

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** City of Oviedo annexation, plan amendment and rezoning request for the proposed Snow Hill Road Neighborhood Center (Sofran Group)

**DEPARTMENT:** Planning and Development **DIVISION:** Planning

**AUTHORIZED BY:** Donald S. Fisher **CONTACT:** Donald S. Fisher **EXT.** 7397

<p><b>Agenda Date</b> <u>04/22/03</u> <b>Regular</b> <input type="checkbox"/> <b>Consent</b> <input type="checkbox"/> <b>Work Session</b> <input type="checkbox"/> <b>Briefing</b> <input checked="" type="checkbox"/></p> <p><b>Public Hearing – 1:30</b> <input type="checkbox"/> <b>Public Hearing – 7:00</b> <input type="checkbox"/></p>
---

**MOTION/RECOMMENDATION:**

Board briefing on the status of the City of Oviedo annexation, plan amendment and rezoning request for the proposed Snow Hill Road Neighborhood Center (Sofran Group).

(Commissioner District #1, Maloy) (Donald S. Fisher, Planning and Development Director)

**BACKGROUND:**

On April 8, 2003, staff briefed the Board regarding the subject annexation, plan amendment and rezoning. The attached letter, which was presented to the Board, was sent to the City of Oviedo to memorialize the mutual consensus of the County and City regarding the subject request (see attached letter).

Subsequent to sending the subject letter, the County has received numerous questions from residents as to the meaning and intent of the letter.

The purpose of this briefing is to clarify and/or reaffirm the content of the letter and the Board's position regarding the proposed amendment.

**Note:** On April 17, 2003, the City of Oviedo Land Planning Agency unanimously recommended not transmitting the subject plan amendment to the Florida Department of Community Affairs. The Oviedo City Commission has scheduled a public hearing on the proposed plan amendment for May 5, 2003.

Reviewed by:
Co Atty: _____
DFS: _____
Other: _____
DCM: _____
CM: <u>ifs</u>
File No. <u>bppdp01</u>

**Attachments:** Letter to the City of Oviedo.

PLANNING AND DEVELOPMENT DEPARTMENT



ADMINISTRATION

April 8, 2003

Mr. V. Eugene Williford, III, City Manager  
City of Oviedo  
400 Alexandria Boulevard  
Oviedo, Florida 32765

**Subject: Snow Hill Road Neighborhood Center, Annexation, Plan Amendment and Rezoning (Sofran Group)**

Dear Mr. Williford:

It was a pleasure to meet with you and Bryan Cobb of your staff on April 4, 2003, regarding the subject property located at the northwest corner of CR 419 and Snow Hill Road (see enclosed location map).

The purpose of this letter is to memorialize our consensus regarding our joint review and recommendation, as provided for in the Joint Planning Agreement, for the appropriate land use and zoning for the subject property. The County and City agreed that:

1. Commercial land use and C-2 (Commercial) zoning, as proposed by the applicant, are not appropriate at this location.
2. We recommend PUD land use and PUD zoning that limits neighborhood commercial uses to a neighborhood scale, and which will be subject to a joint review of development restrictions and entitlements.
3. The City and County commence a joint review of the entire Transition Area to address land use, zoning, transition of uses, and compatibility.

Thank you for the opportunity to review and comment on the subject request. If we can be of further assistance, please contact me at 407-665-7397.

