MINUTES FOR THE REGULAR MEETING OF THE SEMINOLE COUNTY LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION APRIL 7, 2004 7:00 P.M.

Members present: Alan Peltz, Ben Tucker, Chris Dorworth, Richard Harris, and Dudley Bates

Members absent: Thomas Mahoney and Walt Eismann

Also present: Tony Walter, Assistant Planning Manager; Jeff Hopper, Senior Planner; Jim Potter, Engineer, Development Review Division; Karen Consalo, Deputy County Attorney; Rebecca Hammock, Senior Planner, Development Review Division; and Candace Lindlaw-Hudson, Senior Staff Assistant.

The Chairman called the meeting to order at 7:00 P.M. and reviewed for the audience the method by which the meeting was to be conducted.

A quorum was established.

Commissioner Dorworth made a motion to accept the proof of publication. Commissioner Peltz seconded the motion. The motion passed unanimously (5 – 0).

Commissioner Dorworth made a motion to accept the minutes for the February 18 and March 3 meetings as submitted.

Commissioner Bates seconded the motion.

There were no amendments or corrections noted.

The motion passed unanimously (5 – 0).

Technical Review Item:

A. Windsor Oaks (PSP); Windsor Oaks, LLC / Mark A. Crone; approximately 98 acres; Preliminary Subdivision Approval for 54 lots, Single Family Residence, Zoned A-1,RC-1; located at the corner of SR 46 and Lake Markham Road. (04-05500001)

District 5 - McLain
Rebecca Hammock, Principal Planner

Rebecca Hammock presented the Preliminary Subdivision Plan for Windsor Oaks which will have 54 lots, served by Seminole County Water and Sewer,

and accessed by a private road. Emergency access will be through Colonial Court.

Commissioner Harris asked if there was adequate cornering space.

Ms. Hammock stated that there was a 40 foot space.

Commissioner Tucker pointed out that the lots sere supposed to be compatible with adjacent, existing lots to the east, as per the zoning approval hearing.

Mark Crone stated that all lots exceed minimums as far as lot size was concerned. They are 140 feet in width. The home prices will be between $750,000.00 and 1.5 million dollars.

Commissioner Tucker noted that the lot sizes are not reflected on the diagrams.

Mr. Crone stated that all lots will be 140 feet wide and 312 feet deep.

Commissioner Tucker made a motion for approval.

Commissioner Dorworth seconded the motion.

The motion passed by unanimous approval (5 – 0).

Public Hearing Items:

B. Mikler Road (2560) Rezone; James A. & Deborah Smith, applicants; approximately 3.9 acres; rezone from A-1 (Agriculture District) to C-3 (General Commercial and Wholesale District) to establish a welding shop; located on the south side of Mikler Road, approximately 0.2 mile west of SR 426. (Z2004-008)

District 1 - Maloy
Jeff Hopper, Senior Planner

Mr. Hopper stated that the applicant intends to construct a 2,500 square foot workshop building for the purpose of conducting a metalworking business. The future land use designation of the site is Industrial per the Vision 2020 Plan, and staff has determined that the proposed use can be accommodated in the C-3 Commercial District. The site design will be examined later. No land use amendment is necessary. Staff recommendation is for approval.

James Smith stated that he is getting the final engineering drawings done now for final site plan approval.

There were no questions from the Commissioners.

The public hearing was now closed.

Commissioner Peltz made a motion to approve the request according to staff report recommendations.

Commissioner Dorworth seconded the motion.

There was no discussion.

The motion passed unanimously (5 – 0).

C. SR 426 Office Park; Chris Nugent, applicant; approximately 6.23 acres; rezone from A-1 (Agriculture District) to OP (Office Professional District) to establish a complex of office buildings; located on the east side of SR 426, approximately .25 mile south of Chapman Road.
(Z2002-013)

District 1 - Maloy
Jeff Hopper, Senior Planner

Mr. Hopper stated that the applicant is seeking approval of a request for OP zoning and associated site plan on 6.23 acres east of SR 426 near Chapman Road. The proposal consists of 7 office buildings totaling 47,000 square feet of floor area. Of these, 5 will be two stories at a maximum building height of 35 feet. The two remaining buildings, which will be located 25 feet from the south and east property lines, will be limited to 1 story.

