequent final development approvals may affect the provision of concurrent school facilities at the point of final subdivision approval, including the potential of not meeting statutory concurrency requirements based on future conditions.

Based on information received from the jurisdiction and the application for the request, SCPS staff has summarized the potential school enrollment impacts in the following tables:

**CSA Capacity**

DEVELOPMENT IMPACT ON STUDENT GENERATION BY CSA			
AFFECTED CSAs	CSA E-4	CSA M-3	CSA H-2
CAPACITY	2,466	3,868	4,827
3-YEAR PROGRAM CAPACITY	-	-	220
ENROLLMENT	2,144	3,300	4,228
AVAILABLE CAPACITY	322	568	819
SCALD RESERVATIONS TO DATE	243	134	173
SIA - Mustang Way	6	3	5
REMAINING CAPACITY	✓ 73	✓ 431	✓ 641

**Comments CSA Evaluation:**

At this point, the students generated at the three CSA levels would be able to be accommodated without exceeding the adopted levels of service (LOS) for each CSA by school type, or there is adjacent capacity to meet LOS as allowed by interlocal agreement. Any planned expansions/additions in the current five-year capital plan would provide additional student capacity to relieve the affected schools is reflected in this review.



**Zoned School Enrollment:** For informational purposes, the below table indicates the analysis based on the individual school zones within the CSA under current conditions. At this point, the potential students generated **would be able to be accommodated without exceeding the adopted Levels of Service (LOS) for the currently zoned elementary school.** Any planned expansions/additions that would provide additional student capacity contained in the current five-year capital plan and scheduled to be completed within the next three years are included in this review.

ZONED SCHOOL					
ELEMENTARY SCHOOLS	Red Bug	East Brook	English Estates		CSA E-4
CAPACITY	863	806	797		2,466
3-YEAR PROGRAM CAPACITY				-	-
ENROLLMENT	773	691	680		2,144
AVAILABLE CAPACITY	90	115	117	-	322
SCALD RESERVATIONS TO DATE	17	141	85		243
SIA - Mustang Way	6	-	-	-	6
					-
REMAINING CAPACITY	67	(26)	32	-	73
ZONED SCHOOL					
MIDDLE SCHOOLS	Tuskawilla	Indian Trails	South Seminole		CSA M-3
CAPACITY	1,250	1,404	1,214		3,868
3-YEAR PROGRAM CAPACITY					-
ENROLLMENT	1,100	1,215	985		3,300
AVAILABLE CAPACITY	150	189	229	-	568
SCALD RESERVATIONS TO DATE	59	17	58		134
SIA - Mustang Way	3	-			3
					-
REMAINING CAPACITY	88	172	171		431
ZONED SCHOOL					
HIGH SCHOOLS	Lake Howell	Winter Springs			CSA H-2
CAPACITY	2,348	2,479			4,827
3-YEAR PROGRAM CAPACITY	220				220
ENROLLMENT	2,239	1,989			4,228
AVAILABLE CAPACITY	329	490	-	-	819
SCALD RESERVATIONS TO DATE	141	32			173
SIA - Mustang Way	5	-			5
					-
REMAINING CAPACITY	183	458			641

### Terms and Definitions:

**Capacity:** The amount of satisfactory permanent student stations as calculated on the date of the second FDOE count in October of the current school year. The number of students that can be satisfactorily accommodated in a room at any given time and which, is typically a lesser percentage of the total number of student stations. NOTE: Capacity is **ONLY** a measure of student stations, not of enrollment.

**Concurrency Service Area (CSA):** A geographic unit promulgated by the School Board and adopted by local governments within which the level of service is measured when an application for residential development is reviewed for school concurrency purposes. **The CSA listed represents the area that the capacity is considered and student assignment may be in a CSA adjacent to the project.**

**Enrollment:** For the purposes of concurrency review, the enrollment level is established each year as per Public School Interlocal Agreement Section 12.4 A, which sets the level on the date of the second full time equivalent (FTE) survey for FDOE, generally taken in mid-October.

**Programmed 3 Year Additions:** New permanent school capacity within the CSA, which will be in place or under actual construction within the first three years of the current SCPS Capital Improvement Plan.

**Remaining Capacity:** The capacity available for future development after the addition of any programmed capacity and less the reserved capacity.



**Reserved Capacity:** The total number of student stations reserved in the respective CSA's that are assigned to projects via a SCALD certificate.

**School Size:** For planning purposes, each public school district must determine the maximum size of future elementary, middle and high schools. Existing school size is determined solely through FISH data. Seminole County Public Schools has established the sizes of future schools (with the exception of special centers and magnet schools) as follows:

- i) Elementary: 780 student stations
- ii) Middle: 1500 student stations
- iii) High: 2,800 student stations

**School Attendance Zone:** The established geographic area that identifies school assignments pursuant to Board Policy for each District school or region of schools, other than county wide magnet schools. Students shall attend the school(s) serving their residential or regional attendance zone unless otherwise permitted by Board Policy

**Students Generated by Project:** is determined by applying the current SCPS student generation rate (calculated in the 2017 Impact Fee Study) to the number and type of units proposed. The number of units is determined using information provided by the jurisdiction and/or from the applicant's request. If no actual unit count is provided the unit count is then estimated based on the maximum allowable density under the existing/proposed future land use designation. **Eventual Student assignment may not be to the school in closest proximity to the proposed residential development.**

**Utilization:** A State Board Rule prescribed percentage of student stations that a room (and proportionately, a school and school district) can satisfactorily accommodate at any given time. From a school/campus analysis perspective, "utilization" is determined as the percentage of school enrollment to capacity. Current DOE established K-12 utilization factors are as follows:

Elementary 95%, Middle 90%, High 95%



**AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATION ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) ZONING CLASSIFICATION TO THE R-1AA (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 Mustang Way Rezone, dated June 13, 2023.

(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 A-1 (Agriculture) to R-1AA (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 accordance with Section 125.66, Florida Statutes, and this Ordinance will be effective upon filing with the Department.

ENACTED this 13<sup>th</sup> day of June 2023.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
Amy Lockhart, Chairman



**EXHIBIT A  
LEGAL DESCRIPTION**

PID: 23-21-30-300-0230-0000

LUCY S. GRIFFIN (OFFICIAL RECORDS BOOK 5000, PAGE 896)

THE NORTH 500 FEET OF THE WEST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 30 EAST, LESS ROAD RIGHT OF WAY;

AND

PID: 23-21-30-300-0220-0000

THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF THE SE 1/4; LESS THE NORTH 264 FEET OF THE WEST 165 FEET, SECTION 23, TOWNSHIP 21 SOUTH, RANGE 30 EAST;

AND

PID: 23-21-30-300-022A-0000

THE SOUTH 132 FEET OF THE NORTH 264 FEET OF THE WEST 165 FEET OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 30 EAST;

AND

PID: 23-21-30-300-0210-0000

THE NORTH 132 FEET OF THE WEST 165 FEET OF THE SE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 30 EAST, ALL LYING AND BEING IN SEMINOLE COUNTY, FLORIDA.

LARRY W. AND PATRICIA E. SIKES (OFFICIAL RECORDS BOOK 1889, PAGE 862)

PID: 23-21-30-300-0250-0000

West 5 acres of the East 3/4 of SE 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 30 East, except 15 feet on the North side reserved for the right of way for private road and less the South 265 feet.

LARRY W. AND PATRICIA E. SIKES (OFFICIAL RECORDS BOOK 1107, PAGE 327)

PID: 23-21-30-300-0270-0000

The East 1/4 of the West 1/2 of the SE 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 30 East, LESS the North 15 feet thereof reserved for Right-of-way for private road.



## INVITATION TO COMMUNITY MEETING

February 6, 2023

6:00-7:00 p.m.

Dear Neighbors,

We hope you can join us for a community meeting to discuss an application to rezone approximately 16.88 acres from A-1 to R-1AA.

On February 6, 2023, from 6:00 – 7:00 PM, the project team is hosting an in-person community meeting to discuss the proposed right-of-way abandonment and vacation of Mustang Way in the community meeting room at the Seminole County Sheriff's Office at 100 Eslinger Way, Sanford, Florida 32773.

Please RSVP to Robin McAdams if you plan to attend: [Robin.McAdams@lowndes-law.com](mailto:Robin.McAdams@lowndes-law.com) or call 407-418-6757. We look forward to talking to you!

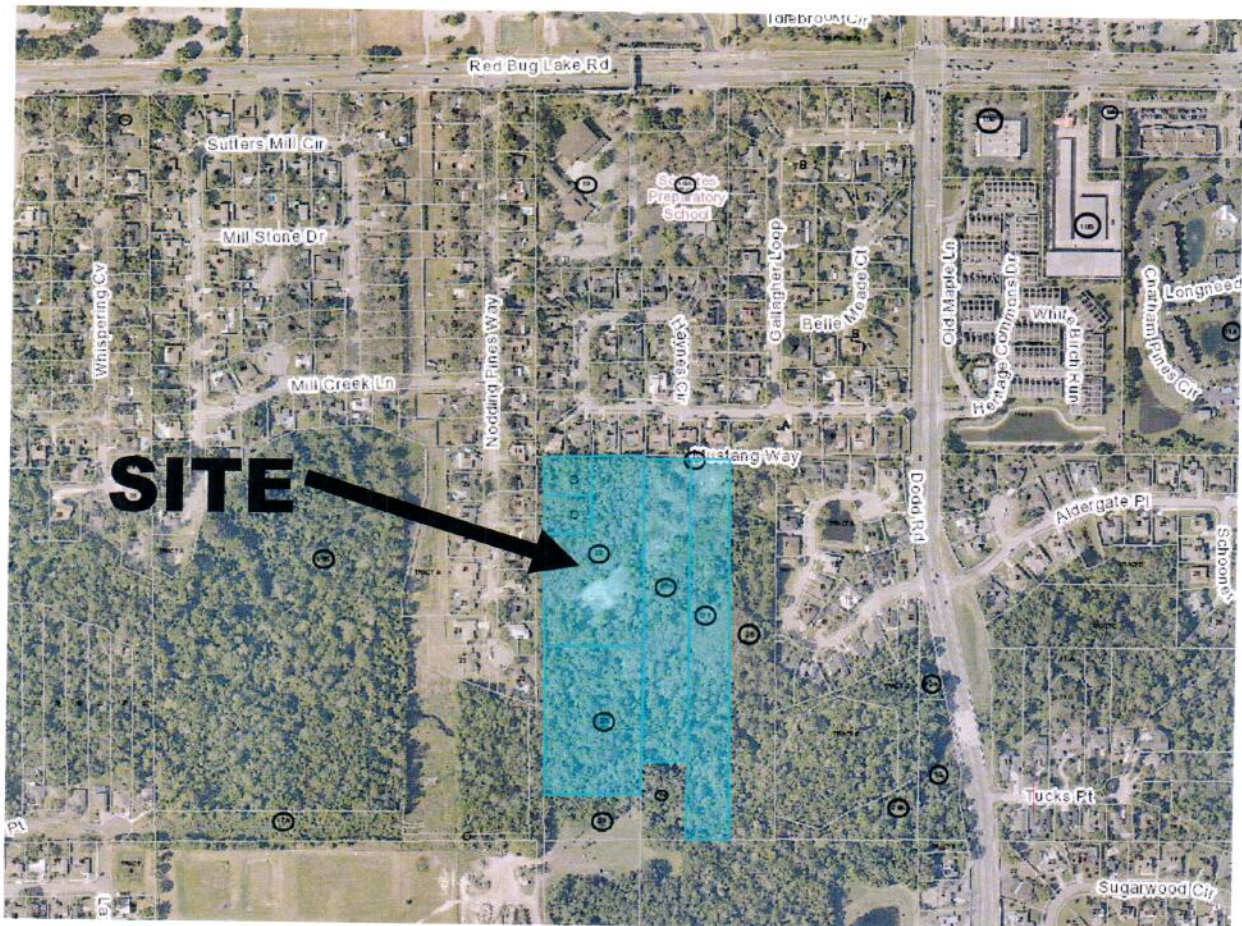
### Project Information:

Project Name: Mustang Way Property

Project Number: 19- 20000012

Location: South side of Mustang Way, west of Dodd Road (see image below)

Parcel Numbers: 23-21-30-300-022A-0000, 23-21-30-300-0210-0000,  
23-21-30-300-0220-0000, 23-21-30-300-0230-0000,  
23-21-30-300-0250-0000 & 23-21-30-300-0270-0000





Ronda, Christiansen @ CbRealty.com

George J. Karl III gkarlii@embuymail.com

DAVID DULL / DAVIDDULL9@YAHOO.COM

Mike & Lisa Maroney MMaro96@GMail.com  
lls1920@gmail.com

James Causey - PAWPAW127@YAHOO.COM - 1054 N.P.W

Monica Lewis & Leonard Diezi - Z28red91@cfl.m.com  
LEDIEZI@CFL.RR.COM

ROSEMARYE. HURLEY @ GMAIL.COM

mlouyossie@gmail.com

lbocas @ cfl-rr-com

Travis Barkley @ gmail.com

TobigP@AOL.COM

AJLIN469@HOTMAIL.COM

- Roy McCatty - ROYMCATTY@HOTMAIL.COM  
CLAUDETTEJOHNSON@HOTMAIL.COM



Lowndes

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ORLANDO FL 328

19 JAN 2023 PM 2 L



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FIRST-CLASS

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1020 WINTER SPRINGS OWNER LLC  
C/O TRI WEST MULTI FAMILY LLC Attn: ZANIR, OMER 107 EUCALYPTUS DR  
EL SEGUNDO, CA 90245

90245-999955



Lowndes

ORLANDO FL 328

19 JAN 2023 PM 5 L



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FIRST-CLASS

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01/19/2023 ZIP  
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MERRITT GORDON  
2781 NE 28TH ST  
FT LAUDERDALE, FL 33306

*McADAMS*

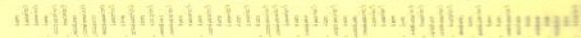
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 Lowndes

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or Suite B*

ORLANDO FL 328

19 JAN 2023 PM 4 1



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TUCKS KNOLL HOMEOWNERS ASSN INC  
2277 LEE RDSTE 200E  
WINTER PARK, FL 32789

*Uff*

*McADAMS*

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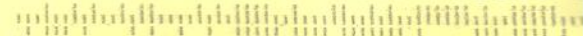
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ORLANDO FL 328

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FIRST-CLASS

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01/19/2023 ZIP

043M31228461

23-21-30-5LT-0A00-0000  
LOST CREEK HOMEOWNERS ASSN  
C/O J CAREY PROPERTIES INC PO BOX 1995  
WINTER PARK, FL 32790

*R. McADAMS*

.. 9930000000500002100

56998-9999  
32790-199595

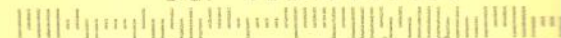
VAC

NIXIE 33913 01/28/2023

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
VACANT

SORT IN MANUAL ONLY NO AUTOMAT

BC: 56998999955





**February 6, 2023  
6:00 to 7:00 p.m.  
100 Eslinger Way, Sanford, FL 32773**

**I. Overview**

A neighborhood meeting was held regarding a rezoning application for the following property (the “Property”).

Project Information:

Project Name: Mustang Way Property

Project Number: 19- 20000012

Location: South side of Mustang Way, west of Dodd Road

Parcel Numbers: 23-21-30-300-022A-0000, 23-21-30-300-0210-0000,  
23-21-30-300-0220-0000, 23-21-30-300-0230-0000,  
23-21-30-300-0250-0000 & 23-21-30-300-0270-0000

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

Please see attached.

**III. Number of Neighborhood Meeting Notices distributed.**

Please see attached Mailing List

**IV. A copy of the Neighborhood Meeting Notice.**

Please see attached.

**V. Neighborhood Meeting Notice distribution date and method.**



The notices were mailed via USPS certified mail on January 19, 2023.

**VI. The date and location of the Neighborhood Meeting.**

February 6, 2023 from 6 – 7 PM at 100 Eslinger Way, Sanford, FL 32773

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

One (1) member of the project team and forty (40) people from the greater community attended the meeting.

**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.**

Forty-four (44) reached out via email and/or via phone to RSVP or request project information.

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

General concerns and issues raised at the Meeting related to:

- Impact of future development on traffic in the surrounding area;
- Access to Property using Nodding Pines Rd. through existing subdivision;
- Density of residential development that would be allowed by rezoning;
- Proposed right-of-way abandonment



Neil Newton,

I would first like to say thank you for meeting with me Friday, January 17th, to discuss land acquisition from Seminole County. As discussed, the homeowners of the Nodding Pines Way subdivision are greatly concerned and opposes the proposal to create an entrance at 1061 Nodding Pines Way for a new subdivision on the vacant land commonly referred to as Mustang Way.

Nodding Pines Way is a busy street, with not only the residents that reside on it, but it is also used as a thoroughfare from both the neighboring subdivision and people dropping off and picking up their children from Red Bug Elementary School and Red Bug Lake Park directly across from our subdivision. All of this, compiled with rush hour traffic in both morning and evening, creates quite the headache at the intersection of Red Bug Lake Road and Nodding Pines Way. With the proposal of a new subdivision and adding a minimum of 60 plus cars, you can see our dilemma.

The fact is that Nodding Pines Way can only accommodate so much traffic, regardless of what traffic studies and theorized statistics provided by engineers and brought forth by the attorneys employed by the builder say. They do not live here and thus have NO idea, nor do they care.

I have an alternative proposal. Seminole County owns property off of Dike Road, approximately one hundred acres for possible future expansion, as explained to me by you.

My proposal is this:

Allow builder to purchase property, two acres, plus or minus, from Seminole County, that connects from Dike Road to the Southeastern most part of proposed subdivision. Make it a minimum of forty feet across, twenty feet for roadway, and ten feet on both sides for utilities, sidewalk, privacy fence, etc., meeting all requirements for Egress and Right of Way. Make it a gated entrance at Dike Road for residents of that community only.

Seminole County has now sold property that can be taxed, to the residents or HOA of that community, as improved land. This would eliminate the traffic dilemmas on Nodding Pines Way and Red Bug Lake Road

The residents, along with myself, would like to say thank you for your time in helping us in this matter.

Larry Smith  
1074 Nodding Pines Way  
Casselberry, FL 32707



## Giles, Joy

---

**From:** Tom Burke <tburke111@gmail.com>  
**Sent:** Friday, February 10, 2023 12:01 PM  
**To:** Giles, Joy  
**Cc:** George and Jeanette Karl  
**Subject:** Re: FW: Assistance Requested Re-zoning of Mustang Way Property

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Good Morning Ms.Giles,

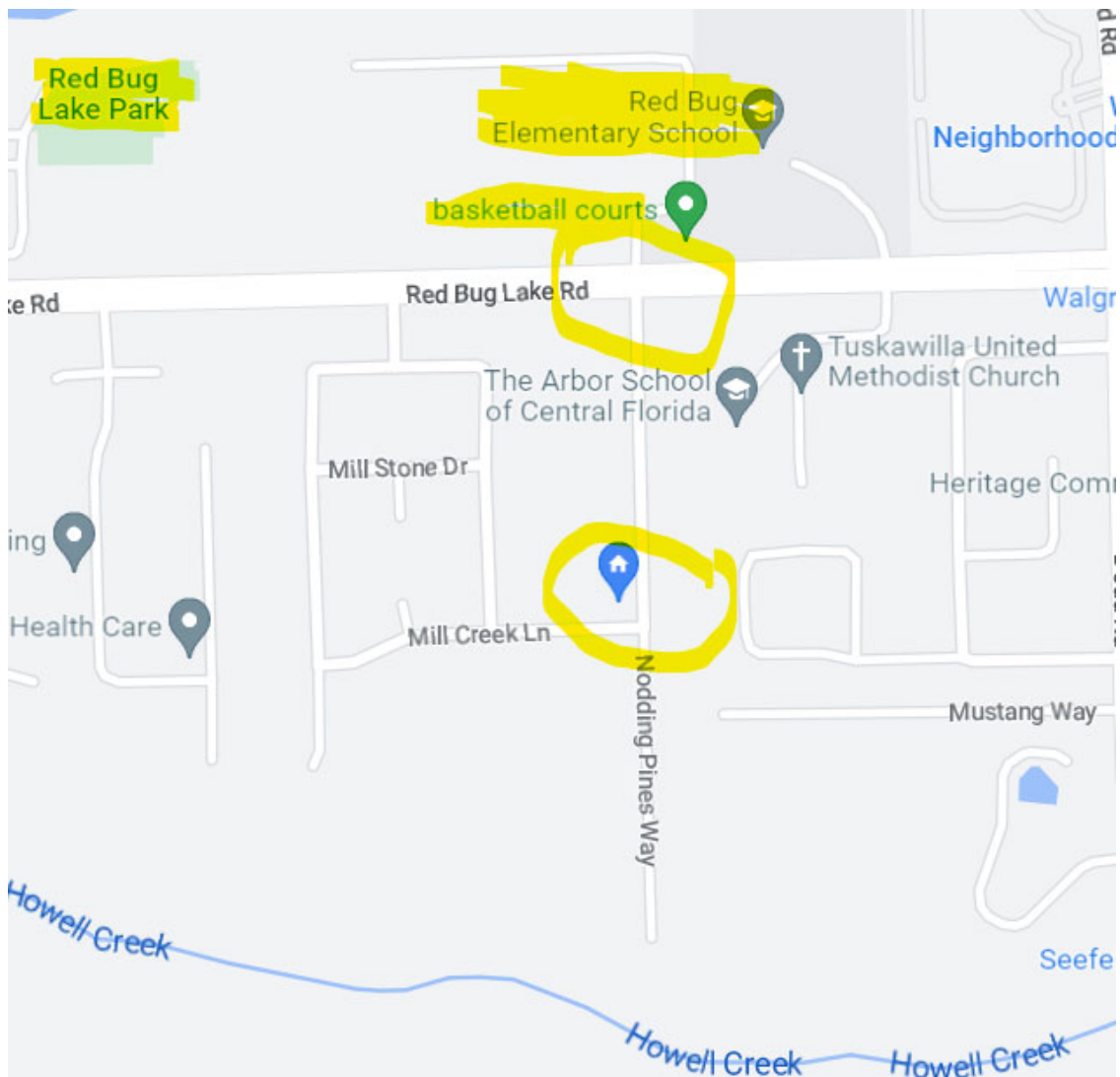
It seems we keep going in circles as far as access through Sutters Mill Lot 16 to this property.. As I understand the current state, multiple actions are being proposed.

1. The owner of the property wishes to Abandon his current access to his property which would then allow the owners to say that their land has no [access.to](#) the property.
2. The owners will then propose to gain access to the property at Sutter's Mill Lot 16.on Nodding Pines Way.
3. And finally the owners have asked to rezone the property to allow the possibility of 60 homes to be built.

When any one of these actions, as they stand individually, sound harmless to Nodding Pines Way the traffic potential these actions would open up are my biggest objection to the above actions. Let me clarify my concerns:

1. Red Bug Elementary and Red Bug Park sit directly north of the Nodding Pines Way. The danger to our children because of the increased traffic is hard for me to imagine. I am sure traffic studies would not support my statement because the traffic volumes cannot be based on 24 hour usage. School start and end times, recreational activities at the park and daily rush hour really have a huge impact on Nodding Pines Way.
2. Mill Creek Lane and Nodding Pines Way intersect; this in itself increases the traffic because the traffic light at the Red Bug Lake Rd and Nodding Pines Way make it convenient to use Nodding Pines Way.
3. Nodding Pines Way is used by parents to pick up and drop off the Red Bug Elementary children so the first 100 yds of the entrance to become a single lane road.
4. Adding potentially 60 new families to now be required to use Nodding Pines as the only access to their homes, would be a burden of both the current and future homeowners.





*I only ask that you consider my concerns.*

Tom Burke  
1036 Nodding Pines Way  
Casselberry, FL 32707

On Thu, Feb 9, 2023 at 9:47 PM George Karl <[gkarliii@embargmail.com](mailto:gkarliii@embargmail.com)> wrote:

To our neighbors, for your information.



George Karl

---

**From:** Giles, Joy <[JGiles@seminolecountyfl.gov](mailto:JGiles@seminolecountyfl.gov)>  
**Sent:** Thursday, February 9, 2023 12:22 PM  
**To:** George Karl <[gkarliii@embargmail.com](mailto:gkarliii@embargmail.com)>  
**Subject:** RE: Assistance Requested Re-zoning of Mustang Way Property

Yes please feel free to give me email to any of the surrounding residents who have questions or wish to submit letters of concern, objection, or support to be included in the public record.

Thank you



**Joy Giles**

Senior Planner  
Development Services Department | Planning & Development Division

O: (407) 665-7399  
1101 East First Street

Sanford, FL 32771  
[jgiles@seminolecountyfl.gov](mailto:jgiles@seminolecountyfl.gov)  
[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)

---

**From:** George Karl <[gkarliii@embargmail.com](mailto:gkarliii@embargmail.com)>  
**Sent:** Thursday, February 9, 2023 8:13 AM  
**To:** Giles, Joy <[JGiles@seminolecountyfl.gov](mailto:JGiles@seminolecountyfl.gov)>  
**Subject:** RE: Assistance Requested Re-zoning of Mustang Way Property



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Good morning Ms. Giles,

Thank you for this information and assistance. Is it ok to forward you e-mails to some of my neighbors?

Regards,

George J. Karl, III

1017 Nodding Pines Way

Casselberry, FL 32707

Home phone: 407-699-8816

[gkarliii@embargmail.com](mailto:gkarliii@embargmail.com)

---

**From:** Giles, Joy <[JGiles@seminolecountyfl.gov](mailto:JGiles@seminolecountyfl.gov)>

**Sent:** Wednesday, February 8, 2023 9:42 AM

**To:** George Karl <[gkarliii@embargmail.com](mailto:gkarliii@embargmail.com)>

**Subject:** RE: Assistance Requested Re-zoning of Mustang Way Property



Good morning Mr. Karl,

Staff has received an application to replat lot 16 of the Sutter's Mill Unit 2 plat to an access entrance to the subject property for Rezone; I don't know of any other access available or proposed at this point.

The Applicant is requesting the Rezone from A-1 (Agriculture) to R-1AA (Single Family Residential) in order to develop the subject property as a sfr subdivision under the R-1AA zoning classification with a minimum lot size of 11,700 sq ft.

Please let me know if you have any other questions I can assist you with at this time.

Thank you



**Joy Giles**

Senior Planner  
Development Services Department | Planning & Development Division

O: (407) 665-7399  
1101 East First Street

Sanford, FL 32771  
[jgiles@seminolecountyfl.gov](mailto:jgiles@seminolecountyfl.gov)  
[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)

---

**From:** George Karl <[gkarliii@embarqmail.com](mailto:gkarliii@embarqmail.com)>

**Sent:** Tuesday, February 7, 2023 4:36 PM

**To:** Giles, Joy <[JGiles@seminolecountyfl.gov](mailto:JGiles@seminolecountyfl.gov)>

**Subject:** RE: Assistance Requested Re-zoning of Mustang Way Property



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Good-Afternoon Joy Giles,

Last night (2-6-2023) members of the communities surrounding the property south of Mustang Way had a meeting with Mr. McGregor Love from the Law Firm representing one of the property owners, I believe he said it was Mr. Sikes. During the meeting statements were made that the Law firm and the property owner were exploring access to the property other than from Nodding Pines Way. The impression I left the meeting with was that using LOT 16 on Nodding Pines Way was not yet placed in any "application".