Sincerely,

Donald S. Fisher, Planning and Development Director

Enclosure  
DF:tm

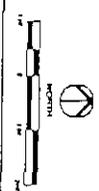
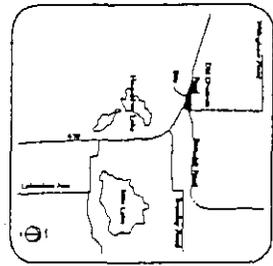
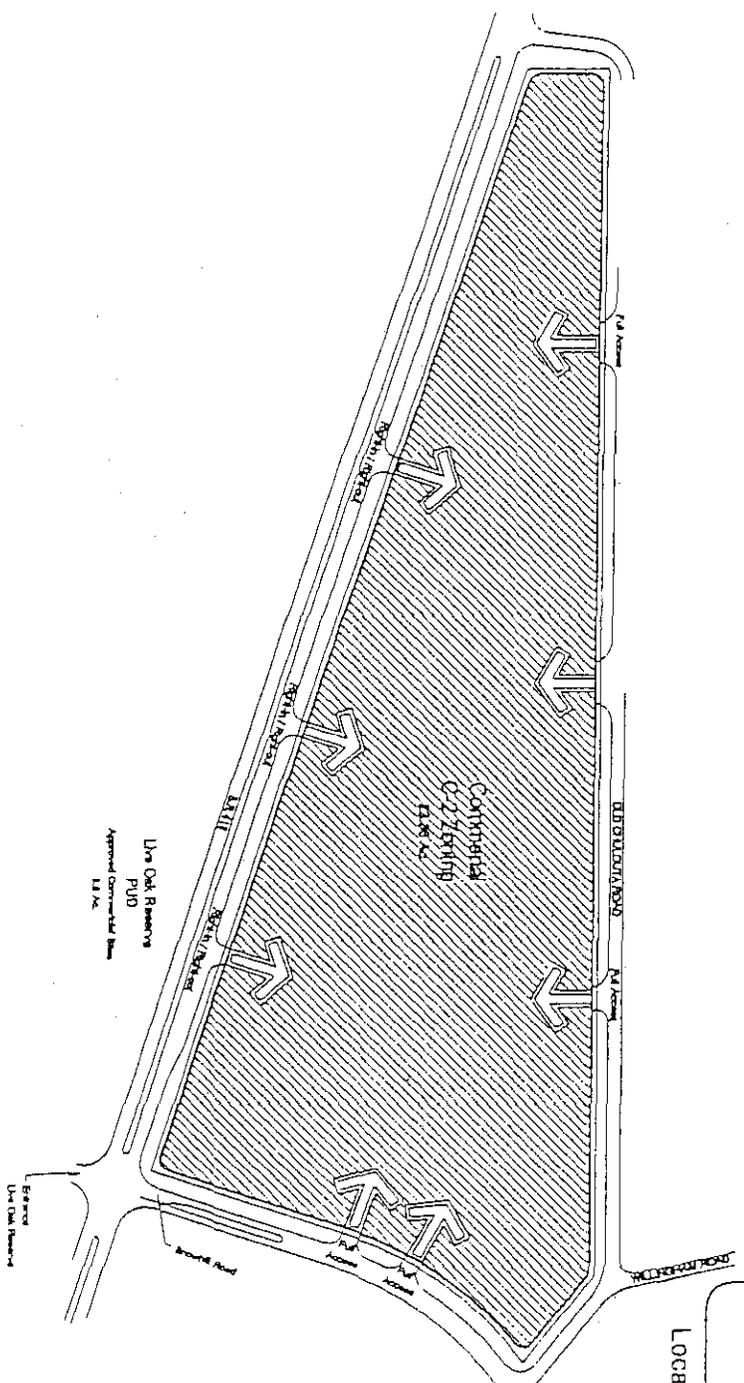
cc: Board of County Commissioners  
Kevin Grace, County Manager  
Sally Sherman, Deputy County Manager  
Robert Frank, Deputy County Manager  
Matt West, Planning Manager

l:\pd\projects\intergovernment\seminole cities\oviedo\ewilliford 4\_8\_03.doc

Contact:  
 Robert Rapp, PE  
 414 N. Main Street  
 Asheville, NC 28801  
 (704) 253-1234

Developer:  
 270 S.W. 10th Avenue  
 Miami, FL 33135  
 (305) 774-0700

Applicant/Agent:  
 City of Charlotte  
 801 West More Blvd. Suite 102  
 Charlotte, NC 28202  
 (704) 253-1234



Project No.	2008-001
Sheet No.	1 of 1
Date	11/11/08



Preliminary Master Plan  
**Snowhill Road Neighborhood Center**  
 Summer, 2008

REV	DATE	DESCRIPTION	BY

daily design group inc.  
 Land Planning, Landscape Architecture, Project Management, Construction Consulting  
 912 N. Perimeter Park, Suite 200, Atlanta, GA 30328 (404) 440-7377