

**MINUTES FOR THE SEMINOLE COUNTY
LAND PLANNING AGENCY /
PLANNING AND ZONING COMMISSION**

**WEDNESDAY, JUNE 1, 2005
7:00 P.M.**

Members present: Matt Brown, Beth Hattaway, Chris Dorworth, Ben Tucker, and Walt Eismann

Members absent: Richard Harris, Dudley Bates

Also present: Tony Walter, Assistant Planning Manager; Dan Matthys, Director of Planning and Development; Jeffrey Hopper, Senior Planner; Kim Romano, Assistant County Attorney; Cynthia Sweet, Planner; and Candace Lindlaw-Hudson, Senior Staff Assistant.

The meeting was called to order at 7:00 P.M. by Chairman Tucker. The Chairman then introduced the members of the commission and reviewed the manner in which the meeting was to be conducted.

Commissioner Brown made a motion to accept the proof of publication.

Commissioner Dorworth seconded the motion.

The motion passed unanimously.

Commissioner Brown made a motion to accept the minutes for the last meeting as submitted.

Commissioner Hattaway seconded the motion.

The motion passed unanimously.

TECHNICAL REVIEW ITEM:

A. Deep Lake PSP; Ryland Homes, applicant; Preliminary Subdivision Plan for a townhome project consisting of 100 units; approximately 18.66 acres located on the south side of SR 426, west side of Deep Lake Road, and west of SR 417.

Commissioner Dallari - District 1
Cynthia Sweet, Planner

Cynthia Sweet reviewed the plans for the Deep Lake Preliminary Subdivision Plan. She said that the project is to be called "Stratford Green." It is on 13.87 acres, and is

zoned PUD (Planned Unit Development). The internal roads are to be private. Staff recommendation is for approval.

There were no questions from the commissioners.

Commissioner Brown made a motion to recommend approval of the plan as submitted.

Commissioner Hattaway seconded the motion.

The motion passed unanimously.

PUBLIC HEARING ITEMS:

B. 784 Arletta Street Rezone; Earl W. Mike and Ernestine F. Mike, applicants; approximately 0.92 acres; rezone from A-1 (Agriculture District) to C-3 (General Commercial and Wholesale District); located on the south side of Arletta Street, approximately 200 feet east of SR 434. (Z2005-015)

Commissioner Van Der Weide – District 3
Jeffrey Hopper, Senior Planner

Mr. Hopper reviewed the request for a zoning change from A-1 to C-3. The site has a designated future land use of Industrial. The applicant has specific development plans at this time. The site plan review process will cover any issues when the site is developed in the future. This parcel may be annexed. Staff recommendation is for approval.

Earl Mike stated that he supported the staff recommendations.

Commissioner Dorworth made a motion to recommend approval.

Commissioner Hattaway seconded the motion.

The motion passed unanimously.

VII. PLANNING MANAGER'S REPORT

Tony Walter stated that the Board of County Commissioners has authorized advertising for the Evaluation and Review of the Comprehensive Plan.

He also stated that the July 13th meeting will include large scale land use amendments and text amendments.

Commissioner Tucker stated that the BCC and the BOA have adopted policies on continuances. This board will do the same.

It was noted with regret that this will be the last meeting for Commissioner Chris Dorworth. The members of the commission praised Mr. Dorworth for his service to the community.

There being no further business, the meeting adjourned at 7:12 P.M.

Respectfully submitted,

Candace Lindlaw – Hudson
Secretary to the Commission