According to the information you provided in your e-mail of 1/24/2023 LOT 16 on Nodding Pines Way is the only access the applicant has proposed, which was not the impression I left the meeting of 1/6/2023 with. Are any other access points being considered for this property? Also, Mr. Love's comments gave me the impression that re-zoning of this property was required because of Seminole County's Future Land Use policy. Is this the case with this property? Is a time line for the various communities to review this application available and are these meetings open to the public?

Thank you for your assistance and time to clarify these questions.

Regards,

George J. Karl, III

1017 Nodding Pines Way

Casselberry, FL 32707

Home phone: 407-699-8816



[gkarliii@embarqmail.com](mailto:gkarliii@embarqmail.com)

---

**From:** George Karl <[gkarliii@embarqmail.com](mailto:gkarliii@embarqmail.com)>  
**Sent:** Tuesday, January 24, 2023 12:23 PM  
**To:** '[jgiles@seminolecountyfl.gov](mailto:jgiles@seminolecountyfl.gov)' <[jgiles@seminolecountyfl.gov](mailto:jgiles@seminolecountyfl.gov)>  
**Cc:** '[kyoung@seminolecountyfl.gov](mailto:kyoung@seminolecountyfl.gov)' <[kyoung@seminolecountyfl.gov](mailto:kyoung@seminolecountyfl.gov)>; '[mmoskowitz@seminolecountyfl.gov](mailto:mmoskowitz@seminolecountyfl.gov)' <[mmoskowitz@seminolecountyfl.gov](mailto:mmoskowitz@seminolecountyfl.gov)>  
**Subject:** FW: Assistance with E-mail

Joy Giles Senior , Senior Planner, Development Services Department , Seminole County, FL

Thank you for this information. Has any pre-application been done for this or the abandonment of Mustang Way? Will this go before the Planning and Zoning Commission Board for approval before going to the Board of County Commissioners? Do you have a time frame for these meetings?

Thank you for your assistance.

Regards,

George J. Karl, III

1017 Nodding Pines Way

Casselberry, FL 32707



Home phone: 407-699-8816

[gkarliii@embarqmail.com](mailto:gkarliii@embarqmail.com)

---

**From:** Giles, Joy <[JGiles@seminolecountyfl.gov](mailto:JGiles@seminolecountyfl.gov)>  
**Sent:** Tuesday, January 24, 2023 11:24 AM  
**To:** George Karl <[gkarliii@embarqmail.com](mailto:gkarliii@embarqmail.com)>  
**Cc:** Moskowitz, Mary <[mmoskowitz@seminolecountyfl.gov](mailto:mmoskowitz@seminolecountyfl.gov)>; Young, Kendra <[kyoung@seminolecountyfl.gov](mailto:kyoung@seminolecountyfl.gov)>  
**Subject:** RE: Assistance with E-mail

Good morning Mr. Karl

The Applicant is requesting a Rezone from A-1 (Agriculture) to R-1AA (Single Family Dwelling) on 16.88 acres to develop a single family residential subdivision. At this point a lot layout has not been proposed to staff and would not be required until later in the development process. The requested R-1AA zoning classification requires a minimum lot size of 11,700 square feet with a minimum lot width at building line of 90 feet.

The subject property has a Low Density Residential (LDR) Future Land Use designation that allows a maximum density of 4 dwelling units per net buildable acre. Theoretically speaking a development of 16.88 acres may yield 67 units under the LDR Future Land Use; however, floodplain, wetlands, and right-of-way must be excluded from the net buildable acreage which means that 67 units would not be feasible for the development. The site appears to contain floodplain in the lower quadrant (shown in red on the map); floodplain and internal right-of-way acreage will be excluded from the overall net buildable acreage for the development decreasing the number of possible units.

In order to develop the subject property under the R-1AA zoning classification the requested Rezone must be approved by the Board of County Commissioners. In addition; access to the site must be established and the existing un-cut, unnamed right-of-way (shown on the map in purple) must be vacated. The Applicant is proposing primary access to the development through Lot 16 (shown outlined in black on the map); Lot 16 would have to be vacated (removed) from the Sutter's Mill Sec 2 Plat in order to then be utilized as right-of-way. Both the Right-of-Way Vacate process and the Vacate of Lot 16 will also require approval by the Board of County Commissioners.



Please let me know if you have any other questions I can assist you with at this time.

Thank you



**Joy Giles**

Senior Planner

Development Services Department | Planning & Development Division

O: (407) 665-7399  
1101 East First Street

Sanford, FL 32771

[jgiles@seminolecountyfl.gov](mailto:jgiles@seminolecountyfl.gov)

[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)

---

**From:** George Karl <[gkarliii@embargmail.com](mailto:gkarliii@embargmail.com)>

**Sent:** Tuesday, January 24, 2023 8:42 AM

**To:** Giles, Joy <[JGiles@seminolecountyfl.gov](mailto:JGiles@seminolecountyfl.gov)>

**Cc:** Moskowitz, Mary <[mmoskowitz@seminolecountyfl.gov](mailto:mmoskowitz@seminolecountyfl.gov)>; Young, Kendra <[kyoung@seminolecountyfl.gov](mailto:kyoung@seminolecountyfl.gov)>

**Subject:** RE: Assistance with E-mail

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Good-morning Joy Giles,

I understand that your office is assigned as the Project Manager of property owner's south of Mustang Way initiative to rezone about 16.88 acres from A-1 to R-1AA and abandonment and vacating the Mustang Way right-of-way. I have



received a letter and I presume that my neighbors' have also, to a meet on FEB 6, 2023 at 6:00 PM to discuss these issues. (Copy of letter attached.) Is any information available about this project that you may share with me before the FEB 6<sup>th</sup> meeting?

Thank you for your assistance in this matter.

Regards,

George J. Karl, III

1017 Nodding Pines Way

Casselberry, FL 32707

Home phone: 407-699-8816

[gkarliii@embarqmail.com](mailto:gkarliii@embarqmail.com)

---

**From:** Moskowitz, Mary <[mmoskowitz@seminolecountyfl.gov](mailto:mmoskowitz@seminolecountyfl.gov)>

**Sent:** Monday, January 23, 2023 2:33 PM

**To:** George Karl <[gkarliii@embarqmail.com](mailto:gkarliii@embarqmail.com)>

**Cc:** Young, Kendra <[kyoung@seminolecountyfl.gov](mailto:kyoung@seminolecountyfl.gov)>; Giles, Joy <[JGiles@seminolecountyfl.gov](mailto:JGiles@seminolecountyfl.gov)>

**Subject:** RE: Assistance with E-mail

Mr. Karl,

The PM assigned to this project is Joy Giles (copied). You may reach out to Ms. Giles with any questions.

Regards,



Mary

---

**From:** Young, Kendra <[kyoung@seminolecountyfl.gov](mailto:kyoung@seminolecountyfl.gov)>  
**Sent:** Monday, January 23, 2023 2:00 PM  
**To:** Moskowitz, Mary <[mmoskowitz@seminolecountyfl.gov](mailto:mmoskowitz@seminolecountyfl.gov)>  
**Cc:** George Karl <[gkarliii@embarqmail.com](mailto:gkarliii@embarqmail.com)>  
**Subject:** FW: Assistance with E-mail

Hi Mary,

Please see attached and below. Thank you in advance for directing it to the correct PM.

Best Regards,



**Kendra Young**

Executive Assistant to Commissioner Dallari  
Board of County Commissioners, District 1

O: (407) 665-7215 | F: (407) 655-7958  
1101 E. First Street, Sanford, FL 32771-1468  
[kyoung@seminolecountyfl.gov](mailto:kyoung@seminolecountyfl.gov)  
[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)



/SeminoleCounty



@seminolecountyfl



@seminolecounty



/SeminoleCounty



---

**From:** George Karl <[gkarliii@embarqmail.com](mailto:gkarliii@embarqmail.com)>  
**Sent:** Monday, January 23, 2023 8:35 AM  
**To:** Young, Kendra <[kyoung@seminolecountyfl.gov](mailto:kyoung@seminolecountyfl.gov)>  
**Subject:** Assistance with E-mail

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Good-morning,

I attempted to send an e-mail to Danalee Petyk about the rezoning of the property south of Mustang Way and the abandonment and vacating of the Mustang Way right-of-way as discussed in the attached letter. My e-mail was rejected by the Seminole County e-mail admin. Request assistance in sending my e-mail to the correct addressee.

Again, Thank you for your assistance.

Warm Regards,

George J. Karl, III

1017 Nodding Pines Way

Casselberry, FL 32707

Home phone: 407-699-8816



[gkarliii@embargmail.com](mailto:gkarliii@embargmail.com)

\*\*\*\*Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. Seminole County policy does not differentiate between personal and business emails. E-mail sent on the County system will be considered public and will only be withheld from disclosure if deemed confidential pursuant to State Law.\*\*\*\*

--

Tom



**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On June 13, 2023, Seminole County issued this Denial Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

(The above described legal description has been provided to Seminole County by the owner of the above described property.)

**Property Owners:** Larry W. & Patricia E. Sikes  
Lucy S Griffin

**Project Name:** Mustang Way Rezone

**Requested Development Approval:** 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.

Findings: After fully considering staff analysis titled “Mustang Way Rezone” and all evidence submitted at the public hearing on June 13, 2023 regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested rezone from A-1 (Agriculture) to R-1AA (Single Family Dwelling) is not compatible with the surrounding area and is not consistent with the Seminole County Comprehensive Plan.

**ORDER**

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

The aforementioned application for development approval is **DENIED**.

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS**

**By:** \_\_\_\_\_  
Amy Lockhart, Chairman



**EXHIBIT "A"**  
**Legal Description**

PID: 23-21-30-300-0230-0000

LUCY S. GRIFFIN (OFFICIAL RECORDS BOOK 5000, PAGE 896)

THE NORTH 500 FEET OF THE WEST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 30 EAST, LESS ROAD RIGHT OF WAY;

AND

PID: 23-21-30-300-0220-0000

THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF THE SE 1/4; LESS THE NORTH 264 FEET OF THE WEST 165 FEET, SECTION 23, TOWNSHIP 21 SOUTH, RANGE 30 EAST;

AND

PID: 23-21-30-300-022A-0000

THE SOUTH 132 FEET OF THE NORTH 264 FEET OF THE WEST 165 FEET OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 30 EAST;

AND

PID: 23-21-30-300-0210-0000

THE NORTH 132 FEET OF THE WEST 165 FEET OF THE SE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 30 EAST, ALL LYING AND BEING IN SEMINOLE COUNTY, FLORIDA.

LARRY W. AND PATRICIA E. SIKES (OFFICIAL RECORDS BOOK 1889, PAGE 862)

PID: 23-21-30-300-0250-0000

West 5 acres of the East 3/4 of SE 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 30 East, except 15 feet on the North side reserved for the right of way for private road and less the South 265 feet.

LARRY W. AND PATRICIA E. SIKES (OFFICIAL RECORDS BOOK 1107, PAGE 327)

PID: 23-21-30-300-0270-0000

The East 1/4 of the West 1/2 of the SE 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 30 East, LESS the North 15 feet thereof reserved for Right-of-way for private road.





# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

---

**File Number: 2023-475**

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**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**)

Development Services

Planning & Development Division

Rebecca Hammock

Doug Robinson - 407-665-7308

1. Recommend the Board of County Commissioners adopt the proposed Ordinance enacting a Rezone from M-1 (Industrial) and A-1 (Agriculture) to PD (Planned Development) and approve the associated Development Order and Master Development Plan for 4.81 acres located on Tuskawilla Road approximately 200 feet south of Michael Blake Boulevard; or
2. Recommend the Board of County Commissioners deny adoption of the proposed Ordinance enacting a Rezone from M-1 (Industrial) and A-1 (Agriculture) to PD (Planned Development) and deny the associated Development Order and Master Development Plan for 4.81 acres located on Tuskawilla Road approximately 200 feet south of Michael Blake Boulevard; or
3. Continue the request to a time and date certain.

The Applicant is requesting a Rezone from M-1 (Industrial) and A-1 (Agriculture) to PD (Planned Development) in order to develop the subject property as a self-storage facility with a maximum floor area of 107,593 square feet, a maximum Floor Area Ratio (FAR) of 0.65, and a maximum building height, to the flat roof, of thirty-five (35) feet, up to three (3) stories. A maximum height for architectural roof elements of forty-five (45) feet is proposed. In addition, the maximum building height within 200 feet of the eastern property boundary is limited to twelve (12) feet by the proposed Development Order.

The subject property consists of one (1) parcel totaling 4.81 acres of vacant land. The site has been vacant since at least 2007 but was originally developed in the mid-1970s as



operations for Hi-Flavor Meats, Inc. This business operated on this site until sometime in the mid-2000s. A demolition permit for the prior existing structures was issued by the County on March 17, 2006.

The subject property is surrounded by the City of Winter Springs and adjacent to the City's Town Center District. Self-storage is not listed as a permitted use in this district. However, the subject property is located unincorporated Seminole County and has a future land use designation of Industrial and split zoning of M-1 and A-1. M-1 zoning allows warehouse and self-storage uses. Self-storage is only permitted in the Industrial future land use designation in unincorporated Seminole County.

The property's surroundings and proximity to the City of Winter Springs' Town Center presented concern regarding compatibility with the character of the surrounding area, which is mostly within the Winter Springs Town Center District but includes residential uses. Therefore, given the location of the subject property and surrounding uses, the Applicant is proposing a Planned Development to create compatibility. Pursuant to Sec. 30.441. - Intent and purpose, the Planned Development (PD) district is intended to facilitate various development types, and combinations thereof, that may be difficult to achieve under conventional zoning regulations. Development standards to be implemented within a Planned Development shall be established by the Board of County Commissioners at the time of rezoning. Such rezoning shall be conditioned upon a Master Development Plan and a written development order. Specific criteria for the development may address, but are not limited to, compatibility with surrounding land uses, road access, availability and efficient use of utility capacity, coordination with transit, etc. Architectural and other appearance-related design elements may be included as approval conditions where the Board finds they are necessary to achieve crucial aspects of the development concept, such as economic feasibility or neighborhood compatibility.

Thus, the Applicant has committed to several design criteria to lessen impacts to surrounding uses and properties. These include, but are not limited to, the following conditions:

- Prohibiting the outdoor storage of vehicles and equipment;
- Providing exterior finishes consistent with Winter Springs Town Center architectural guidelines;
- Designing the site so that storage bay doors will not be visible from off-site and no external storage bay doors shall face east toward existing residential development;
- Providing buffers along west and east property boundaries that will include extensive landscaping and may include decorative metal fencing;
- Screening dumpsters, mechanical equipment, and fire protection equipment views from outside of the site; and
- Reducing illumination onto surrounding properties, by fully shielding exterior lights, not exceeding 3000 kelvin color temperature lights, and decreasing light spillage from 0.5 foot candles, as required by Seminole County Land Development Code, to



0.25 foot candles.

The Applicant is varying from the off-street parking requirements of Sec. 30.1221 (4) - Manufacturing Concerns and Warehouses, which requires one (1) space for each one thousand (1,000) square feet of building plus one (1) space for two (2) employees on the largest shift. Instead, the Applicant has referenced the applicability of a parking justification study prepared for a similar project in Seminole County showing that the parking calculation of one (1) space for each ten thousand (10,000) square feet of building plus one (1) space for two (2) employees on the largest shift is adequate parking for the self-storage use.

The future land use and zoning designations of the surrounding area in relation to the subject property are as follows:

Direction	Future Land Use	Zoning
East	<b>Winter Springs</b> Town Center District	<b>Winter Springs</b> TC (Town Center)/ T4-General Urban
West	<b>Seminole County</b> Medium Density Residential (MDR), and <b>Winter Springs</b> Town Center District	<b>Seminole County</b> A-1 (Agriculture), and <b>Winter Springs</b> TC (Town Center)/ T4-General Urban



North	<b>Winter Springs</b> Town Center District	<b>Winter Springs</b> TC (Town Center)/T4-General Urban
South	<b>Winter Springs</b> Town Center District	<b>Winter Springs</b> TC (Town Center)/ T4-General Urban

### Site Analysis

#### Floodplain Impacts:

Based on FIRM map with an effective date of 2007, there appears to be no floodplains on the subject property.

#### Drainage:

The proposed project is located within the Howell Creek Drainage Basin and has limited downstream capacity. Therefore, the site will have to be designed to hold 25-year, 24-hour storm event onsite unless appropriate outfall system is determined at final engineering.

#### Wetland Impacts:

The site contains wetlands. Wetland delineation and buffers shall be required at Final Development Plan. A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries. A conservation easement that includes all onsite wetlands shall be provided post development.

#### Endangered and Threatened Wildlife:

The site has been vacant since at least 2007 and may contain endangered or threatened species. A listed species survey will be required prior to Final Development Plan approval.

#### Utilities:

The subject property is located in unincorporated Seminole County but within the City of Winter Springs utility service area. Developments requiring utilities from cities are normally required to enter into pre-annexation agreements that often dictate appropriate land uses based on that city's vision for the future (future land use map). If a developed property connects to city utilities it is usually required to annex once it becomes contiguous. In this case, however, it has been determined that sewer is not available to the site, the location and type of line does not meet definition of available, but there is a 12" water line along Tuskawilla Road and a fire hydrant adjacent to the property. Since the Applicant is proposing a PD for a self-storage facility, Environmental Services has determined that connection to central water is not required based on that specific use. Thus, the development is proposing well and septic.

The Applicant presented a letter addressed to the City of Winter Springs requesting water



and sewer service for the proposed development. The Applicant has indicated to Seminole County that they have not received a response to their letter. The Applicant, therefore, proposes to develop the site utilizing private well water and an onsite sewage treatment and disposal system.

The Applicant has further stated that according to Florida Statute 381.0065(1)(b) and (2)(b), since the City of Winter Springs has not responded, it has essentially denied utility connections, and since the site is not capable of connecting to those services, the connection may be considered not “available”.

The Applicant has stated that once available the site will connect to the City’s public utilities. Until such time, the Applicant is proposing an onsite sewage treatment and disposal system that complies with the State’s required limit of 1,000 gallons per day or less.

**Fire Protection:**

Since the Applicant is proposing a private well for water, an alternative fire protection system shall be provided in accordance with the adopted edition of the Florida Fire Prevention Code pursuant to Florida Statute 633. Alternative methods shall be reviewed by the Authority Having Jurisdiction (AHJ) and must be found acceptable prior to AHJ approval at the time of Final Development Plan approval.

**Transportation/Traffic:**

The property proposes access onto Tuskawilla Road, which is classified as a Rural Minor Arterial roadway. Tuskawilla Road is currently operating at a level-of-service range from “B-D” depending on time of day and direction. Tuskawilla Road does not have improvements programmed in the County’s 5-year Capital Improvement Program.

**Sidewalks:**

There is an existing sidewalk along Tuskawilla Road. The developer will be required to provide connection between the sidewalk and the site.

**Public Transit:**

The nearest LYNX Link 434 bus stop is approximately one-quarter mile from the site on E SR 434, east of Tuskawilla Road.

**Buffers:**

The Applicant proposes a twenty (20) foot buffer along the eastern property line including understory trees, a 0.4 opacity, 2.25 plant units per 100 linear feet, and the option for either opaque fencing, if installed along the inside edge of the landscape buffer or decorative metal fencing, if installed along the eastern property line. The south buffer width is ten (10) feet with a 0.1 opacity, and 0.95 plant units per 100 linear feet. The west buffer includes a twenty-five (25) foot buffer, 0.5 opacity, and 2.7 plant units per 100 linear feet along Tuskawilla Road. The north buffer would be identical to the south buffer in width



and number of plant units.

Open Space:

The requested development will meet the required twenty percent (20) common usable open space, which may include the area in landscape buffers.

Community Meeting:

The Applicant held a community meeting on Tuesday March 14, 2023 at 6:00 p.m. The community meeting sign-in sheet indicates that eighty-seven (87) citizens attended the meeting. The Applicant also reported that an alternative sign-in sheet provided by Winter Springs included names for fourteen (14) meeting attendees. The Applicant's meeting summary indicated that a wide range of questions were asked including, but not limited to, questions about the location of a fire water tank, buffer zones, driveway and access locations, traffic generation, hours of operation, types of commercial uses, impact on home values, and incompatibility with nearby neighborhoods. The Applicant provided 3D renderings of the proposed building as well as a proposed landscape buffer view facing west from Strong Tree Way, located along the eastern property boundary.

Winter Springs Recommendation:

The City of Winter Springs has indicated their objection to the proposed rezone, please see the attached email correspondence from Nick Tafelsky, a Senior Planner with the City.

Consistency with the Land Development Code

The proposed PD zoning designation and the associated Master Development Plan have been evaluated for compatibility with the Land Development Code of Seminole County in accordance with Chapter 30, Part 25.

The request is consistent with the Land Development Code of Seminole County and the surrounding area. The proposed project supports the objectives of the PD zoning designation in that it provides the required minimum of twenty (20) percent open space and provides adequate buffering to maintain compatibility with surrounding uses.

Staff finds that the requested PD zoning classification to be compatible with the trend of development in the area.

Consistency with the Comprehensive Plan

Under Policy FLU 2.9, "Determination of Compatibility in the Planned Development Zoning Classification," the County may consider uses or structures proposed within the Planned Development zoning classification on a case-by-case basis, evaluating the compatibility of the proposed use or structure with surrounding neighborhoods and uses. Compatibility may be achieved through performance standards such as, but not limited to,



lot size, setbacks, buffering, landscaping, hours of operation, lighting, and building heights.

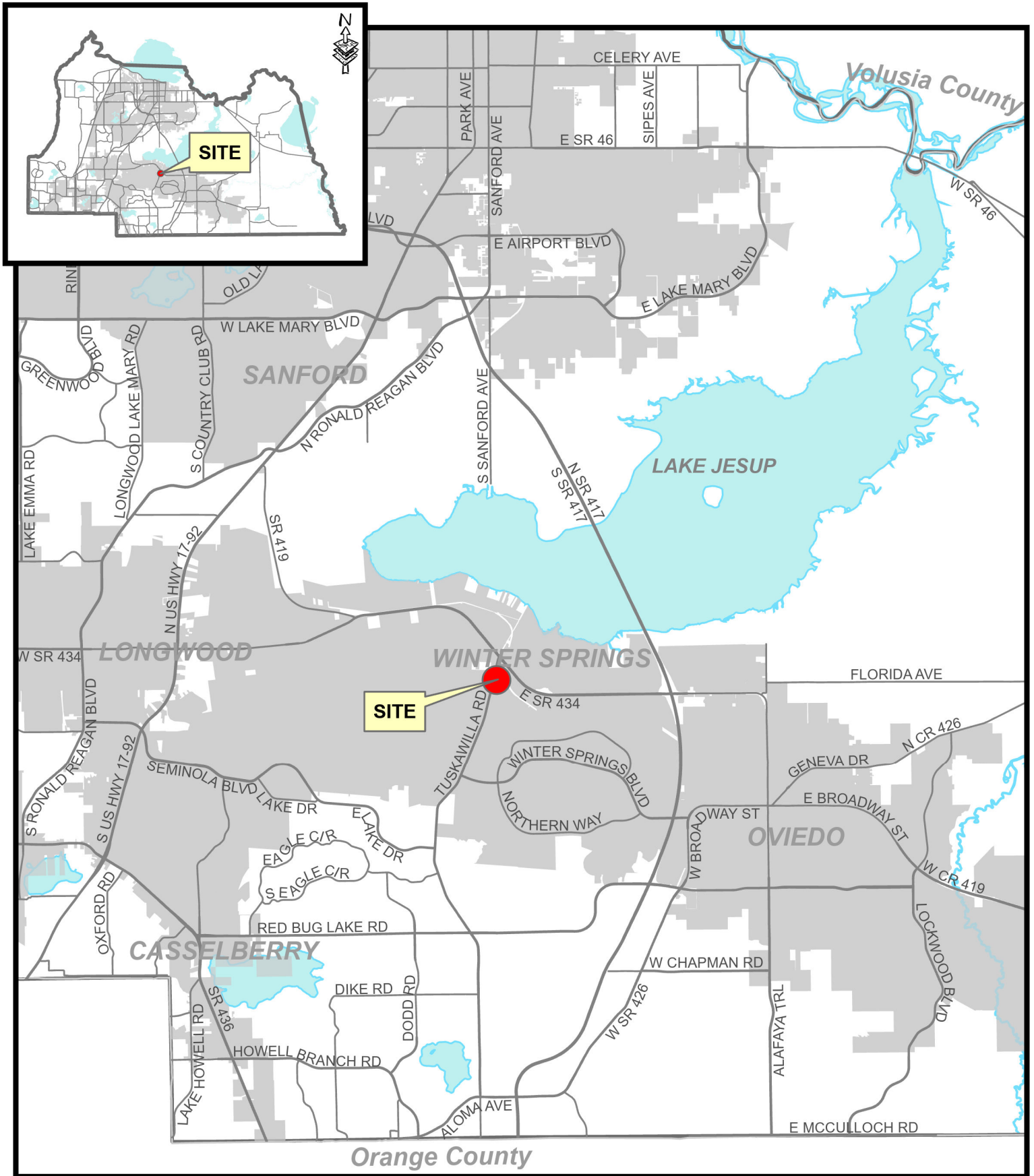
The proposed Planned Development zoning classification is consistent with a general trend toward higher development intensities and upgraded visual appearances along Tuskawilla Road, in conjunction with the City of Winter Springs Town Center zoning district. The proposed building height of thirty-five (35) feet with architectural roof elements not to exceed forty-five (45) feet is in keeping with the high-intensity commercial activities to the north, along Tuskawilla Road and SR 434, and the proposed PD will generate minimal demand for roadway and utility capacity. The proposed Master Development Plan provides adequate buffering along the adjacent street frontages to the east and north, and foundation landscaping along the building walls visible from off-site.

The City of Winter Springs has annexed property immediately surrounding the subject site both to the east and directly west of Tuskawilla Road. These annexations and rezonings to Town Center occurred around 2001 and 2014 and, in both cases, the City of Winter Springs found that the proposed use and density were compatible with the surrounding area and land uses were compatible with the Town Center. The May 29, 2001 Commission Agenda public hearing item states that the proposed rezoning is compatible with the existing land use of adjacent properties, which includes the subject property. These two commission agenda item reports are attached to this current rezone request.

Staff finds the requested PD zoning classification to be consistent with the Seminole County Comprehensive Plan.

Recommend the Board of County Commissioners adopt the proposed Ordinance enacting a Rezone from M-1 (Industrial) and A-1 (Agriculture) to Planned Development (PD) for 4.81 acres and approve the associated Development Order and Master Development Plan, located on Tuskawilla Road approximately 200 feet south of Michael Blake Boulevard.