Mr. Hopper stated that staff recommendation is for approval of the request with the following conditions:

a. Retention pond shall be amenitized per Section 30.1344 of the Land Development Code if counted toward required open space.
b. Outdoor lighting fixtures shall be limited to shoebox-cutoff style fixtures not more than 16 feet in height.
c. Outdoor lighting adjacent to the south and east property boundaries will be limited to decorative lighting affixed to the fronts of the buildings. Security lighting with motion sensors shall be permitted on any side of the buildings.
d. The architectural style of the building shall be compatible with residential development and consistent with the drawing attached as Exhibit "B".
e. Building height shall be limited to a maximum of 35 feet.

f. Applicant shall provide paved pedestrian paths connecting all buildings to public sidewalks on SR 426.
g. Delivery hours shall be limited to 8 a.m. - 9p.m.
h. Mechanical units shall be located and/or screened so as not to be visible from SR 426 or adjoining single family development.
i. The development shall be required to connect to Seminole County water and sewer service.

Commissioner Tucker noted that the development to the south is LDR. It was developed that way, even though it is stipulated to be MDR on the books.

Mr. Hopper stated that it is mentioned because of buffering only. He will change this for the BCC meeting.

Commissioner Tucker noted that items B and E in the recommended conditions list are already required through the Land Development Code.

Tony Walter stated that planners have been making notation of such conditions due to changes in the ordinances.

Commissioner Tucker asked that an asterisk be put next to LDC standard items.

Stephen Ratcliff, owner of the property, noted that there is a thick wall of trees around the property which he will be preserving as a natural buffer. He noted that in reference to Commissioner Tucker's comments about listing conditions in the Development Order which are standard through the Land Development Code, as an applicant, these conditions are helpful. They provide more information and cut down on questions from his point of view.

Mr. Ratcliff stated that all buildings will have a brick façade. It will be an upscale park for physicians and legal offices.

Paul Dachoff of Wentworth Estates is a resident to the immediate south. He wanted to know about the wall. Also, will trees be required to be maintained in the 35 foot buffer?

Mrs. Jeffrey Gay of Ashton Terrace wanted to express concern about the two story height being built behind her home. She also did not understand Commissioner Tucker's comments about the LDR and MDR development of the land she lives on.

Commissioner Harris explained that future land use designation was for the land to be developed as MDR, medium density, but the land was actually developed in a Low Density type of development.

The applicant stated that he would be leaving all of the natural trees in the buffer except for the pines which could have a potential of falling. The buildings will be

angled away from the back yard of adjacent property. Wentworth subdivision is a mixed development of one and two story buildings. He will coordinate the wall design with the officers of that homeowner association.

The public hearing was now closed.

Commissioner Tucker made a motion to recommend approval of the request, with the stipulation that the applicant work with the home owners association of Wentworth Estates in designing a buffer and wall on the south property line that is mutually agreeable to all parties.

Commissioner Bates seconded the motion.

The motion passed unanimously (5 – 0).

D. US 17-92 / SR 419 Rezone; Allison E Turnbull & Aaron J. Gorovitz, applicants; approximately 4.8 acres; Small Scale Land Use Amendment from LDR (Low Density Residential) to COM (Commercial); Rezone from A-1 (Agricultural District) to C-2 (Retail Commercial District); located between CR 427 (Ronald Reagan Blvd.), SR 419, and US 17-92.
(01.04SS.01 and Z2004-004)

District 2 - Morris
Tina Deater, Senior Planner

Jeff Hopper presented the staff report, summarizing the need for the approval as a housekeeping item, caused by the realignment of the road. This will make the property more usable to the applicant.

Allison Turnbull was present for questions from the Commissioners.

There were no questions from the Commissioners.

Commissioner Tucker made a motion to recommend approval, as per the conditions in the staff report.

Commissioner Peltz seconded the motion.

The motion passed unanimously (5 – 0).

Tony Walter noted the distribution of the new Land Development Codes to the Commissioners, for their use and for LDC update comments.

There being no further business, the meeting adjourned at 7:40 P.M.

Respectfully submitted,
Candace Lindlaw-Hudson, Secretary