Date: 4/12/2023

Name Z2022-020SiteMap





Rezone No: Z2022-020  
From: A-1/ M-1 To: PD

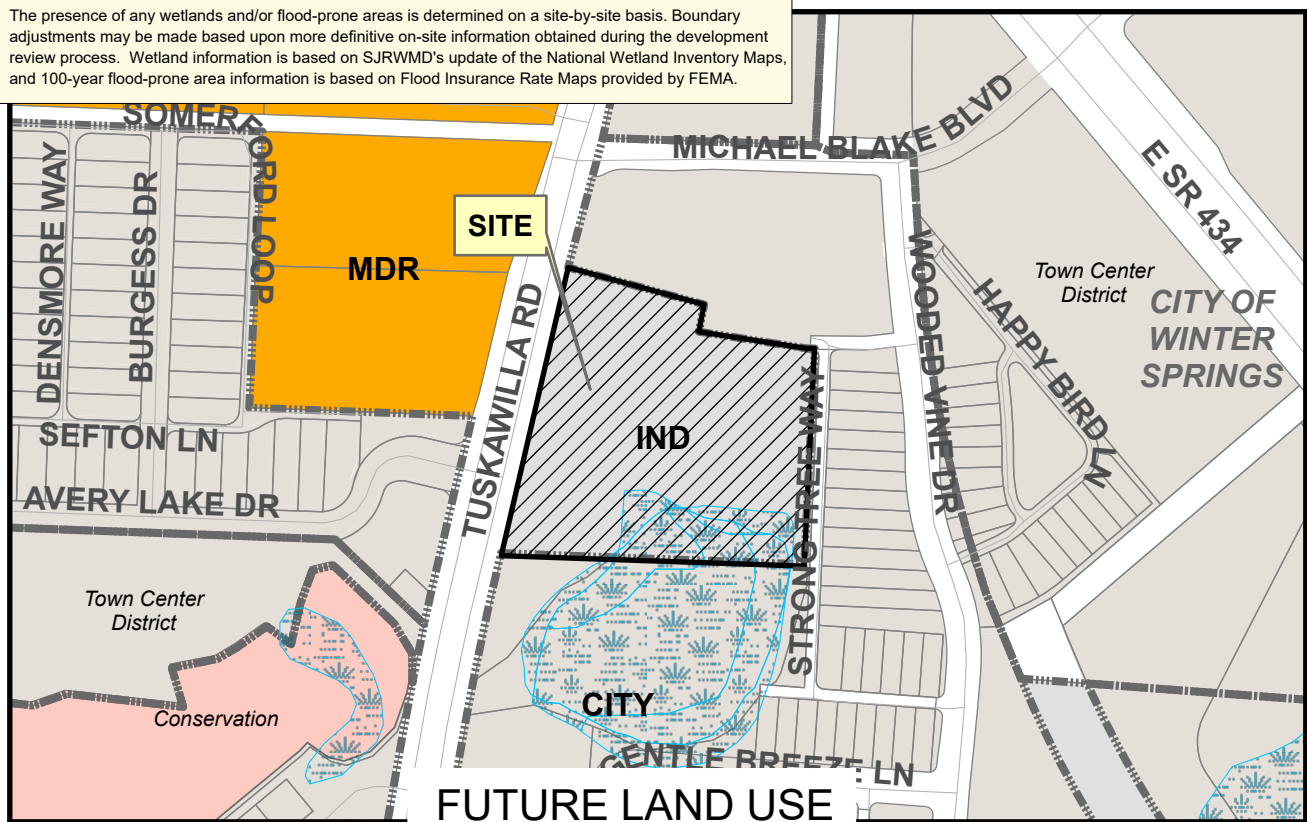
-  Parcels
-  Municipality
-  Site



Winter 2023 Color Aerials



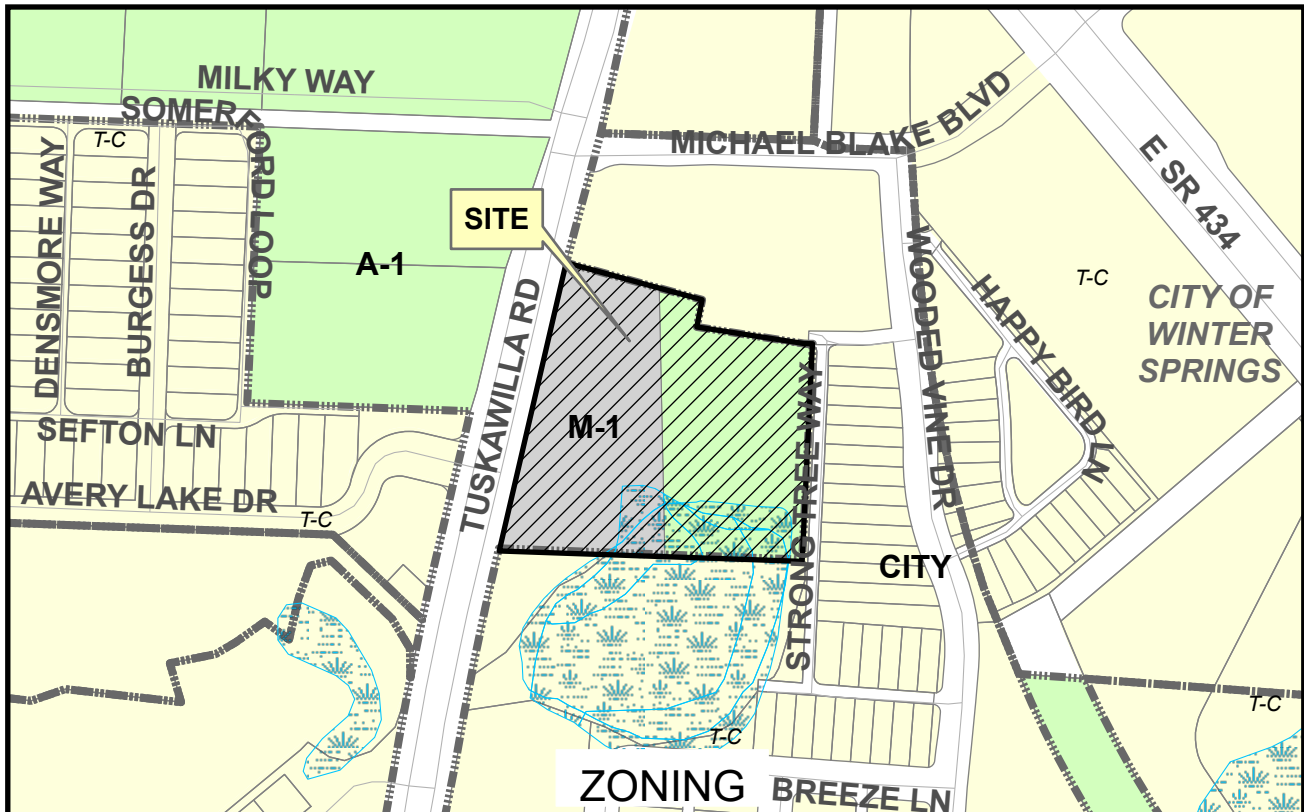
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory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



Site 
 CONS 
 Municipality 
 IND 
 MDR  
 WS: Town Center 
 Conservation

Applicant: David Axel  
 Physical STR: 1-21-30, 6-21-31  
 Gross Acres: 4.9+/- BCC District: 2  
 Existing Use: vacant  
 Special Notes: Max. Net Density = 0.65 F.A.R.

	Amend/Rezone #	From	To
FLU	-	-	-
Zoning	Z2022-020	A-1/ M-1	PD



Date: 4/18/2023

Name Z2022-020

Site 
 CONS 
 Municipality 
 A-1 
 M-1 
 WS: T-C



## SEMINOLE COUNTY DEVELOPMENT ORDER

On May 23, 2023, Seminole County issued this Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

(The above described legal description has been provided to Seminole County by the owner of the above described property.)

### FINDINGS OF FACT

**Property Owner:** Anna J. Ondick, As Trustee of the Anna J. Ondick Trust,  
Dated March 9, 1999  
989 Greentree Drive, Winter Park, FL 32789-2787

**Project Name:** Tuskawilla Storage Planned Development

**Requested Development Approval:** Consider a Rezone from M-1 (Industrial) and A-1 (Agriculture) to PD (Planned Development) on 4.81 acres, located on Tuskawilla Road, just south of Winter Springs, FL.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The development conditions and commitments stated below will run with, follow and perpetually burden the above described property.

Prepared by: Doug Robinson, Principal Planner  
1101 East First Street  
Sanford, Florida 32771



**Order****NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The subject application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, are as follows:
- A. Development must comply with the Master Development Plan attached as Exhibit (B).
  - B. Permitted Uses: Self-service storage, rental office, and limited retail area selling items related to moving and storage activities. The total area of the rental office and retail area shall not exceed 1,000 square feet.
  - C. Maximum Floor Area Ratio (FAR): 0.65
  - D. Maximum Building Height: Three (3) story, thirty-five (35) feet for flat main roof and forty-five (45) feet to the highest point of all architectural elements. A one (1) story, twelve (12) foot maximum building height restriction shall also be required within 200 feet of the eastern property boundary.
  - E. Minimum Open Space: Twenty (20) percent
  - F. Hours of Operation: 7:00 a.m. to 9:00 p.m., Mon. – Sun.
  - G. Building Setbacks from the external property boundaries are as follows:
    - North: Ten (10) feet
    - South: Ten (10) feet
    - East: Twenty (20) feet
    - West: Twenty-five (25) feet
  - H. Landscape Buffers shall be required as follows:

Buffer	Opacity	Bufferyard Width (ft.)	Plant Units per 100 linear feet	Enhancements
North	0.1	10	0.95	
East	0.4	20*	2.25	Five (5) foot fence may be included. If opaque, to be located along the inside edge of the landscape buffer area. If open metal decorative fence, may be located at the property line.



West	0.5	25	2.70	
South	0.1	10	0.95	
Notes: Buffer components will be established during Final Development Plan (FDP) *Eastern landscape buffer width was increased by (5) feet				

- I. The Developer is required to build in general compliance with the architectural and 3D renderings shown in Exhibit (C). The final approval of architectural design will be reviewed and approved by staff during Final Development Plan (FDP).
- J. Exterior walls shall be finished with natural materials such as wood, stone, and/or manufactured products such as brick, stucco, concrete, composite or EIFS panels, architectural glass, CMU (Concrete Masonry Units), and architecturally decorative concrete block. Metal siding shall be prohibited; provided, however, metal may be used for architectural elements and for exterior storage unit bay doors.
- K. Businesses that rent moving vehicles or equipment shall be prohibited.
- L. No individual bay or unit in the self storage facility shall be used as a place of business apart from that of the self storage operator.
- M. Parking shall be provided at a minimum rate of one (1) space for each ten thousand (10,000) square feet of building plus one (1) space for each two (2) employees on the largest shift.
- N. Outdoor storage of any moving rental vehicles, boats, recreational vehicles, automobiles, equipment and/or materials shall be prohibited.
- O. No self storage unit/bay shall contain plumbing.
- P. No self storage bay doors may face east toward existing residential development. Further, all self storage bay doors shall not be visible from outside of the property.
- Q. Dumpster doors, mechanical equipment, and fire protection equipment, including water tanks, shall be screened so that they are not visible from outside the property.
- R. On-premise signs shall be limited to building face mounted signs on the west and south sides of the building and ground mounted monument signs proximate to the project vehicular entrance. Pole signs shall be prohibited.
- S. The property shall have access control, including vehicular access gates, beyond the business office parking area.
- T. Exterior lighting shall comply with Part 64, Section 30.1234 of the Seminole County Land Development Code (SCLDC), except that off-site



light spillage shall not exceed 0.25 foot candles, shall be fully shielded, and lighting shall be 3000 kelvin color temperature or less.

- U. The developer shall provide a pedestrian circulation system in the development as well as connecting to existing sidewalks outside of the development, as required in the Seminole County Land Development Code and Public Works Engineering.
- V. Fire department access roads, water supply, and fire protection system features shall be provided in accordance with the adopted edition of the Florida Fire Prevention Code pursuant to Florida Statute 633. Alternative methods shall be reviewed by the Authority Having Jurisdiction (AHJ) and must be found acceptable prior to AHJ approval at the time of Final Development Plan approval.
- W. The windows shown on architectural renderings in Exhibit C shall be faux or mirrored windows above the first floor, except for the multiple tiers of windows above the office/retail area. Bay doors to access internal storage units shall not be visible from outside the building through the windows.
- X. **In the case of a conflict between the written conditions A through W in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through W shall apply.**

(4) This Development Order touches and concerns the above described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude upon and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.

(6) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

(7) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(8) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal



agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

(10) This Order becomes effective upon recording with the Seminole County Clerk of the Court.

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD  
OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Amy Lockhart, Chairman



**EXHIBIT A****Legal Description**

BEING PART OF LOTS 18, 19, 22, 33, 36 AND 37 AND THE VACATED UNNAMED ROADS BETWEEN, D.R. MITCHELL'S S SURVEY OF THE LEVY GRANT ON LAKE JESSUP, AS RECORDED IN PLAT BOOK 1, PAGE 5, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT FD-4, TUSKAWILLA CROSSINGS PHASE 1, AS RECORDED IN PLAT BOOK 83, PAGES 75 THROUGH 89, INCLUSIVE; THENCE RUN ALONG THE SOUTHERLY LINE OF SAID TRACT FD-4 AND TRACT R THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) SOUTH 74°47'43" EAST, A DISTANCE OF 244.40 FEET; (2) SOUTH 11°15'12" WEST, A DISTANCE OF 47.95 FEET; (3) SOUTH 81°22'45" EAST, A DISTANCE OF 188.78 FEET; (4) SOUTH 87°17'24" EAST, A DISTANCE OF 15.00 FEET TO AN INSIDE CORNER OF SAID TRACT R; THENCE RUN SOUTH 02°42'36" WEST, ALONG THE WEST LINE OF SAID TRACT R, A DISTANCE OF 372.00 FEET TO A POINT ON THE NORTH LINE OF TRACT A, AFORESAID TUSKAWILLA CROSSING PHASE 1; THENCE RUN NORTH 87°17'24" WEST, ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 15.00 FEET; THENCE RUN NORTH 87°58'15" WEST, ALONG SAID TRACT A AND TRACT FD-7, A DISTANCE OF 511.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD ACCORDING TO THE SEMINOLE COUNTY RIGHT-OF-WAY MAPS OF TUSKAWILLA ROAD PHASE IV; THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 13°13'34" EAST, A DISTANCE OF 505.99 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EAST, HAVING A RADIUS OF 4,040.18 FEET, A CENTRAL ANGLE OF 00°00'17", AND A CHORD LENGTH OF 0.33 FEET WHICH BEARS NORTH 13°13'34" EAST; (2) RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 0.33 FEET; RETURNING TO THE POINT OF BEGINNING.

CONTAINING 209,321 SQUARE FEET SQUARE FEET OR 4.805 ACRES MORE OR LESS.



**EXHIBIT B**

**Master Development Plan**

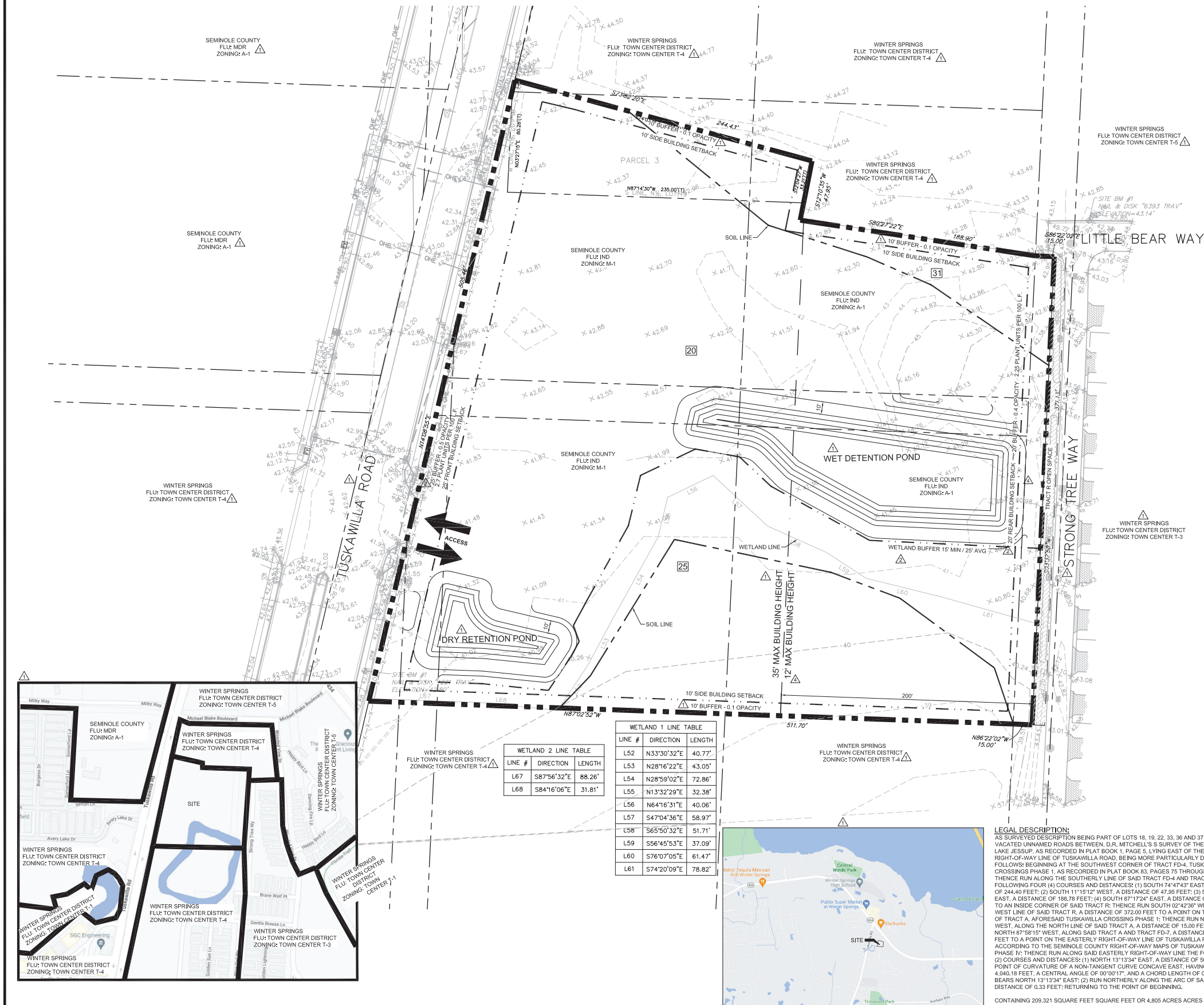


## **EXHIBIT C**

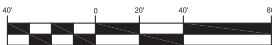
### **Architectural Renderings**



# TUSKAWILLA STORAGE PD



## GRAPHIC SCALE



### SITE DATA

PROPERTY LOCATION: TUSKAWILLA RD & AVERY LAKE DR.  
PARCEL ID: 01-21-30-501-0000-0330  
LOCAL MUNICIPALITY: SEMINOLE COUNTY  
FUTURE LAND USE: INDUSTRIAL (IND)  
CURRENT ZONING: M-1 / A-1  
PROPOSED ZONING: PD  
PROPOSED USE: SELF-STORAGE  
MAXIMUM FLOOR AREA RATIO: 0.65  
MINIMUM OPEN SPACE: 20%  
TOTAL OVERALL PARCEL AREA: 4.81 AC  
NET BUILDABLE AREA: 3.80 AC

**BUILDING SETBACKS**  
FRONT (WEST) 25'  
SIDE (NORTH) 10'  
SIDE (SOUTH) 10'  
REAR (EAST) 20'  
WETLAND 15' MIN. / 25' AVERAGE

**LANDSCAPE BUFFERS**  
FRONT (WEST) 25' (SEE NOTE 15)  
SIDE (NORTH) 10'  
SIDE (SOUTH) 10'  
REAR (EAST) 20' (SEE NOTE 16)

**BUILDING HEIGHT**  
MAXIMUM 1-STORY NOT TO EXCEED 12' WITHIN 200' OF THE EAST PROPERTY LINE  
3-STORY ON BALANCE OF PROPERTY NOT TO EXCEED 35' TO THE FLAT ROOF.  
ARCHITECTURAL ELEMENTS CAN GO UP TO 45'.

**WETLANDS**  
THERE ARE WETLANDS LOCATED ON SOUTH SIDE OF THE PROJECT SITE. WETLAND LINE IS APPROXIMATE AND WILL BE DELINEATED AT THE TIME OF FINAL DEVELOPMENT PLAN.

**VEGETATION**  
THE SITE IS CURRENTLY A WOODED FIELD.

**PHASING**  
THE SITE WILL BE DEVELOPED IN ONE PHASE.  
PHASE 1: LOT 1

**SOLID WASTE SERVICE**  
ON-SITE REFUSE PICK UP SERVICE THROUGH WASTE MANAGEMENT

**STORMWATER**  
1. THE SITE WILL MEET SEMINOLE COUNTY AND SJRWMD STORMWATER REQUIREMENTS.  
2. THE WETLANDS LINE IS SUBJECT TO SJRWMD AND SEMINOLE COUNTY APPROVAL.

SOIL NUMBER	NAME	USDA TEXTURE	HYDROLOGIC GROUP
20	MYAKKA EAU GALLIE	FINE SAND	A/D
28	UDORTHENTS	EXCAVATED	A
31	TAVARES / MILLHOPPER	FINE SAND	A

SOILS DATA FROM SOILS.USDA.GOV SURVEY FOR SEMINOLE CO. DATED AUGUST 27, 2021

**UTILITIES**  
ELECTRICAL POWER: PROGRESS ENERGY 407-429-1010  
TELEPHONE: CENTURY LINK 800-339-1811  
CABLE: BRIGHT HOUSE 407-291-2500  
WATER: PRIVATE WELL  
SEWER: ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM

**WATER / WATERWATER SERVICE**  
WATER: 350 GPD PER RESTROOM x 2 = 700 GPD  
SEWER: 280 GPD PER RESTROOM x 2 = 560 GPD

1. IN ACCORDANCE WITH SECTION 381.0005 (1)(B) AND 2(A), FLORIDA STATUTES, AS THE ESTIMATED SEWAGE FLOW RATE IS LESS THAN 1,000 GALLONS PER DAY, THE PD ZONING PROHIBITS INDUSTRIAL OR MANUFACTURING USES AND THERE IS NO PUBLICLY OWNED OR INVESTOR OWNED SEWERAGE SYSTEM WITH GRAVITY FLOW AVAILABLE ABUTTING THE PROPERTY, AN ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM MAY BE USED.
2. CENTRAL WATER SHALL NOT BE DEEMED "AVAILABLE" UNLESS THE CITY OF WINTER SPRINGS AGREES TO UNCONDITIONALLY SERVE THE PROPERTY FOR THE PROPOSED USE, IN WHICH EVENT A PRIVATE WELL MAY BE USED.

### ITE CALCULATIONS - 11th Edition

AVERAGE WEEKDAY DRIVEWAY VOLUMES				AM PEAK HOUR		PM PEAK HOUR	
LAND USE	ITE CODE	SIZE	DAILY TRIPS	ENTER	EXIT	ENTER	EXIT
MIN-WAREHOUSE	151	107,593 SQUARE FEET	157	10	10	10	10
AVERAGE SATURDAY DRIVEWAY VOLUMES							
LAND USE	ITE CODE	SIZE	DAILY TRIPS	ENTER	EXIT		
MIN-WAREHOUSE	151	107,593 SQUARE FEET	191	95	95		

### PROPOSED USE:

1. SELF-STORAGE SHALL BE THE PRINCIPAL USE OF THE DEVELOPMENT, AS AN ACCESSORY USE, THE FACILITY MAY INCLUDE A BUSINESS OFFICE AND/OR LIMITED RETAIL AREA SELLING ITEMS RELATED TO MOVING AND STORAGE ACTIVITIES. THIS SUPPORTING OFFICE/COMMERCIAL USE SHALL BE LIMITED TO 1,000 SQUARE FEET OR 10 PERCENT OF TOTAL FLOOR AREA, WHICHEVER IS LESS. OTHER ACTIVITIES SHALL NOT BE PERMITTED WITHIN ANY STRUCTURE.
2. THERE SHALL BE NO PART OF THE PROPERTY USED FOR INDUSTRIAL OR MANUFACTURING PURPOSE, ONLY FOR THE COMMERCIAL PURPOSE OF SELF-STORAGE AND ACCESSORY USES AS NOTED IN NOTE 1, UNLESS THE PD IS REVISED SUCH THAT THERE IS A CONNECTION TO A PUBLICLY-OWNED OR INVESTOR-OWNED SEWAGE SYSTEM.
3. NO INDIVIDUAL BAY OR UNIT IN A SELF-STORAGE FACILITY SHALL BE USED AS A PLACE OF BUSINESS APART FROM THAT OF THE SELF-STORAGE OWNER/OPERATOR.
4. NO STORAGE BAY SHALL CONTAIN PLUMBING.
5. PARKING SHALL CONSIST OF A MINIMUM OF 1 PARKING SPACE PER 10,000 S.F., PLUS 1 PARKING SPACE FOR EACH 2 EMPLOYEES ON THE LARGEST SHIFT.
6. HOURS OF OPERATION SHALL BE 7:00 A.M. TO 8:00 P.M., MON-SUN.
7. THE DEVELOPMENT WILL MEET THE CRITERIA IN PART 68 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
8. A SIDEWALK WILL BE PROVIDED ALONG TUSKAWILLA ROAD FRONTAGE PER SEMINOLE COUNTY REQUIREMENTS.
9. NO EXTERNAL STORAGE BAY DOORS MAY FACE EAST TOWARD EXISTING RESIDENTIAL DEVELOPMENT. FURTHER, ALL STORAGE BAY DOORS SHALL NOT BE READILY VISIBLE FROM THE GROUND LEVEL AT THE BOUNDARY OF THE PROPERTY.
10. DUMPSTER DOORS, MECHANICAL EQUIPMENT, AND FIRE PROTECTION EQUIPMENT, INCLUDING WATER TANKS, SHALL BE SCREENED SO THEY ARE NOT VISIBLE FROM OUTSIDE THE PROPERTY.
11. ON-PREMISE SIGNS SHALL BE LIMITED TO BUILDING FACE MOUNTED SIGNS ON THE WEST AND SOUTH SIDES OF THE BUILDING AND A GROUND MOUNTED MONUMENT SIGN PROXIMATE TO THE PROJECT VEHICULAR ENTRANCE. POLE SIGNS SHALL BE PROHIBITED.
12. THE PROPERTY WILL BE ACCESS CONTROLLED INCLUDING VEHICULAR ACCESS GATES BEYOND THE BUSINESS OFFICE PARKING.
13. EXTERIOR LIGHTING SHALL COMPLY WITH PART 64, SECTION 30.1234 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE (SOLDC), EXCEPT THAT OFF-SITE LIGHT SPILLAGE SHALL NOT EXCEED 0.25 FOOT CANDLES, SHALL BE FULLY SHIELDED AND LIGHTING SHALL BE 3000 KELVIN COLOR TEMPERATURE OR LESS.
14. THERE WILL BE NO OUTDOOR STORAGE PERMITTED, INCLUDING AUTOMOBILES, BOATS, RECREATIONAL VEHICLES, OR MOVING TRUCK/VAN RENTAL VEHICLES.
15. THE FRONT (WEST) BUFFER SHALL HAVE AN OPACITY OF 0.5 WITH 27 PLANT UNITS PER 100 L.F. AND MAY INCLUDE A 5' TALL DECORATIVE ALUMINUM FENCE, THE SEPTIC TANK, DRAINFIELD, AND MONUMENT SIGN MAY BE LOCATED IN SUCH BUFFER, AND BUILDING ARCHITECTURAL ELEMENTS AND BUILDING MOUNTED SIGNAGE MAY EXTEND INTO SUCH BUFFER ABOVE GROUND LEVEL.
16. THE REAR (EAST) BUFFER SHALL HAVE AN OPACITY OF 0.4 WITH 27 PLANT UNITS PER 100 L.F. AND MAY INCLUDE A 5' TALL FENCE, WHICH IF OPAQUE, SHALL BE LOCATED ALONG THE INSIDE EDGE OF THE BUFFER, AND IF OPEN METAL DECORATIVE, MAY BE LOCATED AT THE PROPERTY LINE. THE WET DETENTION POND MAINTENANCE BERM MAY EXTEND 5' INTO THIS BUFFER. NO PLANTINGS SHALL BE REQUIRED IN THE WETLAND OR WETLAND BUFFER.

### LEGAL DESCRIPTION:

AS SURVEYED DESCRIPTION BEING PART OF LOTS 18, 19, 22, 33, 36 AND 37 AND THE VACATED UNNAMED ROADS BETWEEN, D.R. MITCHELL'S SURVEY OF THE LEVY GRANT ON LAKE JESSUP, AS RECORDED IN PLAT BOOK 1, PAGE 5, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF TRACT FD-4, TUSKAWILLA CROSSINGS PHASE 1, AS RECORDED IN PLAT BOOK 83, PAGES 75 THROUGH 89, INCLUSIVE; THENCE RUN ALONG THE SOUTHERLY LINE OF SAID TRACT FD-4 AND TRACT R THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) SOUTH 74°47'43" EAST, A DISTANCE OF 244.40 FEET; (2) SOUTH 11°15'12" WEST, A DISTANCE OF 47.95 FEET; (3) SOUTH 81°22'45" EAST, A DISTANCE OF 188.78 FEET; (4) SOUTH 87°17'24" EAST, A DISTANCE OF 15.00 FEET TO AN INSIDE CORNER OF SAID TRACT R; THENCE RUN SOUTH 02°42'36" WEST, ALONG THE WEST LINE OF SAID TRACT R, A DISTANCE OF 372.00 FEET TO A POINT ON THE NORTH LINE OF TRACT A, AFORESAID TUSKAWILLA CROSSING PHASE 1; THENCE RUN NORTH 87°17'24" WEST, ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 15.00 FEET; THENCE RUN NORTH 87°58'15" WEST, ALONG SAID TRACT A AND TRACT FD-7, A DISTANCE OF 511.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD. ACCORDING TO THE SEMINOLE COUNTY RIGHT-OF-WAY MAPS OF TUSKAWILLA ROAD PHASE IV; THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 13°13'34" EAST, A DISTANCE OF 505.99 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EAST, HAVING A RADIUS OF 4,040.18 FEET, A CENTRAL ANGLE OF 00°00'17", AND A CHORD LENGTH OF 0.33 FEET WHICH BEARS NORTH 13°13'34" EAST; (2) RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 0.33 FEET; RETURNING TO THE POINT OF BEGINNING.

CONTAINING 209,321 SQUARE FEET SQUARE FEET OR 4.805 ACRES ACRES MORE OR LESS.

NO.	DATE	REVISIONS
BRP	05/17/22	
DOP	10/19/22	REVISED PER COUNTY COMMENTS
CMF	01/18/23	REVISED PER COMMENTS
BRP	02/27/23	REVISED PER COMMENTS
BRP	03/14/23	REVISED PER COMMENTS
BRP	03/18/23	REVISED PER COMMENTS



TANNATH DESIGN, INC.  
2484 ROSE SPRING DRIVE  
WINTER SPRING, FL 32625  
(407) 982-9878  
www.tannathdesign.com  
FL. CERT. OF AUTH. #27199



### MASTER DEVELOPMENT PLAN

**TUSKAWILLA STORAGE**  
TUSKAWILLA RD & AVERY LAKE DR.  
WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA

DATE	05/17/22
SCALE	1"=40'
DRAWN-BY	DDP
PROJECT NUMBER:	030-026
<b>C-4.0</b>	SHEET NO.















TUSKAWILLA SELF STORAGE

STORAGE FACILITY

TUSKAWILLA ROAD, WINTER SPRINGS, FL 32708

2023-02-20



PERSPECTIVE VIEW 1

Jamareus Smith





April 5, 2023

**VIA ELECTRONIC MAIL**

Doug Robinson, Principal Planner  
Seminole County Planning & Development  
1101 E. 1st Street  
Sanford, Florida 32771

**Re: Tuskawilla Storage Planned Development – Parking Justification**

Dear Mr. Robinson:

As you are aware, our firm is land use counsel for the Tuskawilla Storage Planned Development (File No. PZ2022-020; DO #22-20500019). On the issue of parking, we have reviewed the pending Atlantic Drive Self Storage submittal (File No. PZ2022-27; DO #22-20500019), including the Parking Justification Study submitted for the project. We respectfully submit that such methodology is equally applicable to the Tuskawilla Storage Planned Development. Accordingly, please accept this letter as confirmation that we intend to rely upon and use the same methodology for the parking to be provided/required for the Tuskawilla Storage Planned Development – *i.e.*, a minimum of one (1) parking space per 10,000 square feet, plus one (1) parking space for each two (2) employees on the largest shift.<sup>1</sup>

I appreciate your attention to this matter. As always, please do not hesitate to contact me should you have any questions or need additional information.

Sincerely,

*S. Brent Spain*

S. Brent Spain

cc: Rebecca Hammock (via e-mail)

---

<sup>1</sup> See Condition L of Development Order for Atlantic Drive Self Storage. It also bears noting that the Atlantic Drive Self Storage project includes office use.

<b>Tallahassee</b> 433 North Magnolia Drive Tallahassee, Florida 32308 (850) 224-7332 Fax: (850) 224-7662	<b>Orlando</b> 1809 Edgewater Drive Orlando, Florida 32804 (407) 347-5388 Fax: (407) 264-6132
---	---



## SEMINOLE COUNTY DEVELOPMENT ORDER

On May 23, 2023, Seminole County issued this Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

(The above described legal description has been provided to Seminole County by the owner of the above described property.)

### FINDINGS OF FACT

**Property Owner:** Anna J. Ondick, As Trustee of the Anna J. Ondick Trust,  
Dated March 9, 1999  
989 Greentree Drive, Winter Park, FL 32789-2787

**Project Name:** Tuskawilla Storage Planned Development

**Requested Development Approval:** Consider a Rezone from M-1 (Industrial) and A-1 (Agriculture) to PD (Planned Development) on 4.81 acres, located on Tuskawilla Road, just south of Winter Springs, FL.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The development conditions and commitments stated below will run with, follow and perpetually burden the above described property.

Prepared by: Doug Robinson, Principal Planner  
1101 East First Street  
Sanford, Florida 32771



**Order****NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The subject application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, are as follows:
- A. Development must comply with the Master Development Plan attached as Exhibit (B).
  - B. Permitted Uses: Self-service storage, rental office, and limited retail area selling items related to moving and storage activities. The total area of the rental office and retail area shall not exceed 1,000 square feet.
  - C. Maximum Floor Area Ratio (FAR): 0.65
  - D. Maximum Building Height: Three (3) story, thirty-five (35) feet for flat main roof and forty-five (45) feet to the highest point of all architectural elements. A one (1) story, twelve (12) foot maximum building height restriction shall also be required within 200 feet of the eastern property boundary.
  - E. Minimum Open Space: Twenty (20) percent
  - F. Hours of Operation: 7:00 a.m. to 9:00 p.m., Mon. – Sun.
  - G. Building Setbacks from the external property boundaries are as follows:
    - North: Ten (10) feet
    - South: Ten (10) feet
    - East: Twenty (20) feet
    - West: Twenty-five (25) feet
  - H. Landscape Buffers shall be required as follows:

Buffer	Opacity	Bufferyard Width (ft.)	Plant Units per 100 linear feet	Enhancements
North	0.1	10	0.95	
East	0.4	20*	2.25	Five (5) foot fence may be included. If opaque, to be located along the inside edge of the landscape buffer area. If open metal decorative fence, may be located at the property line.



West	0.5	25	2.70	
South	0.1	10	0.95	
Notes: Buffer components will be established during Final Development Plan (FDP) *Eastern landscape buffer width was increased by (5) feet				

- I. The Developer is required to build in general compliance with the architectural and 3D renderings shown in Exhibit (C). The final approval of architectural design will be reviewed and approved by staff during Final Development Plan (FDP).
- J. Exterior walls shall be finished with natural materials such as wood, stone, and/or manufactured products such as brick, stucco, concrete, composite or EIFS panels, architectural glass, CMU (Concrete Masonry Units), and architecturally decorative concrete block. Metal siding shall be prohibited; provided, however, metal may be used for architectural elements and for exterior storage unit bay doors.
- K. Businesses that rent moving vehicles or equipment shall be prohibited.
- L. No individual bay or unit in the self storage facility shall be used as a place of business apart from that of the self storage operator.
- M. Parking shall be provided at a minimum rate of one (1) space for each ten thousand (10,000) square feet of building plus one (1) space for each two (2) employees on the largest shift.
- N. Outdoor storage of any moving rental vehicles, boats, recreational vehicles, automobiles, equipment and/or materials shall be prohibited.
- O. No self storage unit/bay shall contain plumbing.
- P. No self storage bay doors may face east toward existing residential development. Further, all self storage bay doors shall not be visible from outside of the property.
- Q. Dumpster doors, mechanical equipment, and fire protection equipment, including water tanks, shall be screened so that they are not visible from outside the property.
- R. On-premise signs shall be limited to building face mounted signs on the west and south sides of the building and ground mounted monument signs proximate to the project vehicular entrance. Pole signs shall be prohibited.
- S. The property shall have access control, including vehicular access gates, beyond the business office parking area.
- T. Exterior lighting shall comply with Part 64, Section 30.1234 of the Seminole County Land Development Code (SCLDC), except that off-site



light spillage shall not exceed 0.25 foot candles, shall be fully shielded, and lighting shall be 3000 kelvin color temperature or less.

- U. The developer shall provide a pedestrian circulation system in the development as well as connecting to existing sidewalks outside of the development, as required in the Seminole County Land Development Code and Public Works Engineering.
- V. Fire department access roads, water supply, and fire protection system features shall be provided in accordance with the adopted edition of the Florida Fire Prevention Code pursuant to Florida Statute 633. Alternative methods shall be reviewed by the Authority Having Jurisdiction (AHJ) and must be found acceptable prior to AHJ approval at the time of Final Development Plan approval.
- W. The windows shown on architectural renderings in Exhibit C shall be faux or mirrored windows above the first floor, except for the multiple tiers of windows above the office/retail area. Bay doors to access internal storage units shall not be visible from outside the building through the windows.
- X. **In the case of a conflict between the written conditions A through W in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through W shall apply.**

(4) This Development Order touches and concerns the above described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude upon and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.

(6) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

(7) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(8) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal



agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

(10) This Order becomes effective upon recording with the Seminole County Clerk of the Court.

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD  
OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Amy Lockhart, Chairman



**EXHIBIT A****Legal Description**

BEING PART OF LOTS 18, 19, 22, 33, 36 AND 37 AND THE VACATED UNNAMED ROADS BETWEEN, D.R. MITCHELL'S S SURVEY OF THE LEVY GRANT ON LAKE JESSUP, AS RECORDED IN PLAT BOOK 1, PAGE 5, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT FD-4, TUSKAWILLA CROSSINGS PHASE 1, AS RECORDED IN PLAT BOOK 83, PAGES 75 THROUGH 89, INCLUSIVE; THENCE RUN ALONG THE SOUTHERLY LINE OF SAID TRACT FD-4 AND TRACT R THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) SOUTH 74°47'43" EAST, A DISTANCE OF 244.40 FEET; (2) SOUTH 11°15'12" WEST, A DISTANCE OF 47.95 FEET; (3) SOUTH 81°22'45" EAST, A DISTANCE OF 188.78 FEET; (4) SOUTH 87°17'24" EAST, A DISTANCE OF 15.00 FEET TO AN INSIDE CORNER OF SAID TRACT R; THENCE RUN SOUTH 02°42'36" WEST, ALONG THE WEST LINE OF SAID TRACT R, A DISTANCE OF 372.00 FEET TO A POINT ON THE NORTH LINE OF TRACT A, AFORESAID TUSKAWILLA CROSSING PHASE 1; THENCE RUN NORTH 87°17'24" WEST, ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 15.00 FEET; THENCE RUN NORTH 87°58'15" WEST, ALONG SAID TRACT A AND TRACT FD-7, A DISTANCE OF 511.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD ACCORDING TO THE SEMINOLE COUNTY RIGHT-OF-WAY MAPS OF TUSKAWILLA ROAD PHASE IV; THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 13°13'34" EAST, A DISTANCE OF 505.99 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EAST, HAVING A RADIUS OF 4,040.18 FEET, A CENTRAL ANGLE OF 00°00'17", AND A CHORD LENGTH OF 0.33 FEET WHICH BEARS NORTH 13°13'34" EAST; (2) RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 0.33 FEET; RETURNING TO THE POINT OF BEGINNING.

CONTAINING 209,321 SQUARE FEET SQUARE FEET OR 4.805 ACRES MORE OR LESS.



**EXHIBIT B**

**Master Development Plan**



# TUSKAWILLA STORAGE PD





## **EXHIBIT C**

### **Architectural Renderings**



CONCEPTUAL DESIGN  
These drawings are intended for conceptual design purposes only and are not to be used for construction. The drawings are not to be used for construction without the approval of the City of Winter Springs. The drawings are not to be used for construction without the approval of the City of Winter Springs. The drawings are not to be used for construction without the approval of the City of Winter Springs.

THESE ARE CONCEPTUAL  
DRAWINGS. THEY ARE NOT TO BE  
USED FOR CONSTRUCTION. THE  
DRAWINGS ARE NOT TO BE USED  
FOR CONSTRUCTION WITHOUT THE  
APPROVAL OF THE CITY OF WINTER  
SPRINGS.



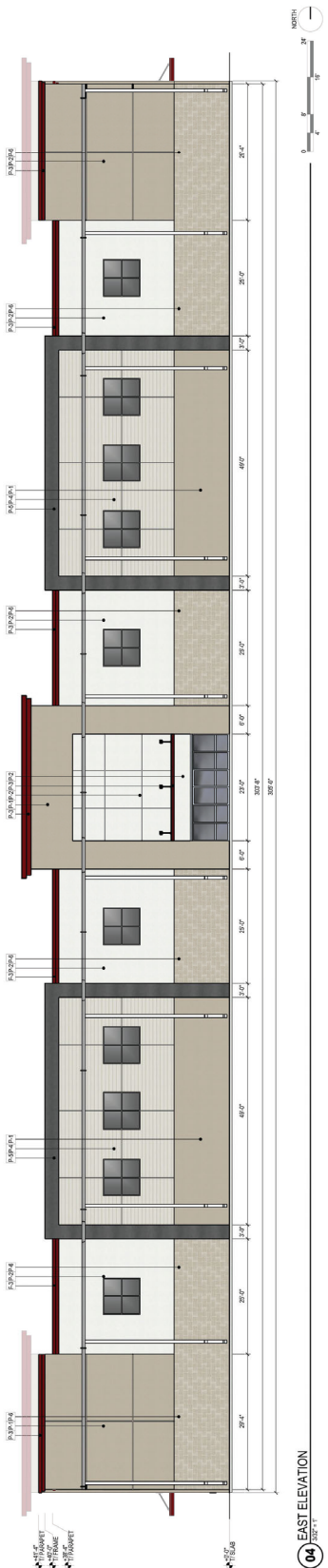
PROJECT TITLE  
**TUSKAWILLA  
SELF-STORAGE**

CLIENT  
**Chris Johnson**  
TUSKAWILLA ROAD AND  
WINTER SPRINGS, FL 32787

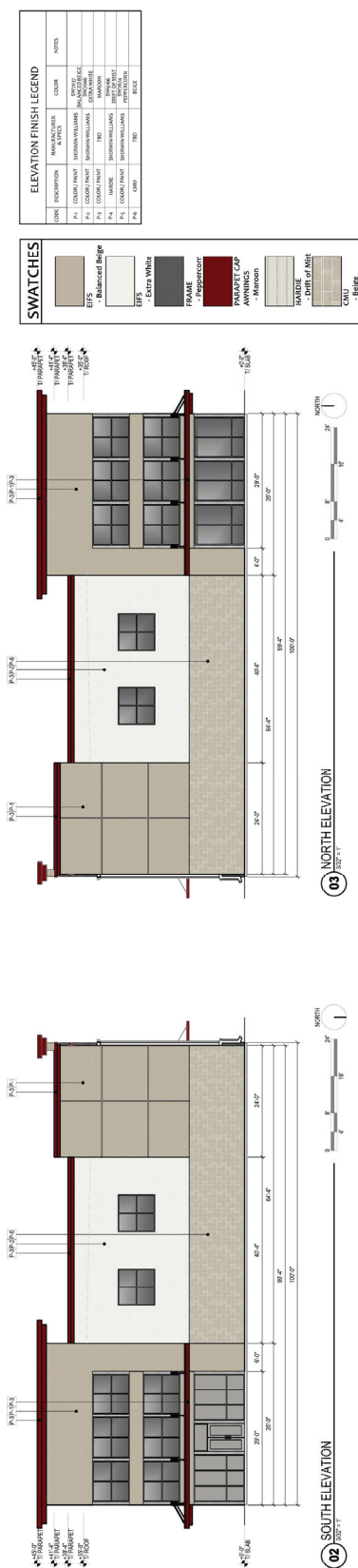
DESIGNER  
11000 N. GOLF COURSE RD.  
SUITE 100  
WINTER SPRINGS, FL 32787  
407-655-1118  
www.eleven18architecture.com

REVISIONS  
# DATE DESCRIPTION

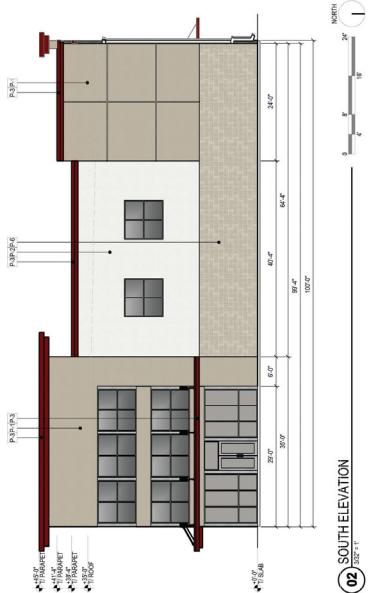
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COLORED ELEVATIONS



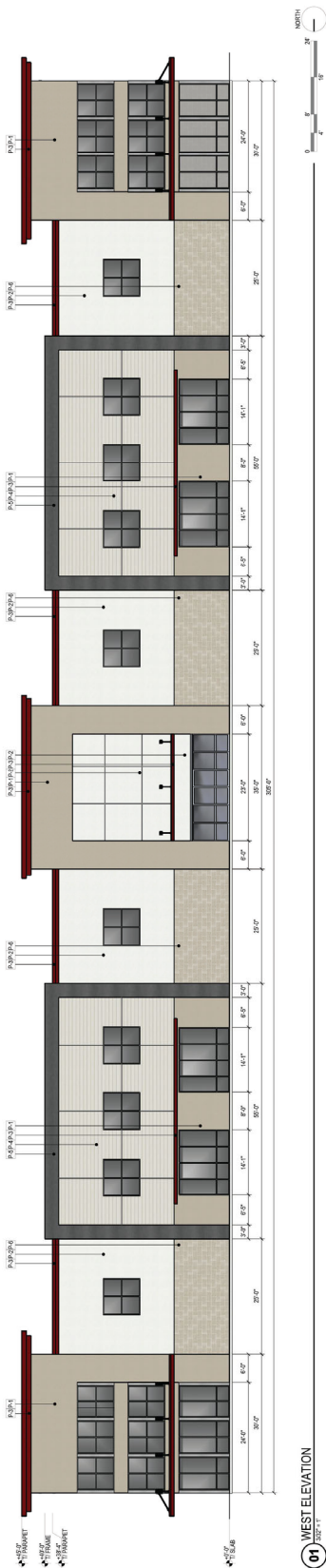
04 EAST ELEVATION  
2022-11



03 NORTH ELEVATION  
2022-11



02 SOUTH ELEVATION  
2022-11



01 WEST ELEVATION  
2022-11



[illegible]

THESE ARE CONCEPTUAL DRAWINGS. EXACT DIMENSIONS TO BE DETERMINED WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGNS.



**Mailing Address:**  
624 E. Central Blvd #642  
Orlando, FL 32811  
www.elmviewfloridachurch.com

**Physical Address:**  
1021 E. Colonial Dr #027  
Orlando, FL 32803  
407-245-5000

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**CLIENT**  
Chris Johnson

5510 Superior Commerce  
 Point, Oviedo, FL 32765

ELEVEN13 PROJECT TEAM

**EAD:**  
Mark Sailors  
807-746-5300  
msailors@eaven13archeryclub.com

TEAL  
Jannet Smith  
Dennis Topping

[illegible]

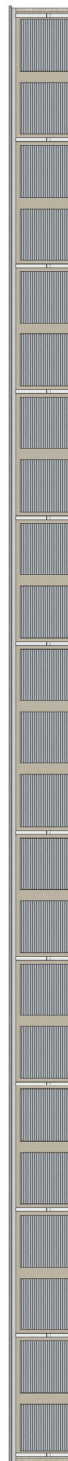
**A302**  
SINGLE STORY  
ELEVATIONS

# TYPICAL EXTERNALLY VISIBLE ELEVATION

TYPICAL END  
ELEVATION- 15'

TYPICAL END  
ELEVATION- 30'

## TYPICAL INTERNALLY VISIBLE ELEVATION







THESE ARE CONCEPTUAL  
DRAWINGS. EXACT  
DIMENSIONS TO BE  
DETERMINED WITH FINAL  
ENGINEERING AND  
ARCHITECTURAL DESIGNS.



**Mailing Address:**  
42N E. Central Blvd. #642  
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[www.elechem-lab.com](http://www.elechem-lab.com)

**Physical Address:**  
1011 E. Central Dr. #307  
Orlando, FL 32803

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PROJECT TITLE
TUSKAWILLA
SELF-STORAGE

TUSKAWILLA ROAD AND  
AVERY LAKE DRIVE  
WINTER SPRINGS, FL 32708

CLIENT  
Chris Johnson

590 Superior Commerce  
Point, Oviedo, FL 32765

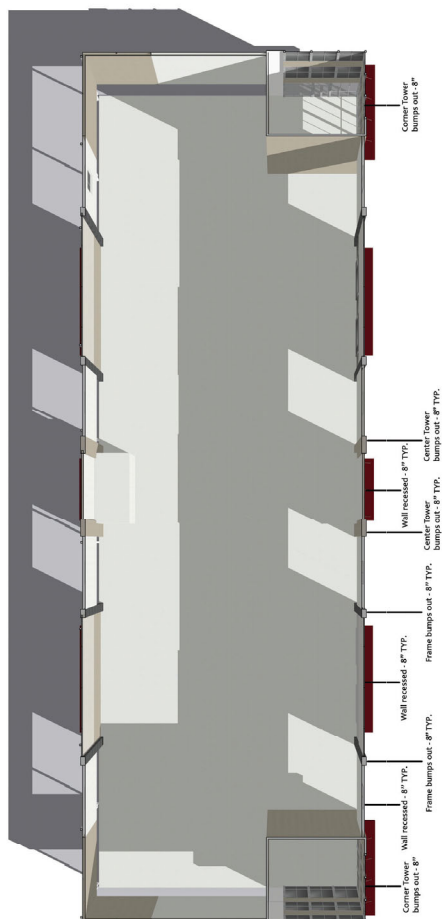
**ELEVEN18 PROJECT TEAM**

**LEAD:**  
Mark Sedens  
407-745-5300  
msedens@ever18architecture.com

**TEAM:**  
Jennifer Smith  
Dennis Taylor

[illegible]

**A201**  
PLAN NARRATIVE



## PLAN VIEW





TUSKAWILLA SELF STORAGE  
STORAGE FACILITY  
TUSKAWILLA ROAD, WINTER SPRINGS, FL 32708  
2023-02-20

ELEVEN  
18  
ARCHITECTURE  
ARCHITECTS



**Tuskawilla Storage PD (Project No. 22-20500015)**  
**Minutes of Community Meeting Held on March 14, 2023**

Community Meeting was held in the Banquet Room at The Foundry Church, 1491 East State Road 434, Winter Springs, Florida.

In attendance for the Applicant were Dave Axel, Axel Real Estate, Inc., and S. Brent Spain, Esquire, Theriaque & Spain.

Eighty-seven (87) members of the public filled out the Applicant's "Sign In" Sheets as requested by Mr. Axel before and during the community meeting. (*See Exhibit "A"*). Fourteen (14) members of the public also filled out a separate sign-in sheet that the Winter Springs Mayor had set out at the community meeting. (*See Exhibit "B"*)

The community meeting started at approximately 6:08 pm by Dave Axel

Dave Axel welcomed those in attendance and provided an introduction. Mr. Axel then provided an overview of the Tuskawilla Storage PD and Seminole County's PD review process. He discussed the proposed Master Development Plan (MDP) and 3d renderings of the proposed project. He also discussed the limitations imposed on the site as part of the MDP and the proposed Development Order. Mr. Axel and Mr. Spain displayed oversized 24" x 36" poster prints of the proposed MDP, architectural renderings of the proposed building, a conceptual 3d rendering from Tuskawilla Boulevard, and a 3d rendering of the vegetative buffer along the eastern property line of the site. The poster prints were on display before, during, and following the conclusion of the community meeting for attendees to view.

Following his presentation, Mr. Axel opened the floor to questions and comments from those in attendance.

Attendees asked questions or made comments regarding a wide range of matters, including the following topics: location of fire water tank, buffer zones, driveway and access locations, traffic generation, hours of operation, types of commercial uses, impact on home values, incompatibility with nearby neighborhoods, public notice for the community meeting, the timing of the community meeting, traffic safety, opposition to the project, use of the storage units by contractors, whether the operator is a franchise or independent, security for the site, after-hours access, signage requirements, perimeter fencing, soil testing from prior industrial uses on the site, stormwater retention, visibility of building, status of the approval for the project, other preferred uses for the site, building height and number of stories, exterior lighting, other uses allowed on M-1 zoned property, status of permit for septic system, ability to connect to water and sewer lines, traffic study, number of storage units, vehicular stacking at entrance, sidewalks on Tuskawilla Boulevard, setbacks, children walking to nearby schools, other alternative zonings, EMS services, crime, noise, whether the operator/developer is local, potential for outside storage, name of the project, the decision to seek PD zoning, whether there is a Plan B for the site, zoning for the rear of the site, design/architecture of building, windows, buffer from Tuskawilla Crossings, and other potential buyers.



Mr. Axel allowed time for every question or comment desired by any attendee at the community meeting and he answered or responded to every question.

Following all questions and comments by the attendees, Mr. Axel thanked everyone for attending and advised the attendees that he anticipated Seminole County to consider the application at public hearings in May. He advised that the County would mail notices regarding such meetings. Mr. Axel concluded the community meeting at approximately 7:32 pm. Mr. Axel and Mr. Spain stayed on site until approximately 8:00 pm to speak to individual attendees and to allow attendees time to look at the poster prints on display.





*Jenavious Smith*

PERSPECTIVE VIEW 1

TUSKAWILLA SELF STORAGE  
STORAGE FACILITY  
TUSKAWILLA ROAD, WINTER SPRINGS, FL 32708  
2023-02-20





PERSPECTIVE VIEW 2

TUSKAWILLA SELF STORAGE  
STORAGE FACILITY  
TUSKAWILLA ROAD, WINTER SPRINGS, FL 32708  
2023-02-20





MARCH 14, 2023 COMMUNITY MEETING (PROJ #: 22-20500015)  
TUSKAWILLA STORAGE - PD REZONE AND MASTER DEVELOPMENT PLAN  
SIGN IN SHEET

NAME	ADDRESS	PHONE	EMAIL
JANET CLARKE	1514 EAGLE LANE TER. COUNTRY SP.	843-441- 9095	janet.clarke123@outlook.com
Janet Clarke	1306 Swift Creek Way		
Elizabeth Endress	"		
Katharine Taylor	1306 Swift Creek Way	407-775-1259	JosephTaylor1957@gmail.com
Joseph Taylor	385 Sings Trail Lane	407-256-1779	
Briane Kelly	400 Michael Blake Blvd		
Leslie Schmeddel	981 THORN PLATE, Winter Springs	812-639-7240	glenn.kniss@gmail.com
Glenn Kniss	601 Casa Paric Court & Spring	407 617-6132	10sd kupansli@gmail.com
Lois Kupanski	150 WOODS VINE	336-248-6102	willstine@gmail.com
PAUL SUPOMSKI	"	407 506 2040	AEU@SUNSHINECFI.PC.COM
Patricia Long	1365 Convergence Ct Winter Spg	407-595-8538	pa1134@gmail.com
KAREN DUKKE	1344 CONVERGENCE DR WINTER SPG FL.	407-684-9800	phpa174@aol.com
Scott Tolly	1323 Silverman Lane Winter Spg	352-361-1512	Toolbox73@gmail.com
Ray Bregle	731 Tanglewilde	407-937-8411	<del>Toolbox73@gmail.com</del>
Lee Vickers	204 Heatherland Ct	407-366-7042	
Susan Vickers	"	"	
JEAN VEREINIO	204 BURGESS DR W. SPG	407-366-8349	
LICK & SUSIE MANTER	756 WOODED VINE DR	321-730-0722	nichelle2egmail.com
Timothy & Marguerite	702 Contantail Ct, W.S. FL.	678-641-7694	torf15@aol.com
Dolores Hayes	1117 Seafair Lane W.S.		Cmasfres13@aol
Kim Martin	306 Baldwin Dr	401-6186442	
Kelly Thomas	320 Balfour Dr	407 462 2898	kegrubbs1@gmail.com
Gail Twadell	34a Dancing Water Dr	407-856-7117	gtwadell@gmail.com
Gabrielle Miller	380 Dancing Water Drive	407-429-9627	g6bbby8848@aol.com

EXHIBIT A



MARCH 14, 2023 COMMUNITY MEETING (PROJ #: 22-20500015)  
TUSKAWILLA STORAGE - PD REZONE AND MASTER DEVELOPMENT PLAN  
SIGN IN SHEET

NAME	ADDRESS	PHONE	EMAIL
Bibi Sibley	233 Tulestuck Loop		
Andrea Kimblan	601 Cruz Bay Circle		
Susan Couvillion	505 Marc Run		
Jeanne Treeste	501 West Park		
Robert Endreus	1306 Swift Creek Way		
157 Johnson	1107 Pleasant Circle		
Phil Snyder	1447 Rushing Rapids Way		
Ron Howard	317 Eaglefour Dr		
Toni Hubbard	"		
Peter Lucern	1419 HAPPY BIRD LN		
Dolore Rice	109 N. LINDA POINT ROAD		
Cheryl Briggs	1301 Silver Moon Lane		
Christina Hoyer	Avery Park		
Mary Callaway	144 Peregrine Ct Winter Spgs		
Scott Callaway	" " "		
Bobbi Campbell	1045 Freshlin Rd N.S.		
Michelle Charrello	189 Cherry Creek Cir. N.S.	407-808-2272	volangelad@bratex.com
Bibi Sibley	208 E. LINDA RD. Winter Spgs FL		
Clare & James O'Hara	106 Quiver Grove Dr. Winter Spgs, FL	407-463-1415	clunetm@aol.com
Robin + Tom Carey	110 E. TANHMA ROAD N.S.		rucelec@yahoo.com
James Stein Metu	1218 Winding Chase Blvd		
Karen Meyer	741 Anderson Ln		



MARCH 14, 2023 COMMUNITY MEETING (PROJ #: 22-20500015)  
TUSKAWILLA STORAGE - PD REZONE AND MASTER DEVELOPMENT PLAN  
SIGN IN SHEET

NAME	ADDRESS	PHONE	EMAIL
Debbie SACKETT	404 Michael Blake Blvd, W.S	407 252 3110	DSACKETT@AOL.COM
Net Gallo	199 NABINDA Terrace	407 977 4353	RETI.GALLO@icloud.com
Gina Shafer	S S S Winter Springs Village	—	—
Kendra McCard	1102 Phlegast Cir. W.S.		KMCCARD@alumni.33005.FZ.ORG
Michelle Marino	409 Park Lake Dr. WS	602 801-7949	mmarino18@gmail.com
Brund Lara Mangiacelli	4116 Park Lake Dr. WS		
Sean Filis Aime & Mary Madeline	449 Danciny wactor Dr.		
Susan French-Rob Hambrecht	906 Augusta National Blvd WSP		teachmuse@aol.com
Trudy Brown	118 Avery Lake Drive, Winter Springs		gjbrown1060@gmail.com
Randy Cole	350 Woodgoad Vine Dr, WS	321-278-6515	bugleol@charter.net
Rob Elliott	835 Woodcreekway Ct. 32708	844 4443	cellwith@winterspringfl.org
Bill Bishop	132 Avery Lake Drive W.S. 32708	"	"
John & Sandra Citrone	307 Streamview Way.	407-221-7011	SCITRONE@CFL.RR.COM
Linda Freeburn	1604 Courte CT 32708		Linda-freeburn@hotmail.com
Jan Flehedy	1442 Trailhead Pl. 32708	407-716-6443	Jan.Flehedy@AOL.com
Mike Cicca	109 S. Johns Landing Dr.	407 461 9278	micicca@407.com















Name	Address	Email	Phone
George Acha	587 SUMNER	GOACHAS14 @Gmail	407-695-1209
Ken Spalthoff	331 wooded vine Dr.	Ken42900 @Gmail	407-340-6329
LeeAnn Spalthoff	331 Wooded Vine Dr.	Leeannspalthoff @yahoo.com	908 902 6521
Gina Shafer	Winter Springs Villiage	gina.gata@gmail	—
ART GALLO	199 NANOINA TUNAGE	ART.GALLO@ ICLOUD.COM	407-977-4353
Minette Sterling-Vgori	428 Dancing Water Dr	ugorjims@ hotmail.com	912-682-4656
Kurt Mieriche	1820 Seneca Blk Winter Springs	KMieriche @AOL	407-257-1706
Gail Hoepner	988 Papaya Lane	hoepnera@ gmail.com	407-617-8769
David Shoemaker	1572 Graceful Doe Loop, Winter Springs, FL	Shoemaker. Dave@icloud .com	
Phillip Pernice	1763 OWASCO ST WS FL	p2-4000@icloud. com	407 409 4204
Andrew Maxon	1373 Blue Spruce Ct. Winter Springs	amaxon@gmail. com	407-
Ronda McLaughlin	518 Sagescree RT W.S	rmommy@ gmail.com	
Rachel McLaughlin	518 Sagescreek Ct	bearmattaponi @gmail.com	407-955-6297
Bruno Mangiarelli	416 Park Lake	BMANGIARELLI @GMAIL.COM	



**From:** [Nick Tafelsky](#)  
**To:** [Robinson, Doug](#)  
**Subject:** RE: Town Center Architectural Design Standards  
**Date:** Tuesday, November 8, 2022 4:53:34 PM

---

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Doug,

As we discussed on the phone, my comments for the comment document are as follows:

#9 - self-storage is not a permitted use in the Winter Springs Town Center. Additionally, the proposed project conflicts with Winter Springs Comprehensive Plan Policies 2.2.1 and 2.2.4

#10 - Project should meet City of Winter Springs Ordinances Sec. 20-661 for streetscape compatibility with the Town Center.

#13 - similar to #9, this development does not meet the intent of the Town Center because it is not harmonious with adjacent land uses, does not promote a walkable environment, and is generally in conflict with Winter Springs Comprehensive Plan, Future Land Use Goal 2

Nick Tafelsky  
Senior City Planner  
P:(407) 327-5968 F:(407) 327-4753  
A:1126 East State Road 434

Winter Springs, Florida 32708-----Original Message-----  
From: Robinson, Doug <[drobinson03@seminolecountyfl.gov](mailto:drobinson03@seminolecountyfl.gov)>  
Sent: Tuesday, November 8, 2022 3:18 PM  
To: Nick Tafelsky <[ntafelsky@winterspringsfl.org](mailto:ntafelsky@winterspringsfl.org)>  
Subject: RE: Town Center Architectural Design Standards

EXTERNAL EMAIL:

[Caution: Do not click on links or open any attachments unless you trust the sender and know the content is safe.]

Good Afternoon Nick,

When you have a minute, could you please give me a call to discuss Tuskawilla Storage PD Rezone and MDP.

Doug Robinson, Principal Planner  
Seminole County Development Services  
Phone: 407-665-7308  
Email: [drobinson03@seminolecountyfl.gov](mailto:drobinson03@seminolecountyfl.gov)

Envision Seminole 2045

-----Original Message-----  
From: Robinson, Doug  
Sent: Thursday, November 3, 2022 5:02 PM  
To: Nick Tafelsky <[ntafelsky@winterspringsfl.org](mailto:ntafelsky@winterspringsfl.org)>



Subject: RE: Town Center Architectural Design Standards

Thanks Nick!

Doug Robinson, Principal Planner  
Seminole County Development Services  
Phone: 407-665-7308  
Email: drobinson03@seminolecountyfl.gov

Envision Seminole 2045

-----Original Message-----

From: Nick Tafelsky <ntafelsky@winterspringsfl.org>  
Sent: Thursday, November 3, 2022 3:28 PM  
To: Robinson, Doug <drobinson03@seminolecountyfl.gov>  
Subject: Re: Town Center Architectural Design Standards

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Doug,

We have architectural guidelines within the Town Center district code, section 20-327 of our code of ordinances.

[https://library.municode.com/fl/winter\\_springs/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH20ZO\\_ARTIIIESDL\\_DIV12TOCEDICO\\_S20-327ARGU](https://library.municode.com/fl/winter_springs/codes/code_of_ordinances?nodeId=PTIICOOR_CH20ZO_ARTIIIESDL_DIV12TOCEDICO_S20-327ARGU)

Get Outlook for iOS<<https://aka.ms/o0ukef>>

[cid:V2VV2V2\_3d6ce35a-edbd-4479-ae1e-dcdfd786dee7.png]

Nick Tafelsky, AICP  
Senior City Planner

P: (407) 327-5968 F: (407) 327-4753

A: 1126 East State Road 434

Winter Springs, Florida 32708

[cid:fb\_32fe46f1-8d88-424f-baae-40298185fe7e.png]<<https://www.facebook.com/CityofWinterSprings/>>  
[cid:indeed\_0334b15a-4207-4d42-8852-cc5efc3b8294.png]<<https://www.indeed.com/cmp/City-of-Winter-Springs>> [cid:yt\_b30d2f30-a9ac-4365-9175-3ed9fc37922a.png]  
<<https://www.youtube.com/user/CityofWinterSprings>> [cid:webiste\_76aeb410-b15f-410c-bdf1-c4d09b7e3a62.png]<<https://www.winterspringsfl.org/>>

---

From: Robinson, Doug <drobinson03@seminolecountyfl.gov>  
Sent: Thursday, November 3, 2022 2:54:21 PM  
To: Nick Tafelsky <ntafelsky@winterspringsfl.org>  
Subject: Town Center Architectural Design Standards

EXTERNAL EMAIL:

[Caution: Do not click on links or open any attachments unless you trust the sender and know the content is safe.]



Nick,

Does the city have any architectural design standards? If so, could you please send me a copy or a website link.

Thanks,

[cid:image001.png@01D8EF94.278E11D0]

Doug Robinson  
Principal Planner  
Development Services | Planning & Development

O: (407) 665-7308  
1101 E. 1st Street, Sanford, FL 32771  
drobinson03@seminolecountyfl.gov<<mailto:drobinson03@seminolecountyfl.gov>>  
www.seminolecountyfl.gov<<http://www.seminolecountyfl.gov/>>

Envision Seminole 2045<<https://www.seminolecountyfl.gov/envisionseminole2045>>

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# COMMISSION AGENDA

## ITEM A

Consent	
Informational	
Public Hearing	X
Regular	

May 29, 2001  
Meeting

  
Mgr / Atty /   
Authorization

### REQUEST:

The Community Development Department requests that the City Commission hold a Public Hearing for second reading and adoption of Ordinance 2001-27 to adopt the Avery Park rezoning petition (REZ-5-2001) that would change the zoning map designation on a 38.37 acre tract located on the west side of Tuskawilla Road across from the Hi-Flavor Meat Plant and trending eastward and northward on the west side of the Tuskawilla Trails Manufactured Home Park from (County) A-1 Agriculture to Town Center District.

### PURPOSE:

The purpose of this agenda item is to request the Commission hold a Public Hearing for a second reading and adoption of Ordinance 2001-27 to change the zoning designation from (County) A-1 Agriculture to Town Center District.

### APPLICABLE LAW AND PUBLIC POLICY:

Sec. 20-57 of the City Code states "The planning and zoning board shall serve. . .to recommend to the City Commission the boundaries of the various original zoning districts. . .and any amendments thereto. . .act on measures affecting the present and future movement of traffic, the segregation of residential and business districts and the convenience and safety of persons and property in any way dependent on city planning and zoning."



**CONSIDERATIONS:**

- This general area along Tuskawilla Road around this site has been developing with single family subdivisions such as Oak Forest, part of the larger Tuskawilla PUD, and more recently Grand Reserve Subdivision. The City has finalized the Town Center Future Land Use Map designation and area and established the Town Center Zoning District.
- Developers have been contacting the City with increasing interest now that the Town Center concept and regulations have been finalized. A groundbreaking is expected this summer around the intersection of S.R. 434 and Tuskawilla Road with a grocery store and offices on the former Kingsbury property at the northwest corner.
- Approximately 90% of the property is vacant with tree cover. There are a few residences on the west side of Tuskawilla Road area.

**FINDINGS:**

- The proposed Town Center zoning designation is compatible with the requested Town Center land use designation approved by the City Commission on March 19, 2001.
- The Comprehensive Plan Amendment was transmitted to DCA for a compliance review according to Florida Statutes section 163.3184 on March 26, 2001.
- The property was annexed into the City through Ordinance No. 2000-08 on April 10, 2000 and Ordinance 2000-24 on August 14, 2000.
- The applicant proposes to develop the property according to the new Town Center regulations.

**FISCAL IMPACT:**

None.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission adopt Ordinance No. 2001-27 to rezone the property from (County) A-1 Agriculture to (City) Town Center District.



**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at its April 4, 2001 meeting recommended the City Commission approve the change in zoning on the 38.37 acre tract from (County) A-1 Agriculture to Town Center District.

**ATTACHMENTS:**

- A. Proposed Ordinance 2001-27
- B. Planning & Zoning Board Agenda Item
- C. Planning & Zoning Board minutes
- D. Letter of Authorization

**COMMISSION ACTION:**



## **ORDINANCE 2001-27**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, FLORIDA, CHANGING THE ZONING MAP DESIGNATION OF AN APPROXIMATELY 38.37 ACRE PARCEL LOCATED ON THE WEST SIDE OF TUSCAWILLA ROAD ACROSS FROM THE FORMER HI-FLAVOR MEAT PLANT BOUNDED ON THE NORTH SIDE BY MILKY WAY AVENUE TO "TOWN CENTER"; PROVIDING FOR SEVERABILITY; CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Board and City Staff of the City of Winter Springs have recommended approval of this Ordinance; and

**WHEREAS**, the City Commission of the City of Winter Springs held a duly noticed public hearing on the proposed zoning change set forth hereunder and considered findings and advice of the Planning and Zoning Board, Staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby finds the requested change consistent with the City of Winter Springs' Comprehensive Plan and that sufficient, competent, and substantial evidence supports the zoning change set forth hereunder; and

**WHEREAS**, the City Commission hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Winter Springs, Florida.



**NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS HEREBY ORDAINS, AS FOLLOWS:**

**Section 1. Recitals.** The foregoing recitals are hereby fully incorporated herein by this reference as findings of the City Commission of Winter Springs.

**Section 2. Zoning Map Amendment.** That the Official Zoning Map of the City of Winter Springs as described in City of Winter Springs Code Section 20-102 is hereby amended to include a change of classification to City of Winter Springs “Town Center” for the property legally described and depicted as Property Two on Exhibit “1”, which is attached and incorporated herein by this reference. City Staff shall cause the map to be amended if this Ordinance becomes effective pursuant to Section 5 of this Ordinance.

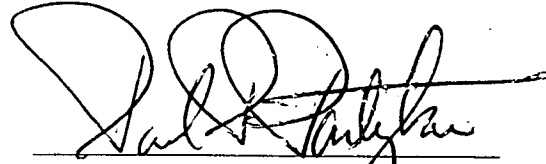
**Section 3. Repeal of Prior Inconsistent Ordinances and Resolutions.** All prior inconsistent ordinances and resolutions adopted by the City Commission, or parts of ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

**Section 4. Severability.** If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

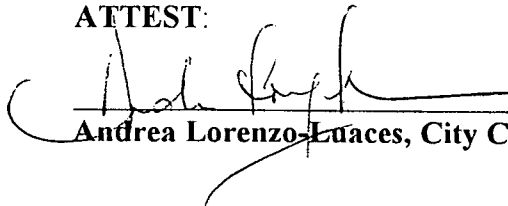
**Section 5. Effective Date.** This ordinance shall become effective upon the effective date of Ordinance 2001-20. If Ordinance 2001-20 does not become effective, then this Ordinance shall become null and void.



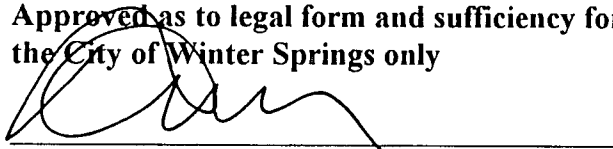
**ADOPTED** by the City Commission of the City of Winter Springs, Florida, in a regular meeting assembled on the 29<sup>th</sup> day of May, 2001.

  
\_\_\_\_\_  
Paul P. Partyka, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Andrea Lorenzo-Luaces, City Clerk

**Approved as to legal form and sufficiency for  
the City of Winter Springs only**

  
\_\_\_\_\_  
Anthony A. Garganese, City Attorney

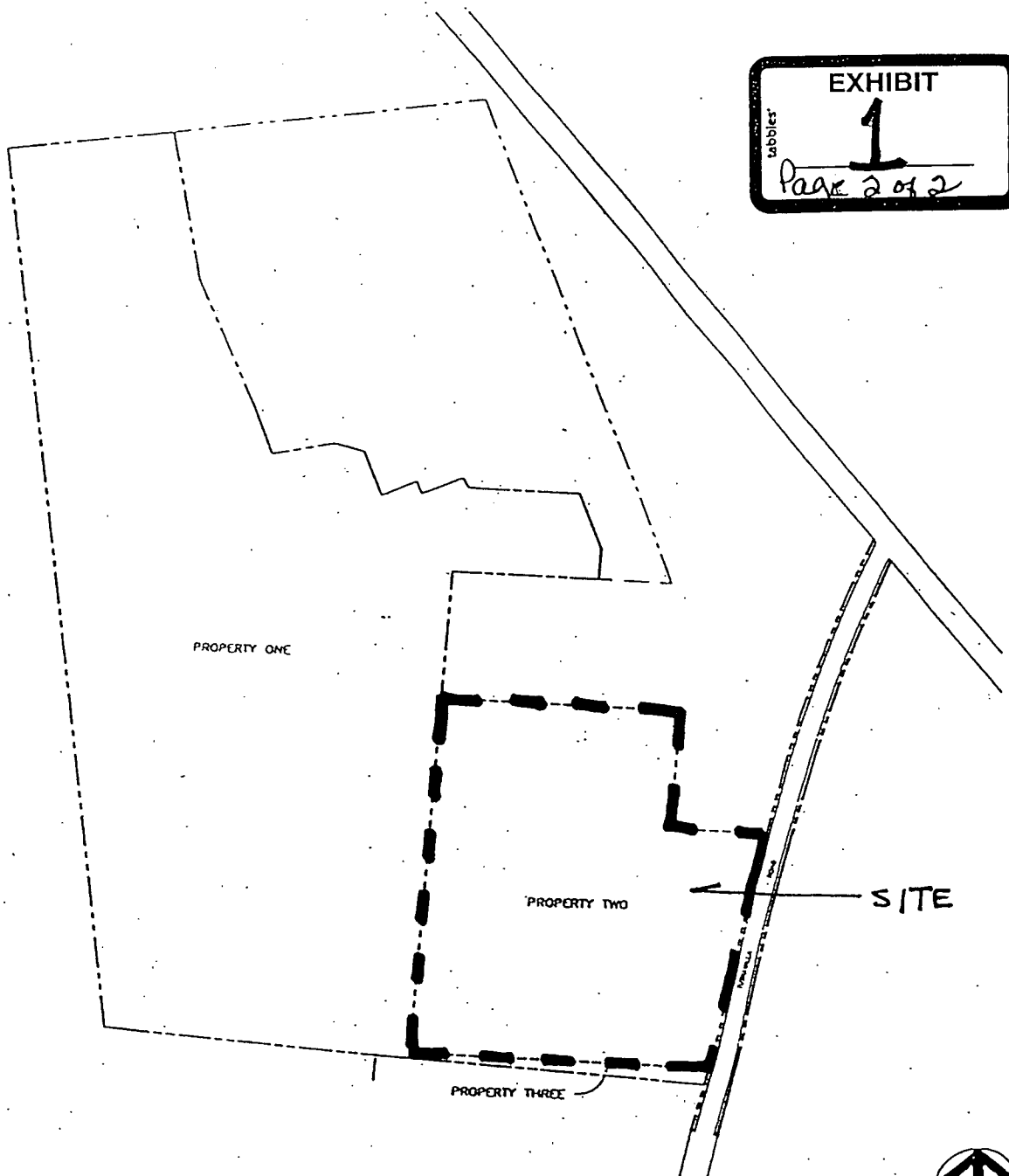
First Reading: May 14, 2001

Second Reading: May 29, 2001

Effective Date: See Section 5.

F:\DOCS\City of Winter Springs\Ordinances\CHC Dev. zoning2.kj





*Property  
Boundary Map*

*Prepared For:*  
*CHC Development Co., Inc.*

**BOWYER  
SINGLETON**  
& ASSOCIATES, INCORPORATED

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

520 SOUTH MAGNOLIA AVENUE  
ORLANDO, FLORIDA 32801  
(407) 843-5120  
FAX (407) 843-5120

*Tuskawilla  
Road Site*

*Comprehensive Policy  
Plan Amendment*



LEGAL DESCRIPTION

LOTS 25 THROUGH 32. 39 THROUGH 48. 56 THROUGH 64 THOSE PORTIONS OF LOTS 37. 38. 53. 54 AND 55 LYING WEST OF TUSCAWILLA ROAD. TUSCAWILLA. AS SHOWN ON D.R. MITCHELL'S SURVEY OF THE LEVY GRANT. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1. PAGE 5. PUBLIC RECORDS OF SEMINOLE COUNTY. FLORIDA. TOGETHER WITH ALL RIGHTS OF WAY LOCATED ADJACENT TO THE ABOVE LOTS AS VACATED BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 1050. PAGE 401. PUBLIC RECORDS OF SEMINOLE COUNTY. FLORIDA. LESS THE EAST HALF OF THE RIGHT OF WAY LYING ADJACENT TO LOTS 25 AND 26 ON THE WEST AND LOTS 23 AND 24 ON THE EAST:

LESS AND EXECPT FROM THE ABOVE THE FOLLOWING:

THOSE PORTIONS OF LOTS 37.38.53. 54 AND 55. TAKEN FOR ROAD RIGHT OF WAY FOR TUSCAWILLA ROAD DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3603. PAGE 1095. PUBLIC RECORDS OF SEMINOLE COUNTY. FLORIDA.  
CONTAINS 38.37 ACRES +/-.





**CITY OF WINTER SPRINGS, FLORIDA**

1126 EAST STATE ROAD 434  
WINTER SPRINGS, FLORIDA 32708  
Telephone (407) 327-1800

## **AGENDA**

### **CITY OF WINTER SPRINGS**

### **PLANNING & ZONING BOARD / LPA REGULAR MEETING**

**Wednesday April 4, 2001 – 7:00 p.m.**

**Municipal Building – Commission Chambers**

**1126 East State Road 434**

**Winter Springs, FL 32708**

#### **I. CALL TO ORDER**

A. Pledge of Allegiance

#### **II. ROLL CALL**

#### **III. Approval of Minutes**

a. Meeting of March 7, 2001

#### **IV. PUBLIC HEARINGS**

##### **A. Change of Zoning Request**

**Name:** Tuskawilla Road Site

**From:** County Agriculture (A-1)

**To:** Town Center District (T-C)

**Applicant:** Cahill Enterprises, Inc.

**Property Owner:** L.D. Plante

**Location:** West side of Tuskawilla Road across from Hi-Flavor Meat Plan

#### **V. OLD BUSINESS**

#### **VI. NEW BUSINESS**

#### **VII. ADJOURNMENT**

---

**• PUBLIC NOTICE •**

This is a public meeting, and the public is invited to attend.

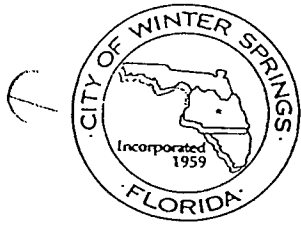
Please be advised that One (1) Or More Members Of The City Of Winter Springs City Commission May Be In Attendance At This Meeting.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City of Winter Springs, 48 hours in advance of the meeting at (407) 327-1800, per Section 286.26 Florida Statutes.

Persons are advised that if they decide to appeal any 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 record includes the testimony and evidence upon which the appeal is to be based per Section 286.0105 Florida Statutes.

---





**CITY OF WINTER SPRINGS, FLORIDA**

1126 EAST STATE ROAD 434  
WINTER SPRINGS, FLORIDA 32708  
Telephone (407) 327-1800

**PLANNING & ZONING BOARD REGULAR AGENDA ITEM:**

**II A. TUSKAWILLA ROAD SITE REZONING REZ-5-01**

**STAFF REPORT:**

**APPLICABLE LAW AND PUBLIC POLICY:**

Sec. 20-57 of the City Code states "The planning and zoning board shall serve . . .to recommend to the City Commission the boundaries of the various original zoning districts. . .and any amendments thereto. . .act on measures affecting the present and future movement of traffic, the segregation of residential and business districts and the convenience and safety of persons and property in any way dependent on city planning and zoning."

**I. SUMMARY OF APPLICATION:**

**APPLICANT:**

Carl H. Cahill  
131 Park Lake Street  
Orlando, FL 32803

**OWNER:**

L.D. Plante  
P.O. Box 37  
Tavares, FL 32778-0037

**1. REQUEST:**

The applicant is requesting a change of Zoning Map designation from (County) A-1 "Agriculture" to the City's T-C "Town Center District".

**2. PURPOSE:**

To develop the property according to the Town Center Zoning Code.



**A. SITE INFORMATION:**

**1. PARCEL NUMBER:**

26-20-30-5AR-UD00-0360  
01-21-30-0000-0250

**2. ACREAGE:**

38.37 acres

**3. GENERAL LOCATION:**

West side of Tuskawilla Road across from Hi-Flavor Meat Plant and trending eastward and northward on the west side of the Tuskawilla Trails Manufactured Home Park.

**4. LEGAL DESCRIPTION:**

(See First Attachment)

**5. CHRONOLOGY OF SUBJECT PROPERTY:**

Property 2 (29 acres) was annexed into the City through Ordinance 2000-08 on April 10, 2001.



6. DEVELOPMENT TRENDS:

This general area along Tuskawilla Road around this site has been developing with single family subdivisions such as Oak Forest, part of the larger Tuskawilla PUD, and more recently Grand Reserve Subdivision. The City has finalized the Town Center Future Land Use Map designation and area and established the Town Center Zoning District. Developers have been contacting the City with increasing interest now that the Town Center concept and regulations have been finalized. First groundbreaking is expected around the intersection of S.R. 434 and Tuskawilla Road with a grocery store and offices on the former Kingsbury Property at the northwest corner.

7. EXISTING LAND USES OF SUBJECT PROPERTY:

Approximately 90% of the property is vacant with tree cover. There are a few residences on the west side of Tuskawilla Road area.

8. LETTERS/PHONE CALLS IN FAVOR OR OPPOSITION:

None at the time of writing this staff report.

B. EXISTING LAND USES ADJACENT TO SUBJECT PROPERTY:

North: Residential single family

South: Agricultural

East: Tuskawilla Road, and further east pasture and buildings of the now closed Hi-Flavor Meat Plant.

West: Tuskawilla Trails Mobile Home Property



**C. FUTURE LAND USE DESIGNATION OF SUBJECT PROPERTY:**

Existing: "Moderate Density"(3.6-6.5 DU per acre)

Requested: "Town Center"

**D. FUTURE LAND USE DESIGNATIONS ADJACENT TO SUBJECT PROPERTY:**

North: "Lower Density Residential"(1.1-3.5 DU per acre), "Moderate Density Residential"(3.6-6.5 DU per acre), and "Town Center".

South: "Lower Density Residential"(1.1-3.5 DU per acre).

East: "Town Center", "Industrial"

West: "Lower Density Residential"(1.1-3.5 DU per acre).

**E. ZONING OF SUBJECT PROPERTY:**

Existing: (County) A-1 "Agriculture"

Requested: "Town Center District"

**F. ZONING ADJACENT TO SUBJECT PROPERTY:**

North: A-1 County

South: PUD "Planned Unit Development"

East: (County) A-1 Agriculture and M-1

West: R-T Mobile Home Park



## II. REZONING ANALYSIS:

### A. JUSTIFICATION FOR REZONING:

1. The applicant wishes to develop the property according to the new Town Center regulations i.e. T-C Zoning District.
2. The applicant's proposed rezoning to City Zoning Map designation of T-C "Town Center" Zoning District creates an opportunity for an in-town residential presence, which is what the Concept Plan of the Town Center advocates. The in-town residential presence is meant to assure a continued market for the shops and offices of the Town Center.

### B. PUBLIC FACILITIES:

#### 1. ROADS/TRAFFIC CIRCULATION:

##### a. Availability of Access:

Access is to Tuskawilla Road.

##### b. Function Classification:

Tuskawilla Road is classified as an urban minor arterial by FDOT and as arterial by Seminole County.

##### c. Improvements/expansions (including right-of-way acquisition) already programmed or needed as a result of the proposed amendment.

At the time of development of the property, the developer would have to meet the requirements of the City of Winter Springs Land Development Code, Chapter 9 and the Town Center District Code, Chapter 20.



2. SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT,  
POTABLE WATER:

POTABLE WATER:

a. Facilities serving the site.

None.

b. Improvements/expansions needed as a result of proposed amendment:

The developer would tap into the 12 inch water main that runs along  
Tuskawilla Road that runs just in front of the subject property.

SANITARY SEWER:

a. Facilities serving the site.

None.

b. Improvements/expansions needed as a result of proposed amendment:

The developer would tap into the line at the northeast point of Oak Forest  
Subdivision.

RE-USE WATER SYSTEM:

a. Facilities serving the site.

None.

b. Improvements/expansions needed as a result of proposed amendment:

Not required.



DRAINAGE/STORMWATER:

a. Facilities serving the site.

None. No structural drainage system.

b. Improvements/expansions needed as a result of proposed amendment:

When the property is developed, it must meet Sec. 9-241 of the City Code and SJRWMD and other applicable requirements. Post development runoff cannot exceed pre-development runoff. (Use 25 year, 24 hour storm event for design). There must be a clearly recorded easement for the infrastructure. The easement must be definitive for maintenance of structural facilities.

SOLID WASTE:

a. Facilities serving the site.

The City has an exclusive franchise agreement with a solid waste hauler, Florida Recycling, until 2006.

b. Improvements/expansions needed as a result of proposed amendment:

None.

3. RECREATION AND OPEN SPACE

a. Facilities serving the site.

None.



b. Improvements/expansions needed as a result of proposed amendment:

The property would involve a residential component; hence there would be a requirement for recreational facilities or payment in lieu per Goal 1, Objective E, Policy 1 of the Recreation and Open Space Element in the Comprehensive Plan.

4. FIRE:

a. Facilities serving the site.

None.

b. Improvements/expansions needed as a result of proposed amendment:

None. The response time would be 4 minutes from Fire Station #26.

5. POLICE:

a. Facilities serving the site.

None.

b. Improvements/expansions needed as a result of proposed amendment:

None.



**B. NUISANCE POTENTIAL OF PROPOSED USE TO SURROUNDING LAND USES.**

The nuisance potential of the proposed use resulting from the change of Zoning Map designation from (County) A-1 "Agriculture" to City T-C "Town Center Zoning District" to the surrounding properties should be minimal in view of the following:

- The City has development standards in its land development regulations to ensure minimal impacts on surrounding properties, such as buffering. The City's land development regulations and the site plan review process of the Development Review Committee can ensure the prevention or minimization of any potential nuisances.
- The City's development review process includes reference to the development standards of the St. Johns River Water Management District for stormwater management and prevention of potential pollution to Lake Jessup. The City's Comprehensive Plan has regulations that help ensure the protection of Lake Jessup from development activities.
- The proposed rezoning of the property from county A-1 "Agriculture" to City T-C "Town Center Zoning District" is compatible with the existing land use of adjacent properties. The adjacent property to the west and north of the subject property is largely vacant with a few houses to the north. It is compatible with Oak Forest Subdivision to the south because of the buffer provided by the retention pond between Oak Forest and the proposed residential subdivision on the subject property to be known as Avery Park.

**III. FINDINGS:**

- The City has development standards in its land development regulations to ensure minimal impacts on surrounding properties, such as buffering. The City's land development regulations and the site plan review process of the Development Review Committee can ensure the prevention of any potential nuisances.
- The City's development review process includes reference to the development standards of the St. Johns River Water Management District for stormwater management and prevention of potential pollution to Lake Jessup. The City's Comprehensive Plan has regulations that help ensure the protection of Lake Jessup from development activities.



- The proposed rezoning of the property from County A-1 "Agriculture" to City T-C "Town Center Zoning District" is compatible with the existing land use of adjacent properties. The adjacent property to the west and north of the subject property largely vacant with a few houses to the north and compatible with Oak Forest Subdivision to the south because of the buffer provided by the retention pond between Oak Forest and the proposed residential subdivision on the subject property to be known as Avery Park.

**STAFF RECOMMENDATION:**

Based on the Staff Report and the Findings, staff recommends the Planning & Zoning Board make the following recommendation to the City Commission:

That the City Commission approve the proposed change of zoning from County A-1 "Agriculture" to City T-C "Town Center Zoning District"

**ATTACHMENTS:**

- A. Ordinance # 2001-27
- B. Location map of subject parcel
- C. Legal description of the property
- D. Letter of authorization



CITY OF WINTER SPRINGS  
MINUTES  
PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY  
REGULAR MEETING  
MARCH 7, 2001

**I. CALL TO ORDER**

The Planning And Zoning Board/Local Planning Agency Regular Meeting was called to order Wednesday, March 7, 2001, at 7:02 p.m. by Chairperson Roseanne Karr in the Commission Chambers of the Municipal Building (City Hall, 1126 East State Road 434, Winter Springs, Florida 32708). The Pledge of Allegiance followed.

**Roll Call**

Chairperson Rosanne Karr, present  
Vice Chairman Bill Fernandez, present  
Board Member Tom Brown, absent  
Board Member Brent Gregory, present  
Board Member Carl Stephens, Jr., absent

**Also Present**

Mr. Thomas Grimms, AICP, Comprehensive Planning Coordinator  
Mr. Terry Zaudtke, CPH Engineers, Inc., Consultant

**Approval Of The February 7, 2001 Regular Meeting of the Planning And Zoning Board/Local Planning Agency Minutes**

**MOTION BY VICE CHAIRPERSON FERNANDEZ. "MADAM CHAIR, I RECEIVED THE MINUTES OF THE FEBRUARY 7, 2001 MEETING THAT WERE CIRCULATED BY MAIL. I HAD AN OPPORTUNITY TO REVIEW THOSE IN ADVANCE OF THIS MEETING AND ALTHOUGH THEY DID NOT VERBATIM TRANSCRIBE TAPE TWO (2), I DID NOT FIND ANY MODIFICATIONS, CORRECTIONS OR OTHER NECESSARY CHANGES AND WOULD AT THIS TIME MOVE THAT THE FEBRUARY 7, 2001 MINUTES BE ADOPTED AS CIRCULATED." SECONDED BY BOARD MEMBER GREGORY. DISCUSSION.**

The Board discussed amending the Agenda to include the approval of the Minutes. Vice Chairperson Fernandez stated "It is a Regular Meeting?" Mr. Thomas Grimms AICP, Comprehensive Planning Coordinator replied, "It is a Regular meeting for Planning and Zoning, yes." Vice Chairman Fernandez stated, "Right so I think we could go ahead and approve them. It certainly wouldn't hurt anything and it asserts housekeeping to affirm for the record action taken last February 7<sup>th</sup>." " Mr. Grimms said " I was just informed it



really only takes a simple action of amending the Agenda by majority vote and you can consider as Board Members and approve the Minutes."

**MOTION BY VICE CHAIRMAN FERNANDEZ. "WE NEED TO VOTE ON AMENDING THE AGENDA TO INCLUDE THAT, WHICH I WILL MOVE." SECONDED BY BOARD MEMBER GREGORY. DISCUSSION. THE BOARD AGREED TO THE MOTION BY CONSENSUS.**

**CHAIRPERSON KARR CALLED FOR THE VOTE OF THE MINUTES. THE BOARD AGREED TO THE MOTION BY CONSENSUS.**

**❖❖ AGENDA NOTE: THE FOLLOWING AGENDA ITEMS ARE DOCUMENTED IN THE ORDER AS DISCUSSED. ❖❖**

## **II. REGULAR AGENDA**

Mr. Grimms request that Agenda Item "H" be moved forward for first consideration. Chairperson Karr stated, "So we will move Agenda Item "H" to the top of the list."

### **H. City Comprehensive Plan Amendment To The Traffic Circulation Element Substitution City's Transportation Study For All Text And Maps In Volume I And II. (LS-CPA-6-00)**

Mr. Grimms spoke of the request; the Purpose; and he read the Staff's Recommendation.

*Mr. Terry Zzaudtke, CPH Engineers, Inc:* spoke of the recommendations of the Department of Community Affairs; figures to be revised; that State Road 419 is beyond it's capacity; State Road 434's capacity; turn lanes being added along State Road 419; the level of service; and the ORC (Objections, Recommendation and Comments) Report.

Mr. Grimms read the Findings at the request of the Board.

The Board discussed that the Item is a Large Scale Plan Amendment; the schedule for submitting Large Scale Plan Amendments; and whether there were any public comments.

**MOTION BY BOARD MEMBER GREGORY. "I WILL MOVE THE STAFF'S RECOMMENDATION." SECONDED BY VICE CHAIRMAN FERNANDEZ.**

Vice Chairman Fernandez asked, "Mr. Grimms, do we need a specific findings of fact for this particular matter since it is a Large Scale?"



Mr. Grimms replied “Yes, I provided you with the findings of fact, you can just reference per the staff report and the response of the ORC Report by Conklin, Porter, Holmes Engineering, Inc.”

**AMENDMENT TO THE MOTION. VICE CHAIRMAN FERNANDEZ STATED “WOULD THE MAKER ACCEPT AN AMENDMENT TO INCLUDE THE FINDINGS, AND STAFF’S RECOMMENDATION AND THE CONKLIN, PORTER, AND HOLMES ATTACHMENT, THE RESPONSE TO THE ORC REPORT.” BOARD MEMBER GREGORY STATED, “AND THE CORRECTION, YES.” DISCUSSION.**

**VOTE (ON THE AMENDMENT):  
VICE CHAIRMAN FERNANDEZ: AYE  
CHAIRPERSON KARR: AYE  
BOARD MEMBER GREGORY: AYE  
MOTION CARRIED.**

**VOTE (ON THE MAIN MOTION)  
CHAIRPERSON KARR: AYE  
BOARD MEMBER GREGORY: AYE  
VICE CHAIRMAN FERNANDEZ: AYE  
MOTION CARRIED.**

**A. Reece Property Small Scale Plan Amendment (SS-CPA-2-2001)**

Mr. Grimms introduced the Item and read the Findings. He spoke of the concerns that a “good portion” of the property could be used as an adult entertainment facility.

Discussion ensued regarding whether “the City has a moratorium regarding the location of adult entertainment facilities”; the location of the property; the distance an adult entertainment facility must be from a resident’s property; “whether there is a need to expedite this particular Agenda Item tonight”; and land east of the property.

*Mr. Phil Reece, 561 Virginia Drive, Winter Park, Florida:* spoke of not knowing that an adult entertainment facility could be on his property; and the property current use as industrial. Mr. Reece advised those in attendance, “If there is some way we can eliminate adult entertainment operations on this property – I certainly would be more than glad to do that. I have no intention of using this property for that, it’s all to be commercial installation.”

Mr. Grimms spoke of the industrial zoning classification.



The Board discussed restrictions on the deed; potential future annexations with Industrial Zoning; and whether future plans will be coming before the Board.

Mr. Grimms read Section 10-59. of the City Code.

*Mr. Rick Labinsky, Engineer:* spoke of the distance between the property and the nearest residential property line.

Tape 1/Side B

Discussion continued.

**MOTION BY VICE CHAIRMAN FERNANDEZ. “BASED UPON THE TESTIMONY RENDERED HERE THIS EVENING, THE STAFF’S FINDINGS AS OUTLINED IN ROMAN NUMERAL FOUR (IV), ONE (1) THROUGH FIVE (5) ON PAGE NINE (9) OF TEN (10) OF THE REPORT SUBMITTED TO US, AND FURTHER BASED UPON THE APPLICANT’S VERBAL AGREEMENT TO PUT COVENANTS, CONDITIONS, OR RESTRICTIONS ON THE PROPERTY THAT IT NOT BE USED AS AN ADULT ENTERTAINMENT ESTABLISHMENT. BASED ON THAT I WILL RECOMMEND TO THE CITY COMMISSION THAT THEY APPROVE MR. REECE’S REQUEST FOR A CHANGE OF COUNTY FUTURE LAND USE DESIGNATION OF ‘COMMERCIAL’ ‘INDUSTRIAL’, AND ‘LOW DENSITY RESIDENTIAL’ TO THE CITY’S FLUM (FUTURE LAND USE MAP) DESIGNATION OF ‘INDUSTRIAL’ ON THAT 6.5 ACRE PARCEL LOCATED IN AND AROUND THAT NORTH EAST CORNER OF U.S. 17-92 AND NURSERY ROAD, SPECIFICALLY CONDITIONED ON THE PROPERTY RECEIVING CERTAIN DEED RESTRICTIONS AS TO THE PROHIBITION TO ADULT ENTERTAINMENT ON IT.” SECONDED BY MEMBER BOARD GREGORY. DISCUSSION.**

**VOTE:**

**BOARD MEMBER GREGORY: AYE**

**VICE CHAIRMAN FERNANDEZ: AYE**

**CHAIRPERSON KARR: AYE**

**MOTION CARRIED.**

**B. Reece Property Rezoning (REZ-2-2001)**

Mr. Grimms read the justification for rezoning; and Staff’s Recommendation.

**MOTION BY VICE CHAIRMAN FERNANDEZ. “I’LL MAKE THE SAME MOTION AS I PREVIOUSLY DID WITH THE ‘FLUM’ AS IT RELATES TO**



THE ZONING. THAT IS TO WIT TO RECOMMEND THAT THE CITY COMMISSION APPROVE THE ZONING MAP DESIGNATION ON THAT 6.5 ACRE REECE PROPERTY FROM COUNTY C-2, 3 & R-1-A TO C-2 'GENERAL COMMERCIAL & INDUSTRIAL' ON THE CITY'S ZONING MAP, AGAIN SUBJECT TO THE APPLICANT PUTTING CERTAIN DEED RESTRICTIONS ON THIS PROPERTY THAT IT NOT BE USED FOR ADULT ENTERTAINMENT PURPOSES." SECONDED BY BOARD MEMBER GREGORY. DISCUSSION.

VOTE:

BOARD MEMBER GREGORY: AYE

VICE CHAIRMAN FERNANDEZ: AYE

CHAIRPERSON KARR: AYE

MOTION CARRIED.

**C. Moss Road Area Multi-Family Plan Amendment (SS-EM-CPA-1-2001)**

Mr. Grimms spokes of the applicant's purpose; and that their representative was in the audience.

VICE CHAIRMAN FERNANDEZ STATED, "WHILE SHE IS GETTING READING TO SPEAK - BY THE WAY I WANT THE RECORD OR THE MINUTES TO CLEARLY REFLECT ON THAT LAST MOTION - THAT I MADE THE SAME MOTION AS TO THE FUTURE LAND USE MAP TO WIT I INCORPORATED THE STAFF'S FINDINGS ON THE ZONING MATTER, ONE (1) THROUGH SIX (6) ON PAGE TEN (10) OF ELEVEN (11), THE SIX (6) FINDINGS THERE TO SUPPORT IN ADDITION TO THE TESTIMONY GIVEN, MY MOTION FOR THE CHANGE IN ZONING. DID YOU AGREE TO THAT MR. GREGORY? AND DID YOU VOTE FOR THAT MADAM CHAIR? OKAY, THAT'S WHY I SAID THE SAME MOTION AS BEFORE BUT I JUST WANT TO MAKE SURE ITS CLEAR."

Vice Chairman Fernandez asked, "Why the Agenda Item is an emergency?"

*Ms. Candice Birle, Wyman Fields Foundation:* spoke of the Moss Cove project; the partnership with the City; rehabilitating the single family units; the project costs; and the present zoning classification jeopardizing the closings of the units.

The Board discussed if Ms. Birle had any paperwork from the bank requiring the zoning change; Ms. Birle's testimony; the effect on the surrounding properties; and the property lines.



**MOTION BY VICE CHAIRMAN FERNANDEZ. “I WOULD MAKE THE FOLLOWING RECOMMENDATION THAT CITY COMMISSION APPROVE THE REQUEST BY WYMAN FIELDS TO REDESIGNATE THE AREA UNDER CONSIDERATION AS R-3 ‘MULTI-FAMILY DWELLING’ DISTRICT BASED UPON THE FINDINGS OF STAFF WHICH APPEAR TO START ON ROMAN NUMERAL FOUR (IV), ON PAGE NINE, THOSE THREE BULLETS POINTS AND SPECIFICALLY I WANT TO EMPHASIZE THAT AT LEAST I AM SATISFIED THAT THERE IS AN EMERGENCY THAT EXIST. THAT WE NEED TO ELIMINATE THE INHERENT DELAY OF SENDING IT UP TO THE DEPARTMENT OF COMMUNITY AFFAIRS, IT WOULD CAUSE IRREPARABLE HARM AND WE NEED TO ACT OF THIS MATTER AND WE STRONGLY RECOMMEND 100% VOTE OF THE CITY COMMISSION.”**

Mr. Grimms stated “Once again members of the Board, the Staff recommends that this Local Planning Agency recommend that City Commission approve the request by Wyman Fields and the City to redesignate the area under consideration as shown in Attachment “A” to ‘Medium Density Residential’ from ‘Commercial’ to ‘Medium Density Residential’ (6.6 to 9.0 dwellings per acre).”

Vice Chairman Fernandez stated, “Alright, is this R-3 zoning?” Mr. Grimms replied, “No – it will be R-3 zoning.” Vice Chairman Fernandez asked, “That’s what we are recommending?” Mr. Grimms said, “You’re recommending Future Land Use Map designation as ‘Medium Residential’.”

**VICE CHAIRMAN FERNANDEZ SAID, “GOTCHA, THAT’S MY MOTION.”  
SECONDED BY BOARD MEMBER GREGORY. DISCUSSION.**

**VOTE:**

**CHAIRPERSON KARR: AYE**

**BOARD MEMBER GREGORY: AYE**

**VICE CHAIRMAN FERNANDEZ: AYE**

**MOTION CARRIED.**

**D. Moss Road Area Multi-Family Rezoning (REZ-3-2001)**

Vice Chairman stated “Now then Mr. Grimms, with the Chairman’s blessings since we have already received the testimony, which we take to be true and we have your written findings on page eight (8) of nine (9) on the next Agenda Item and your continuation on page nine (9) of nine (9) with your Staff recommendation, now this time it is P&Z, right?”

Mr. Grimms replied “This is Planning and Zoning” and he read Staff’s Recommendation.



MOTION BY VICE CHAIRMAN FERNANDEZ. "I DO MAKE THAT MOTION BASED ON THE THOSE FINDINGS AND THE SPECIFIC FINDINGS THAT THERE IS AN EMERGENCY THAT WE NEED TO ADDRESS AND STRONGLY AGAIN RECOMMEND THAT IRREPARABLE HARM WILL BE DONE IF 100% OF THE CITY COMMISSION DOESN'T APPROVE THIS." SECONDED BY BOARD MEMBER GREGORY. DISCUSSION.

VOTE:

CHAIRPERSON KARR: AYE

BOARD MEMBER GREGORY: AYE

VICE CHAIRMAN FERNANDEZ: AYE

MOTION CARRIED.

*Chairperson Karr called for a recess at 8:17 p.m.*

*Chairperson Karr called the meeting back to order at 8:22 p.m.*

#### **E. Morse Foundation Plan Amendment (LS-CPA-1-00)**

Mr. Grimms spoke of the request; the Purpose; and read Staff's Recommendation.

*Mr. Scott Henderson, Henderson Planning Group, 112 South Lake Avenue, Orlando:* as the representative for the Elizabeth Morse Foundation, he spoke of their support of the Staff's Findings and Recommendation; and gave his response to the ORC Report.

The Board discussed the definition and criteria of the Greenway Interchange District. Discussion.

Tape 2/Side A

The history of the property; and ownership of the land was next discussed.

MOTION BY VICE CHAIRMAN FERNANDEZ. "AT THIS POINT I WILL RECOMMEND THAT THE CITY COMMISSION HOLD A SECOND ADOPTION HEARING – A PUBLIC HEARING AND ADOPT THIS LARGE SCALE COMPREHENSIVE PLAN AND IT'S DESIGNATED (LS-CPA-1-00) INCORPORATING THE CITY STAFF, BASE IT ON THE FINDINGS ON TWO (2) OF FOUR (4) THE BULLET POINTS THERE, AND BASED ALSO ON THE TESTIMONY AND REPRESENTATIONS OF MR. SCOTT HENDERSON, THIS EVENING, AS IT RELATES TO OWNERSHIP AND THE OTHER REPRESENTATION HE HAS MADE, AND INCORPORATING THE STAFF AND THE LOCAL PLANNING AGENCY FINDING AND THEIR RESPONSE



**TO THE ORC REPORT (OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT) AND FOR ADOPTION OF THIS PARTICULAR PLAN.**

The Board discussed whether there had been any public response about the Agenda Item, and that there was none; parliamentary procedure; and the public being able to respond at future Public Hearings.

**SECONDED BY BOARD MEMBER GREGORY. DISCUSSION.**

**VOTE:**

**BOARD MEMBER GREGORY: AYE**

**VICE CHAIRMAN FERNANDEZ: AYE**

**CHAIRPERSON KARR: AYE**

**MOTION CARRIED.**

**G. CHC Tuskawilla Road Site**

Mr. Grimms introduced the Agenda Item; and read Staff's Recommendation.

The Board discussed the property's location; boundaries; and size with Ms. Bierly, representative. Discussion.

**MOTION BY BOARD MEMBER GREGORY. "BASED ON THE FINDINGS THEN I MOVE THE STAFF'S RECOMMENDATION." VICE CHAIRMAN FERNANDEZ SECONDED AND STATED, "YES AND AGAIN, I'M NOT SURE YOU WERE CLOSE ENOUGH TO THE MICROPHONE. HE DID SAY BASED ON THE FINDINGS AND OF THE STAFF RECOMMENDATIONS AS WELL AS I ASSUME MS. BIERLY'S PRESENTATION OR TESTIMONY. AND I'LL SECOND THAT WITH THE ADDITION OF THE FACT THAT - ALSO I AM TAKING INTO CONSIDERATION YOUR PREVIOUS PRESENTATIONS ON THIS PARTICULAR MATTER AND THE PUBLIC INPUT THAT WE HAD AT THAT TIME. AND AGAIN WITH THE UNDERSTANDING THAT TOWN CENTER IS SUPPOSE TO BE PEDESTRIAN FRIENDLY, THAT WILL ALLOW WALKWAYS, GREENEWAYS AND SO FORTH TO ACCESS THE OTHER PORTIONS OF THE TOWN CENTER, HICKORY PARK, AND SO FORTH, BE ABLE TO MAKE THEIR WAY ALL THE WAY UP TO LAKE JESUP AND SO FORTH AND AGAIN IT'S JUST A HEADS UP AS TO WHAT WE ARE GOING TO BE LOOKING FOR WHEN YOU COME IN WITH ANY DEVELOPMENT PLANS OR PRELIMINARY ENGINEERING OR WHAT HAVE YOU. WE DID HAVE THIS DISCUSSION BEFORE AND I TOLD YOU AT THAT TIME, AND I AM SIMPLY REMINDING YOU THAT WHEN I MAKE MY SECOND TO THIS I WILL BE LOOKING FOR THAT WHEN YOU COME BACK. DISCUSSION.**



**VOTE:**

**VICE CHAIRMAN FERNANDEZ: AYE**

**CHAIRPERSON KARR: AYE**

**BOARD MEMBER GREGORY: AYE**

**MOTION CARRIED.**

**F. Springs Land/Jessup Shores Plan Amendment**

Mr. Grimms spoke of the request; the location of the property; the Purpose; pedestrians having access to the Town Center; and he read the Findings and Staff's Recommendation. Discussion.

**MOTION VICE CHAIRMAN FERNANDEZ. "MADAM CHAIR, I'M READY TO MOVE THAT BASED ON THE STAFF'S FINDINGS AS OUTLINED ON PAGES TWO (2) OF THREE (3), AND HAVING HAD NUMEROUS HEARINGS DISCUSSING THIS PARTICULAR, WELL THE TOWN CENTER, I SHOULD SAY, THAT AS A MEMBER OF THE LOCAL PLANNING AGENCY RECOMMEND THAT THE CITY COMMISSION HOLD A SECOND ADOPTION PUBLIC HEARING, ADOPT THE LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (LS-CPA-4-00) BASED ON THOSE FINDINGS WE JUST REFEREED TO AND ON THE ORIGINAL PLANNED AMENDMENT DATA INVENTORY AND ANALYSIS - MR. GRIMMS AS PART OF MY MOTION AND IT'S A REQUEST, NOW INFORMATION FROM YOU. WHEN THEY COME IN WITH THEIR PLANS CAN WE GET THEM TO DO SOME MORE LANDSCAPING OUT THERE ALONG 434 – I WANT OUR ENTRANCEWAY TO THE TOWN CENTER TO REALLY BE TREES, OR LANDSCAPING OR WHATEVER FDOT WILL ALLOW – THAT'S MY MOTION." SECONDED BY BOARD MEMBER GREGORY.**

**VOTE:**

**CHAIRPERSON KARR: AYE**

**BOARD MEMBER GREGORY: AYE**

**VICE CHAIRMAN FERNANDEZ: AYE**

**MOTION CARRIED.**

**I. Conservation & Resource Protection**

Mr. Grimms informed the Board that the City was the applicant; and read the Purpose, the Findings, and Staff's Recommendation.

**MOTION BY VICE FERNANDEZ. "BASED ON THE FINDINGS AS INDICATED ON PAGE TWO (2) OF THREE (3), THE PRESENTATION OF STAFF THIS EVENING, AS A MEMBER OF THE LOCAL PLANNING**



AGENCY I RECOMMEND THAT THE CITY HOLD A SECOND (ADOPTION) PUBLIC HEARING, ADOPT THIS PLAN (LG-CPA-4-00) TO INSURE NO DESTRUCTION OF VEGETATIVE COMMUNITIES, WILDLIFE AND WILDLIFE HABITAT OF THOSE SPECIES DESIGNATED AS ENDANGERED, THREATENED OR OF THE SPECIAL CONCERN, THE (LS-CPA-3-98) TO AMONG OTHER THINGS PROTECT HISTORICALLY SIGNIFICANT CULTURAL AND ARCHEOLOGICAL SITES FOR DEVELOP OR REDEVELOPMENT AND THAT THE (LS-CPA-4-98) TO COORDINATE THE TOWN CENTER WITH RESOURCE PROTECTION PLANS OF LOCAL, STATE AND FEDERAL JURISDICTIONS THAT MAY EXIST.” SECONDED BY BOARD MEMBER GREGORY. DISCUSSION.

**VOTE:**

**BOARD MEMBER GREGORY: AYE**

**VICE CHAIRMAN FERNANDEZ: AYE**

**CHAIRPERSON KARR: AYE**

**MOTION CARRIED.**

**III. ACTION ITEMS**

Vice Chairman Fernandez stated “In so far as Minutes are concerned, I realize our by laws indicate three (3) days but Mr. Grimms did submit a Memorandum as to the tardiness of the package that we received however I – personally would appreciate receiving whatever part is ready to go at least three (3) days before the hearing and then if an somebody comes in – an expert comes in late we can get that stuff later.” He also requested the City to provide a Master Plan Map and a highlighter to the Board Members. Mr. Grimms stated he would highlight the packet maps and get the Board a copy of the Master Plan Map.

Tape 2/Side B

**IV. FUTURE AGENDA ITEMS**

- EAR
- Meeting With The Commission
- FLUM Map On CD

**V. ADJOURNMENT**

Chairperson Karr adjourned the meeting at 9:30 p.m.



RESPECTFULLY SUBMITTED:

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**DEBBIE GILLESPIE**  
DEPUTY CITY CLERK

APPROVED:

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**ROSEANNE KARR, CHAIRPERSON**  
PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

NOTE: These minutes were approved at the \_\_\_\_\_, 2001 Planning And Zoning Board/Local Planning Agency Meeting.

S:\City Clerk\Docs\Word\BOARDS\PLANNING\III\MINUTES\2001\P&Z030701.doc



CITY OF WINTER SPRINGS  
LETTER OF AUTHORIZATION

LEGAL DESCRIPTION OF PROPERTY

Township (T) 21, Range (R) 30, Section (S) 01, Block (B) 0000, Lot/Parcel 0250  
Subdivision Name and Number: Tuskawilla  
Metes and Bound Legal: Attached  
[ OK ] *Attach and initial if necessary.*

STATE OF: FLORIDA  
COUNTY OF: SEMINOLE

I, L. D. Plante, Inc., the simple fee owner of the above described property, hereby authorize Carl H. Cahill of CHC Development Co., Inc., to serve as agent on my behalf and in stead for the purpose of making and executing, at the agent's discretion, an application or applications for development permit approval by the City of Winter Springs, Florida on the aforementioned property including, but not limited to, applications for annexation, special exception, conditional use permit, comprehensive plan amendment, zoning amendment, subdivision of land, city code variance and waiver requests, street and plat vacations, PUD approval, site plan approval, and engineering and building permit approval. Any representation made on my behalf by my authorized agent shall be legally binding on me and my aforesaid property as if I myself had made said representations, and the City of Winter Springs has the right to rely on said representations in approving or disapproving any aforesaid application for development on my aforesaid property.

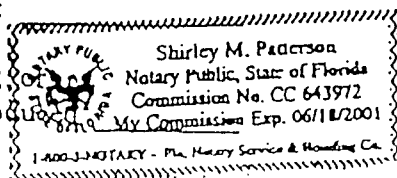
L.D. PLANTE, INC.

Carl Plante  
(Signature of Owner)

Sworn to and subscribed before me  
this 21st day of June, 2000

Shirley M. Patterson  
NOTARY PUBLIC, State of Florida  
My Commission Expires:

Personally Known ( ✓ ) :  
Type of Identification Produced:





# COMMISSION AGENDA

## ITEM 502

<b>Informational</b>	
<b>Consent</b>	
<b>Public Hearings</b>	<b>X</b>
<b>Regular</b>	

May 12, 2014

KL

RS

Regular Meeting

City Manager

Department

### REQUEST:

The Community Development Department — Planning Division requests that the City Commission hold a Public Hearing to consider Second Reading and Adoption for both Ordinance 2013-13, a Large-Scale Future Land Use Map Amendment, and Ordinance 2013-15, which proposes to rezone nine (9) parcels totaling approximately 60 gross acres, more or less, currently within Seminole County, Florida, and generally located south of State Road 434 and east of Tuskawilla Road. In addition, the Community Development Department - Planning Division requests that the City Commission support the placement of the subject property within TCEA Zone A and simultaneously update the existing TCEA Zone A Map to reflect said change.

### SYNOPSIS:

The City of Winter Springs Community Development Department received an application for a Large-Scale Future Land Use Map Amendment and Rezoning request which, if approved, would change the Future Land Use Map from Seminole County's "Industrial" land use designation to the City of Winter Springs "Town Center" land use designation. In addition, the request would also change the Zoning Map from Seminole County's Agriculture "A-1" & Industrial "M-1" to City of Winter Springs "Town Center". The subject property is located within Seminole County, Florida, and generally situated south of State Road 434 and east of Tuskawilla Road (see **Attachment "A" - Location Map**).

### CONSIDERATIONS:

#### APPLICABLE LAW AND PUBLIC POLICY

Florida Statute 163.3187 Amendment of adopted comprehensive plan;



Florida Statute 166.041 Procedures for adoption of ordinances and resolutions;  
Winter Springs Charter Section 4.15 Ordinances in General;  
Winter Springs Article III. Comprehensive Plan Amendments;  
Section 15-30. Authority, purpose and intent;  
Section 15-35. Review Procedure;  
Section 15-36. Review criteria;  
Florida Statutes 163.2511-163.3246 : (Provides that land development regulations for municipal planning be consistent with the Comprehensive Plan).  
Winter Springs Charter Article IV. Governing Body.  
Section 4.06. General powers and duties.  
Section 4.15. Ordinances in General.  
City of Winter Springs Comprehensive Plan.  
Winter Springs Code of Ordinances, Chapter 20, Zoning, Article III Establishment of Districts, Division 4.  
Winter Springs Code of Ordinances, Chapter 20, Zoning, Article II, Section 20-31

Applicant Name and Address:  
Standard Pacific of Florida GP, Inc.  
558 West New England Avenue  
Suite 250  
Winter Park, F132789

Property Owner:  
L.D. Plante Inc.  
P.O. Box 151117  
Altamonte Springs, F132715

Property Address: None

Property Parcel ID'S:  
06-21-31-501-OA00-0000  
06-21-31-501-OB00-0000  
26-20-30-5AR-OA00-008G  
26-20-30-5AR-OA00-008C  
06-21-31-501-0200-0000  
06-21-31-501-O30A-0000  
26-20-30-5AR-OA00-0080  
01-21-30-501-0000-0340  
01-21-30-501-0000-0170

Future Land Use Designation: Seminole County: "Industrial"

Zoning Designation: Seminole County: Agriculture "A-1" & Industrial "M-1"

Approved Development Permits: None

Pending Code Enforcement Actions: None

City Liens: None

**Existing Land Uses** - The subject site is located east of Tuskawilla Road and south of State



Road 434. More specifically, the surrounding area is generally characterized by existing cattle grazing, public/semi-public uses, low and medium density residential, and an office park located on Tuskawilla Road. The subject property is currently designated "Industrial" on the Seminole County Future Land Use Map and Agriculture "A-1" & Industrial "M-1" on the Seminole County Zoning Map. The subject site, as it currently exists, is an enclave surrounded by the City of Winter Springs. Life Community Church, located just south of the subject property, is currently within the City and fronts directly on Tuskawilla Road. There are a few existing single-family residences located just east of the subject property that are within the Tuscahill PUD. Presently there is approximately 56 acres of vacant property currently within the City, located south of the subject property, that is scheduled to become part of the overall development. Properties to the west are within both the City of Winter Springs and Seminole County. Both the Tuskawilla Office Park and the neo traditional Avery Park subdivision, located west of Tuskawilla Road, are currently within the City of Winter Springs Town Center. Just to the north of Avery Park, are a few single-family residences located within Seminole County. Properties to the north are presently vacant and within the City of Winter Springs Town Center. Adjacent existing land uses, zoning and future land use designations include the following:

	<b>Existing Land Use</b>	<b>Zoning</b>	<b>Future Land Use</b>
<b>Subject Properties</b>	Few Existing Buildings; Vacant Property	Seminole County: Agriculture "A-1" & Industrial "M-1"	Seminole County: Industrial
<b>North</b>	Vacant	City of Winter Springs: Town Center	City of Winter Springs: Town Center
<b>South</b>	Vacant; Life Community Church	City of Winter Springs: PUD	City of Winter Springs: Low Density Residential; Public/Semi-Public
<b>East</b>	Tuscahill PUD	City of Winter Springs: PUD	City of Winter Springs: Low Density Residential
<b>West</b>	Winter Springs Office Park, Avery Park, Single-Family (County)	City of Winter Springs: Town Center  Seminole County: Agriculture "A-1"	City of Winter Springs: Town Center  Seminole County: Medium Density Residential

Development Trends - The subject property, as it currently exists, is an enclave with approximately 60 acres, more or less, within the jurisdiction of Seminole County. The property is mostly undeveloped and has most recently been utilized for cattle grazing/agricultural pursuits. The vacant property is currently owned by L.D. Plante, Inc. and was formally owned by Central Florida Drum (CFD), a refurbishing and supply business from 1965 to 1986. From 1991 to 1998 the site was leased to Polymetrics, Inc. a manufacturer and supplier of industrial paints. Incorporating the subject property into the City of Winter Springs will eliminate the existing enclave and advance the City's vision for the Town Center and facilitate the development of the northern portion of the Tuscahill PUD as noted on the original master plan for said PUD.

Proposed Future Land Use Classification - The proposed Large-Scale Future Land Use



Map Amendment proposes to change the Future Land Use Map designation from the Seminole County "Industrial" designation to the City of Winter Springs "Town Center" designation (see **Attachment B - Ordinance 2013-13**). The requested "Town Center" future land use designation currently has no maximum density/intensity limitation. The applicant desires to combine the nine (9) county parcels with approximately 56 contiguous acres to the south, presently within the City of Winter Springs, for future development. Conceptually, the proposed development is for 450 residential units and 45,000 square feet of non-residential development. The proposed development yields a total of 3.87 units per acre (see **Attachment C - Concept Plan**). To help evaluate the anticipated impact of said development, the applicant agreed to enter into an annexation agreement which limits the maximum density of said project to no more than four (4) units per gross acre (see **Attachment D - Annexation Agreement**). The Annexation Agreement request will be considered by the City Commission under Item 501 during the May 12, 2014 regular City Commission meeting.

Letters/Phone Calls In Favor Or Opposition - To date, the City has not received any letters or phone calls in favor or opposition. In accordance with Policy 2.1.2., Future Land Use Element, the City hosted a Design Charette for the proposed development on May 2, 2013.

#### **Comprehensive Plan Amendment Analysis:**

The following summarizes the data and issues which staff analyzed in reviewing this application:

Justification for Future Land Use Designation - The requested Large-Scale Future Land Use Map Amendment proposes to change the Future Land Use Map designation from "Industrial" to "Town Center" for approximately 60 gross acres, more or less, currently within Seminole County, Florida, and generally located south of State Road 434 and east of Tuskawilla Road. The proposed use and density is compatible with the surrounding area, as it generally characterized by low and medium density residential, commercial, and public/semi-public development patterns.

#### Public Facilities:

##### **ROADS/TRAFFIC CIRCULATION:**

Tuskawilla Road and State Road 434 are both four (4) lane arterial facilities that are currently operating at or above level of service B. Level of Service B is defined as a condition of road performance where traffic density is low and vehicles travel with operating speeds somewhat restricted by other vehicles. Drivers still have reasonable freedom to select their speeds.

#### Availability of Access:

Preliminary access lane configuration for the project access points are:

- Main entrance at Tuskawilla Road - One (1) right only egress lane and one (1) ingress lane
- Michael Blake Blvd at Tuskawilla Road - One (1) right only and one (1) shared left through egress lanes, one (1) ingress lane
- Gardena Ave at State Road 434 - One (1) right only egress lane and one (1) ingress lane

#### Function Classification:

State Road 434 is a principal arterial that runs north from Edgewater Drive near Orlando to Altamonte Springs, then east to Oviedo, and then south to East Colonial Drive. Within this portion of the City of Winter Springs, State Road 434 is a four-lane roadway. Likewise,



that portion of Tuskawilla Road adjacent to the subject property is currently a four-lane roadway. According to the City's Comprehensive Plan, the level of service (LOS) on the portion of State Road 434 and Tuskawilla Road is B'. The traffic study provided by the applicant identifies an overall development of 366 residential units on 116 acres (60 acres to be annexed; approximately 56 acres currently within the City). On September 23, 2013, staff received via email a revised unit count of 450 total residential units. Staff has determined the preliminary traffic impact analysis to be incomplete and therefore will request a complete/modified report once the development proposal is presented to the City (see **Attachment E - Traffic Impact Analysis**).

**POTABLE WATER:**

City water is available to serve the proposed project.

**WASTEWATER**

City sewer service is available to serve the proposed project.

**RECLAIMED WATER:**

Reclaimed water is not available at this time. However, the irrigation system will be required to meet reclaimed water standards for future connection to reclaimed water when available.

**ELECTRIC SERVICE:**

Facilities serving the parcels: None currently. The City of Winter Springs is serviced by Duke Energy for electric service. Duke Energy will provide service to this area, with no interruption of service. A future land use change will not impact current electric rates.

**SOLID WASTE:**

Facilities serving the parcels: None currently. The City of Winter Springs currently has a franchise agreement and is serviced by Waste Pro, a private solid waste contractor who will provide service to this area.

**STORMWATER MANAGEMENT:**

Facilities serving the parcels: None currently. Upon development, the site will be required to provide on-site stormwater management in accordance with all applicable St. John's River Water Management District(SJRWMD) criteria.

**POLICE:**

The City of Winter Springs is responsible for police protection. The station closest in proximity to the subject property is located at 300 N. Moss Road. Response times are averaged monthly.

**FIRE:**

Seminole County is responsible for fire protection. City of Oviedo Fire Station 44, located at 42 Central Ave. S., Oviedo, Florida is the closest fire station. The response time is approximately four minutes.

**NUISANCE POTENTIAL OF PROPOSED USE TO SURROUNDING LAND USES:**

The change in designation from Seminole County "Industrial" to City of Winter Springs "Town Center" will not result in any nuisance potential for the surrounding properties because proposed uses are compatible with the "Town Center" future land use designation, and the subject property is surrounded primarily by commercial, public/semi-public, and residential uses.

**NATURAL RESOURCES COMPATIBILITY:**

There are no conservation overlays on the subject property.



## SOILS:

According to the Soil Survey of Seminole County, Florida, prepared by the U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), four

(4) soil types occur within the subject property boundaries (see **Attachment F - Preliminary Environmental Assessment**). These soils include the following:

2, Adamsville-Sparr Fine Sands

20, Myakka and EauGallie Fine Sands

26, Udorthents, Excavated

31, Tavares-Millhopper Fine Sands, 0 To 5 Percent Slopes

**Adamsville-Sparr fine sand (#2)** is a nearly level, somewhat poorly drained soils on low ridges on the uplands and low knolls on the flatwoods. Typically the surface layer of this soil type is grayish brown fine sand about 4 inches thick. In most years, the seasonal high water table for this soil type is at a depth of 12 to 36 inches for up to 6 months. The permeability of Adamsville soil is rapid. The permeability of Sparr soil is rapid in the surface and subsurface layers and is slow or moderately slow in the subsoil.

**Myakka and EauGallie fine sands (#20)** are nearly level, poorly drained soils found on broad plains on the flatwoods. Typically the surface layer of Myakka soil consists of black

fine sand about 5 inches thick. Typically the surface layer of EauGallie soil consists of dark gray fine sand about 5 inches thick. During most years the seasonal high table for this soil

type is within 12 inches of the surface for 1 to 4 months. The permeability of Myakka soil is rapid in the surface and subsurface layers and in the substratum and moderate or moderately rapid in the subsoil. The permeability of EauGallie soil is rapid in the surface and subsurface layers, moderate or moderately rapid in the sandy part of the subsoil and moderately slow in the loamy part of the subsoil.

**Udorthents, excavated (#26)** consist of excavated areas of unconsolidated or heterogeneous soil and geologic materials, which have been removed mainly for use in road construction or as fill material in low areas and for building foundations. Most areas of Udorthents, excavated locally called borrow pits, are from 5 to 40 feet deep. Some of the pit

bottoms are seasonally ponded. Most pit areas have been left idle. These areas must be smoothed, shaped, and filled if they are to be used for agricultural or for urban development.

**Tavares-Millhopper fine sands, 0 to 5 percent slopes (#31)** are nearly level to gently sloping, moderately well drained soils found on low ridges and knolls on the uplands. Typically the surface layer of Tavares soil consists of very dark grayish brown fine sand about 6 inches thick. Typically the surface layer of Millhopper soil consists of gray fine sand about 7 inches thick. The soils in this map unit have a seasonal high table at a depth of 36 to 60 inches for 2 to 6 months. The permeability of Tavares soil is rapid or very rapid. The permeability of Millhopper soil is rapid in the surface and subsurface layers and moderately slow in the subsoil.

The Florida Association of Environmental Soil Scientists (FAESS) considers the main components of Basinger and Smyrna fine sands, depressional (#11) as a hydric soil



type.

Furthermore, the FAESS considers inclusions present in Myakka and EauGallie fine sands (#20), Udorthents, excavated (#26) and St. Johns and EauGallie fine sands (#29) as hydric. This information can be found in the Hydric Soils of Florida Handbook, Third Edition (March, 2000).

#### **FLOOD PRONE AREAS:**

According to the Seminole County Property Appraiser's records, the property is within both flood zone "X" and "AE". Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone "AE". The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone "X".

#### **HISTORIC RESOURCES:**

No known historical resources are known to be located on the subject property.

#### **WILDLIFE:**

The environmental report that was submitted with the future land use amendment application indicates no gopher tortoises on the nine (9) acres to be annexed. However, there

are gopher tortoises on that portion of the property currently within the City of Winter Springs. Based on the tortoise population that exists within that portion of the site within the

City and the expected development plan for the overall 116 acre property, there is only one potential option for resolving the gopher tortoise issue. This option is off-site relocation and

will require that any tortoise within 25 feet of proposed construction activities be relocated off-site to an approved recipient site. In addition to the on-site review for "listed" species, BTC conducted a review of the FFWCC's recorded Bald Eagle (*Haliaeetus leucocephalus*) nest sites on or in the vicinity of the subject property. This review revealed three (3) Bald Eagle nests, through the 2010-2011 nesting season, within one mile of the subject site. These nests, Nest SE-002, Nest SE-003, and Nest SE-087, are all located greater than 660' from any portion of the subject property. As such, no restrictions towards the development of this site will apply.

#### **Consistency with the Comprehensive Plan:**

##### **Future Land Use Element**

The Conceptual Plan that was presented by the applicant, as a point of discussion purposes, contains 450 residential units on 116 acres yielding a density of 3.87 dwelling units per acre. Per the Comprehensive Plan, the Town Center future land use category has no maximum density threshold. To help evaluate the anticipated impact of said development, the applicant has agreed to an Annexation Agreement hereby limiting the maximum density of said project to no more than four(4) units per gross acre.

The Town Center category was based upon traditional design standards for development that will become the identifying focus of the City's downtown and contribute to an increased

and diversified tax base for the City. The primary purpose of the Town Center is to create an economically successful, vibrant, aesthetic, compact, multimodal, diverse, mixed use (including horizontal and vertical integration of uses) neo-traditional urban environment, designed on a pedestrian scale and with a pedestrian orientation. The Town Center is to be a



place where people can reside in a mix of single and multiple family dwellings, work, gather to shop, relax, recreate, be entertained, attend community events, and enjoy the natural beauty of lands located in the Town Center.

The surrounding area is generally characterized by existing cattle grazing, public/semi-public uses, low and medium density residential, and an office park located on Tuskawilla Road. The existing Tuskawilla Planned Unit Development (PUD), located to both the east and south, was annexed into the City of Winter Springs in 1972. Said development includes a combination of single-family, multi-family, commercial, and many park and open space amenities. The proposed future land use amendment is consistent with the Comprehensive Plan.

The proposed future land use amendment is consistent with the following Goals, Objectives and Policies from the Future Land Use Element of the Comprehensive Plan:

**GOAL 1: Quality of Life.** To ensure that the character, magnitude, and location of all land uses provides a system for orderly growth and development(as defined in sections 163.3221 and 380.04, Florida Statutes) that achieves a balanced, natural, energy efficient, and economic environment, and enhances the quality of life of all residents throughout and beyond the 2030 planning horizon.

Response: The subject site as it currently exists is an enclave surrounded by the City of Winter Springs. This enclave is adjacent to the City's Town Center and will be developed consistent with the City of Winter Springs Comprehensive Plan and Code of Ordinances.

**Policy 1.2.2: Potable Water.** Do not issue development orders unless it can be determined that adequate potable water supplies and facilities are available. (Cross Reference: See Infrastructure Element, Policy 2.3.3)

Response: Water is available to serve the project

**Policy 1.2.4: Sewer.** Require residential and commercial development and redevelopment, to connect to or extend the central sewer system to provide service to their development, except for single family residential that includes only one or two lots. (Cross Reference: See Infrastructure Element, Policy 1.4.1)

Response: Sewer is available to serve the project.

**Policy 1.4.2: Higher Density Infill.** Encourage the efficient use of land with compatible infill and higher density and intensity development within the Town Center and the U.S. 17-92 CRA Corridor.

Response: The applicant seeks to expand the boundaries of both the City and the Town Center in preparation for a mixed-use community.

**Policy 1.8.2: Enclaves.** Annex all enclaves, where feasible, in order to reduce land use conflicts and provide efficient public service.

Response: The subject site, as it currently exists, is an enclave surrounded by the City of Winter Springs. The subject property represents the largest enclave within the City.

**Policy 1.8.3: Condition for Connection to City Utilities.** Require new development within the County in areas that are contiguous to the City, to be annexed into the City and to be developed to City standards as a condition for connection to City utilities, unless that



development is the subject of a mutually accepted utility agreement.

Response: The subject property as it currently exists is an enclave surrounded by the City of Winter Springs. The requested Large-Scale Future Land Use Map Amendment is a companion to a proposed Annexation (Ordinance 2013-12) and Rezoning (Ordinance 2013-15) request. Upon annexation adoption, the proposed project will be developed to City standards as a condition for connection to City utilities.

**Policy 2.1.2: Design Charette.** Host design charettes to create small area plans consistent with the Town Center Master Plan, involving property owners and stakeholders for the following areas, prior to their development:

- a. Between Orange Avenue and Lake Jesup
- b. North of and adjacent to Tusawilla PUD

Response: In accordance with Policy 2.1.2., Future Land Use Element, the City hosted a Design Charette for the proposed development on May 2, 2013.

**Policy 6.1.4: Procedures for Inclusion of Annexed Properties into the City's TCEA.**

Place properties that involve a large-scale land use amendment into a City TCEA Zone as part of the large-scale amendment process and amend simultaneously the appropriate TCEA map(s). Place properties that involve a small-scale land use amendment into a City TCEA Zone as part of the next large-scale amendment cycle, and amend simultaneously the appropriate

TCEA map(s). During the interim period, after obtaining a City land use category, but prior to placement in a City TCEA Zone, development on property may proceed by the development providing and funding mobility standards and requirements of the most physically proximate Zone. If the property is adjacent to two Zones, the City shall assign the Zone after making a determination as to which is most appropriate. (Ord. 2010-18; 10-25-10)

Response: Per Policy 1.11.2, Transportation Element, TCEA Zone A is identified as the Central Mobility Hub and is generally located at the heart of the City at the intersection of

State Road 434 and Tusawilla Road and coincides generally with the Town Center. As part of the requested Large-Scale Future Land Use Map Amendment, staff is placing the subject property within TCEA Zone A and simultaneously updating the existing TCEA Zone A Map to reflect said change (see **Attachment G - TCEA Zone Map**).

**Policy 1.3.1:** Requires all development proposals to determine their specific impacts on current Level of Service (LOS) and mobility standards.

Response: Staff has requested a revised Traffic Impact Analysis for said development. The revised report shall analyze the adjusted residential unit count from 336 to 450 total units. A complete/modified report is to accompany the future development proposal.

**Policy 1.3.4:** Requires the City to support proposed future land use map amendments with data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet the projected growth demands.

Response: City water and sewer service is available to serve the subject property.

**Policy 1.6.4:** Encourages land uses that generate high traffic counts to locate adjacent



to arterial roads and mass transit systems.

Response: The proposed mixed-use development is adjacent to both Tuskawilla Road and State Road 434. Both roadways are four (4) lane arterial facilities that are currently operating at or above level of service B.

**Policy 1.7.1:** Requires the City to consider existing and proposed land uses in adjacent jurisdictions when reviewing proposed land use amendments.

Response: The proposed use and density is compatible with the surrounding area, as it generally characterized by low and medium density residential, commercial, and public/semi-public development patterns.

### **Transportation Element**

The proposed future land use amendment is consistent with the following policies from the Transportation Element of the Comprehensive Plan:

**Policy 1.1.7 and Policy 1.11.5:** Requires a Transportation Impact Analysis for all new development generating more than 300 total annual average daily trips.

Response: Staff has requested a revised Traffic Impact Analysis for said development. A complete/modified report is to accompany the future development proposal.

### **FINDINGS:**

1. The request is consistent with all applicable goals, objectives and policies of the City's adopted Comprehensive Plan.
2. The request is in conformance with the purpose and intent of the City Code and with all applicable requirements.
3. Considering the type and location of uses involved and the general character of the area, the change of the FLUM designation will not result in any incompatible land uses, including such factors as height, bulk, scale, intensity, traffic, noise, drainage, dust, lighting, appearance, and other factors deemed important.
4. The request is consistent with Florida Statute Chapter 163, Part 11, of the Florida Statutes.

### **REZONING ANALYSIS:**

The following summarizes the data and issues which Staff analyzed in reviewing this application as required by the Code of Ordinances, Section 20-31:

- (1) Compliance with Procedural Requirements-The proposed rezoning is in compliance with all procedural requirements established by the City Code and law. Requirements for advertising the land use action have been met.
- (2) Consistent with the Comprehensive Plan- The proposed rezoning change is consistent with the City's Comprehensive Plan and the proposed change will not have an adverse effect on the Comprehensive Plan.
- (3) Consistent with any Master Plan for the property- The applicant has requested this rezoning to allow the properties, in conjunction with 50 acres within the City just to the south, to be developed as a mixed use community.
- (4) Not Contrary to the Land Use Pattern Established by the Comprehensive Plan-The proposed rezoning from Seminole County's Agriculture "A-1" & Industrial "M-1" to Winter Springs "Town Center" is appropriate and compatible with the land use pattern established by the City's Comprehensive Plan (see **Attachment H - Ordinance 2013-15**). Surrounding properties within the City have future land use designations of "Town Center" and "Low Density Residential". Surrounding



properties within Seminole County have a future land use designations of "Industrial" and "Medium Density Residential".

(5) Does Not Create Spot Zoning- The proposed rezoning does not create a spot zone, which is prohibited by law. The adjoining properties are zoned for residential, town center, and planned unit development.

(6) Does Not Materially Alter the Population Density Pattern- The proposed rezoning does not alter the existing developed population density pattern and therefore will not overtax the load on public facilities and services (utilities, streets, and other municipal services and infrastructure).

(7) Does Not Create Illogically Drawn Zoning District Boundaries- The proposed rezoning does not result in existing zoning district boundaries that are illogically drawn in relation to the existing conditions on the property and the surrounding area and the land use pattern established by the City's Comprehensive Plan.

(8) Changed Conditions Make the Proposed Rezoning Necessary- The proposed zoning designation of "Town Center" is compatible with the proposed "Town Center" Future Land Use Map designation described within Ordinance 2013-13.

(9) No Serious Reduction in Light or Air to Adjacent Areas- The proposed rezoning will not seriously reduce light or air to adjacent areas.

(10) Adverse Impact on Surrounding Property Values- The proposed zoning designation has been determined by evaluating the prevailing character of the area around the subject property.

(11) Not Detrimental to Future Improvement of Adjacent Vacant Property- The intent in the zoning of the property is to apply a zoning classification for the subject property that is consistent and compatible with the surrounding land uses.

(12) Does Not Constitute a Special Privilege- The proposed rezoning does not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

(13) Not out of Scale- The proposed rezoning change is not out of scale or incompatible with the needs of the neighborhood or the City.

(14) Does Not Violate any City Land Use Regulations- The proposed rezoning does not violate any applicable land use regulations adopted by the City.

#### **FINDINGS:**

In analyzing the rezoning request, it has been determined that the fourteen (14) review standards included in Section 20-31 were satisfied.

#### **FISCAL IMPACT:**

The proposed Large-Scale Future Land Use Map Amendment and Rezoning serves as the preliminary stage for allowing the subject property to be developed into a mixed-use development. Development of the subject property will provide an increase to the City's taxable value. A Fiscal Analysis will be performed once the development detail of the property are presented to the City.

#### **COMMUNICATION EFFORTS:**

This Agenda Item has been electronically forwarded to the Mayor and City Commission, City Manager, City Attorney/Staff, and is available on the City's Website, LaserFiche, and the City's Server. Additionally, portions of this Agenda Item are typed verbatim on the respective Meeting Agenda which has also been electronically forwarded to the individuals noted above, and which is also available on the City's Website, LaserFiche, and the City's Server; has been sent to applicable City Staff, Media/Press Representatives who have requested Agendas/Agenda Item information, Homeowner's Associations/Representatives



on file with the City, and all individuals who have requested such information. This information has also been posted outside City Hall, posted inside City Hall with additional copies available for the General Public, and posted at five (5) different locations around the City. Furthermore, this information is also available to any individual requestors. City Staff is always willing to discuss this Agenda Item or any Agenda Item with any interested individuals.

Pursuant to Florida Statutes 171.044 (6), the Seminole County Board of County Commissioners was sent via Certified Mail the notice of Annexation, Large-Scale Plan Amendment, and Rezoning for the subject parcels on April 18, 2014 (see **Attachment I Notification Letter**). Adjacent property owners have been notified by U.S. mail on September 23, 2013. Notification Letters). The request was legally advertised within the Orlando Sentinel on April 24, 2014 and May 1, 2014 (see **Attachment J, Legal Advertisements**). In addition, the properties have been posted with a large yellow sign. Lastly, in accordance with Policy 2.1.2., Future Land Use Element, the City hosted a Design Charette for the proposed development on May 2, 2013.

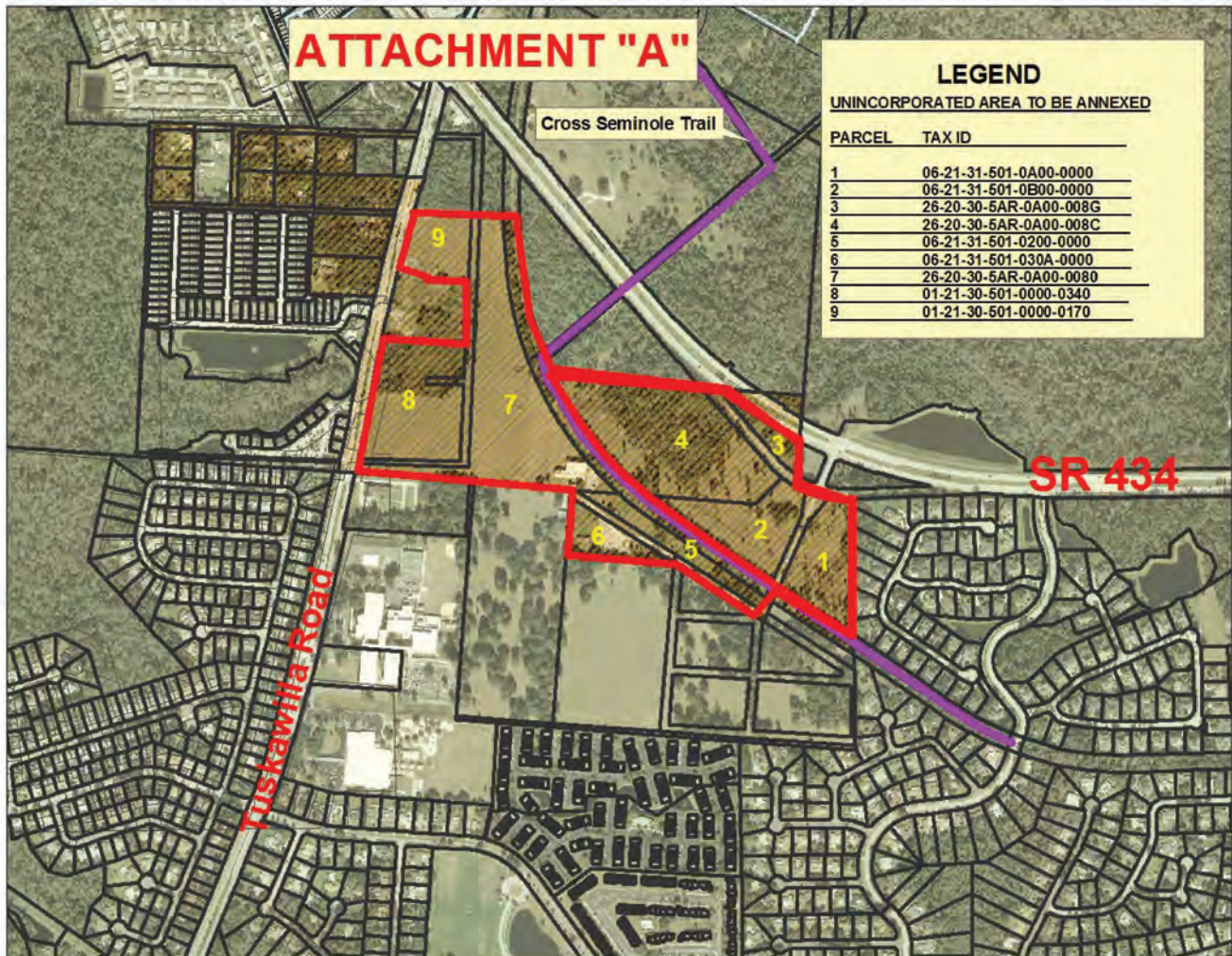
#### **RECOMMENDATION:**

The Community Development Department — Planning Division and the Planning and Zoning Board/Local Planning Agency requests that the City Commission hold a Public Hearing for Second Reading and Adoption of both Ordinance 2013-13, a Large-Scale Future Land Use Map Amendment, and Ordinance 2013-15, which proposes to rezone nine (9) parcels totaling approximately 60 gross acres, more or less, currently within Seminole County, Florida, and generally located south of State Road 434 and east of Tuskawilla Road. In addition, the Community Development Department - Planning Division requests that the City Commission support the placement of the subject property within TCEA Zone A and simultaneously update the existing TCEA Zone A Map to reflect said change.

#### **ATTACHMENTS:**

- A - Location Map
- B - Ordinance 2013-13
- C - Concept Plan
- D - Annexation Agreement
- E - Traffic Impact Analysis
- F - Preliminary Environmental Analysis
- G - TCEA Zone Map
- H - Ordinance 2013-15
- I - Notification Letter
- J - Legal Advertisements







**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On May 23<sup>rd</sup>, 2023, Seminole County issued this Denial Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

(The above described legal description has been provided to Seminole County by the owner of the above described property.)

**Property Owner:** Anna J. Ondick, As Trustee of the Anna J. Ondick Trust,  
Dated March 9, 1999  
989 Greentree Drive, Winter Park, FL 32789-2787

**Project Name:** Tuskawilla Storage Planned Development

**Requested Development Approval:** After fully considering staff analysis of “Tuskawilla Storage PD Rezone” and all evidence submitted at the public hearing on May 23, 2023 regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested rezone from M-1 (Industrial) and A-1 (Agriculture) to PD (Planned Development) is not compatible with the surrounding area and is not consistent with the Seminole County Comprehensive Plan.

**ORDER**

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

The aforementioned application for development approval is **DENIED**.

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS**

**By:** \_\_\_\_\_  
Amy Lockhart, Chairman



**EXHIBIT "A"**

## LEGAL DESCRIPTION

BEING PART OF LOTS 18, 19, 22, 33, 36 AND 37 AND THE VACATED UNNAMED ROADS BETWEEN, D.R. MITCHELL'S S SURVEY OF THE LEVY GRANT ON LAKE JESSUP, AS RECORDED IN PLAT BOOK 1, PAGE 5, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT FD-4, TUSKAWILLA CROSSINGS PHASE 1, AS RECORDED IN PLAT BOOK 83, PAGES 75 THROUGH 89, INCLUSIVE; THENCE RUN ALONG THE SOUTHERLY LINE OF SAID TRACT FD-4 AND TRACT R THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) SOUTH 74°47'43" EAST, A DISTANCE OF 244.40 FEET; (2) SOUTH 11°15'12" WEST, A DISTANCE OF 47.95 FEET; (3) SOUTH 81°22'45" EAST, A DISTANCE OF 188.78 FEET; (4) SOUTH 87°17'24" EAST, A DISTANCE OF 15.00 FEET TO AN INSIDE CORNER OF SAID TRACT R; THENCE RUN SOUTH 02°42'36" WEST, ALONG THE WEST LINE OF SAID TRACT R, A DISTANCE OF 372.00 FEET TO A POINT ON THE NORTH LINE OF TRACT A, AFORESAID TUSKAWILLA CROSSING PHASE 1; THENCE RUN NORTH 87°17'24" WEST, ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 15.00 FEET; THENCE RUN NORTH 87°58'15" WEST, ALONG SAID TRACT A AND TRACT FD-7, A DISTANCE OF 511.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD ACCORDING TO THE SEMINOLE COUNTY RIGHT-OF-WAY MAPS OF TUSKAWILLA ROAD PHASE IV; THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 13°13'34" EAST, A DISTANCE OF 505.99 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EAST, HAVING A RADIUS OF 4,040.18 FEET, A CENTRAL ANGLE OF 00°00'17", AND A CHORD LENGTH OF 0.33 FEET WHICH BEARS NORTH 13°13'34" EAST; (2) RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 0.33 FEET; RETURNING TO THE POINT OF BEGINNING.

CONTAINING 209,321 SQUARE FEET SQUARE FEET OR 4.805 ACRES MORE OR LESS.





## TUSKAWILLA STORAGE - PD REZONE

**Project:** Tuskawilla Storage - PD Rezone

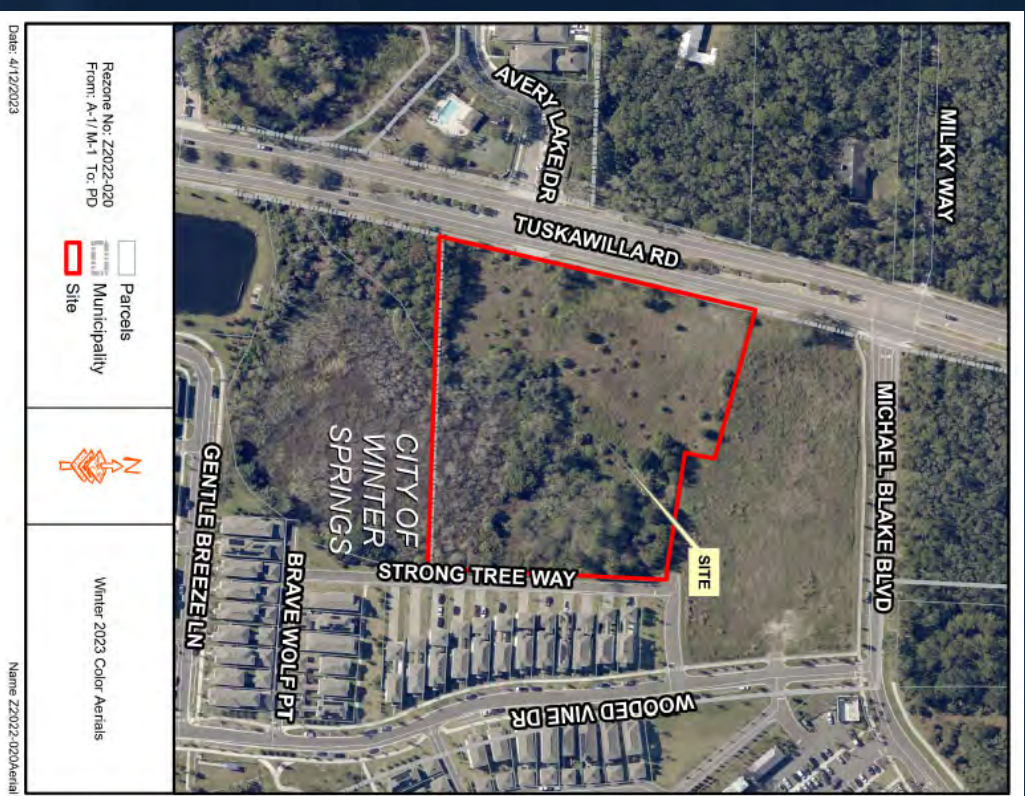
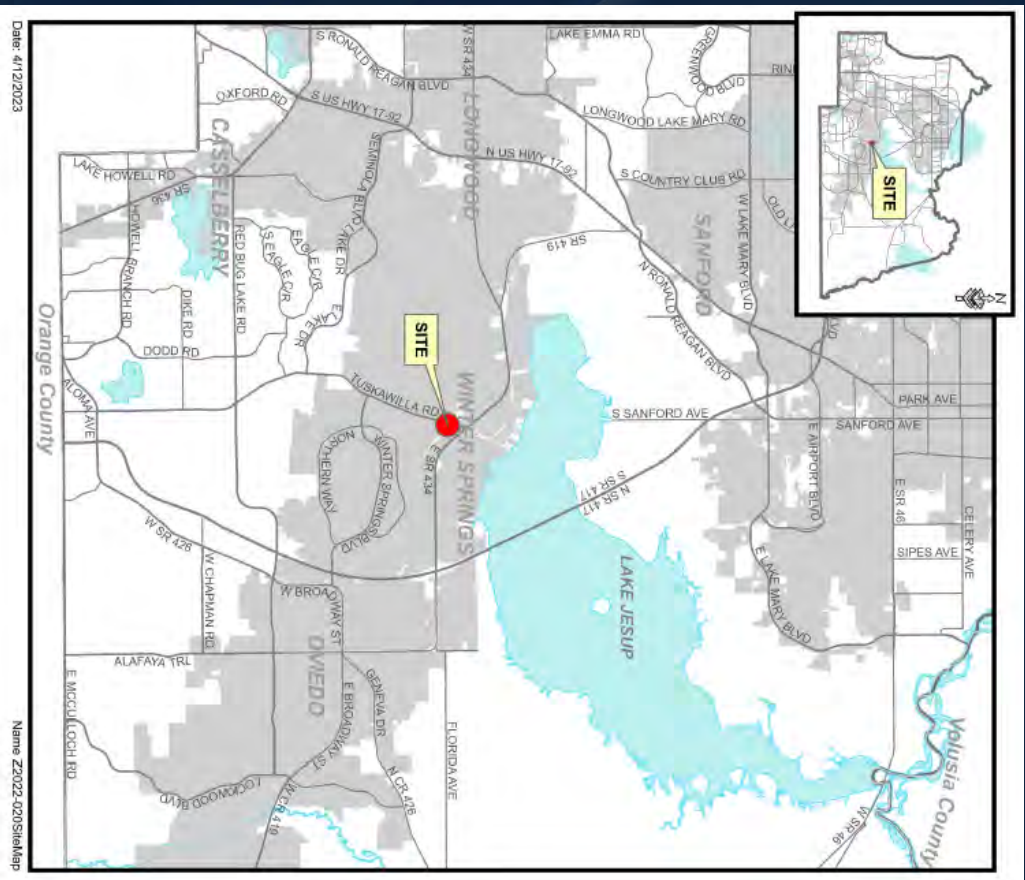
**Applicant:** David Axel

**Request:** Consider a Rezone from M-1 (Industrial) and A-1 (Agriculture) to PD (Planned Development) for a proposed self-service storage facility on approximately 4.81 acres, located on Tuskawilla Road approximately 200 feet south of Michael Blake Boulevard.





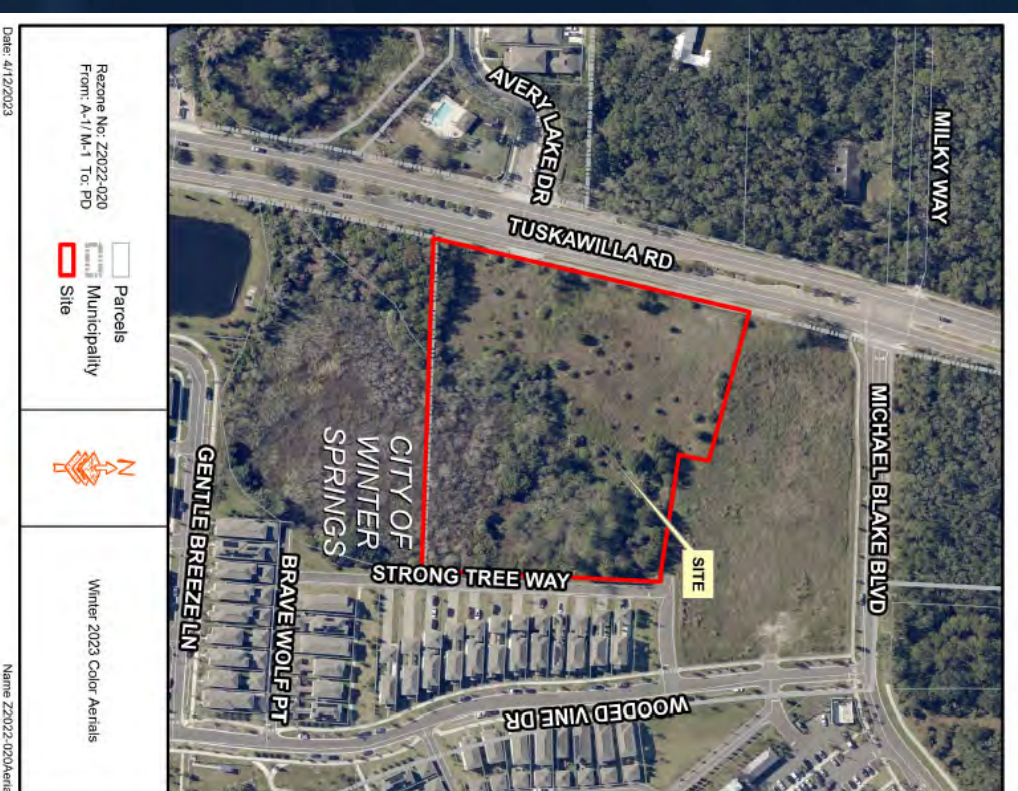
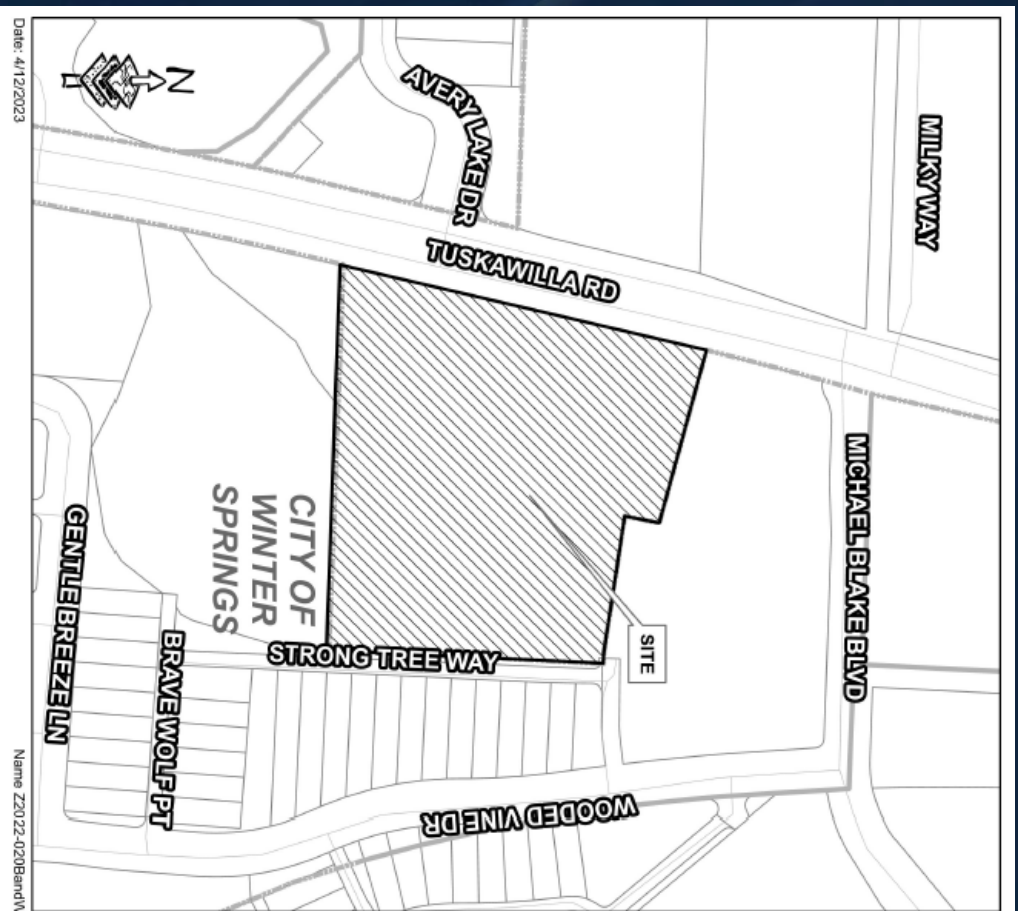
# TUSKAWILLA STORAGE - PD REZONE







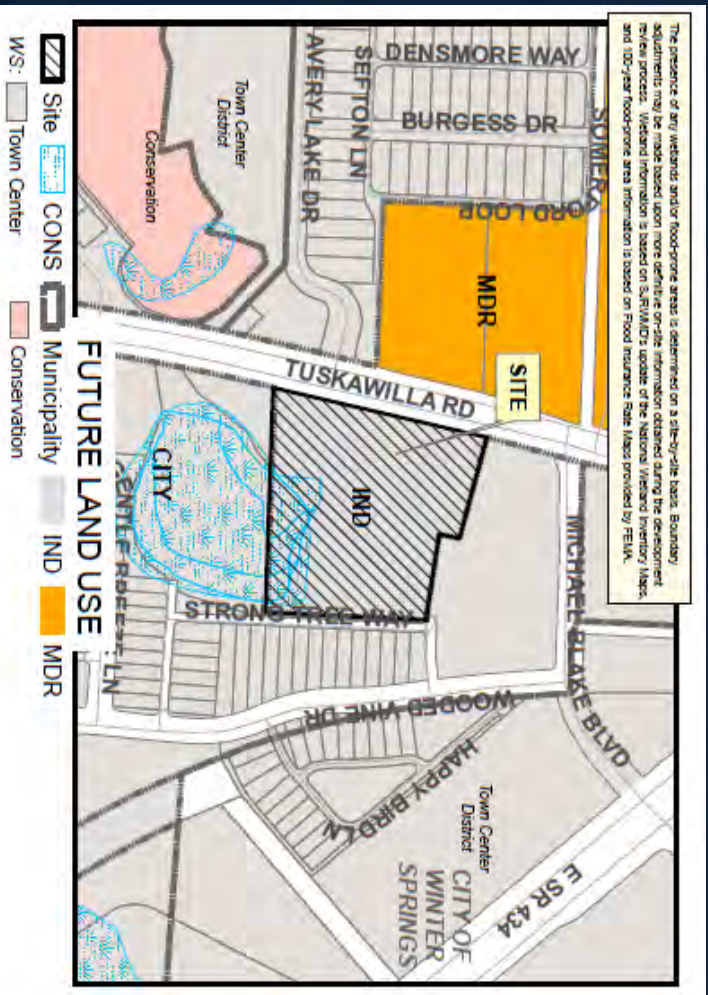
# TUSKAWILLA STORAGE - PD REZONE







# TUSKAWILLA STORAGE - PD REZONE







## TUSKAWILLA STORAGE - PD REZONE

### Staff Recommendation:

Recommend the Board of County Commissioners adopt the proposed Ordinance enacting a Rezone from M-1 (Industrial) and A-1 (Agriculture) to Planned Development (PD) for 4.81 acres and approve the associated Development Order and Master Development Plan, located on Tuskawilla Road approximately 200 feet south of Michael Blake Boulevard.