

**MINUTES FOR THE SEMINOLE COUNTY
LAND PLANNING AGENCY/
PLANNING & ZONING COMMISSION
JULY 12, 2006**

Members present: Rob Wolf, Matt Brown, Beth Hattaway, Ben Tucker, Walt Eismann, and Jason Brodeur

Absent: Dudley Bates

Also present: Tony Walter, Planning Manager; Tina Williamson, Principal Coordinator; Candace Lindlaw-Hudson, Senior Staff Assistant; Ben Dunn, Senior Planner; Michael Rumer, Senior Planner; Ian Sikonia, Planner; Sheryl Stolzenberg, Principal Coordinator; Jeffrey Hopper, Senior Planner; and Dick Boyer, Senior Planner and Kathleen Furey-Tran, Assistant County Attorney.

The Chairman called the meeting to order and introduced the members of the commission who were present. He then reviewed the manner in which the meeting was to be conducted and votes taken.

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

Commissioner Hattaway seconded the motion.

The motion passed unanimously.

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

Commissioner Brodeur seconded the motion.

The motion passed unanimously.

A. Orange Boulevard / Steve Valentine PUD; Steve Valentine, JTC Development, applicant; 54 +/- acres; Large Scale Land Use Amendment from SE (Suburban Estates) to PD (Planned Development) and Rezone from A-1 (Agriculture) to PUD (Planned Unit Development); located on the southwest corner of South Sylvan Lake Drive and Orange Boulevard. (Z2006-23 /06f.Flu01)

Commissioner Carey – District 5
Michael Rumer, Senior Planner

Michael Rumer presented the request for a Large Scale Land Use Amendment from Suburban Estates to Planned Development and rezone of 54 acres from A-1 (Agriculture District) to PUD (Planned Unit Development). The proposed use is 109 single-family homes at a maximum density of 2.5 dwelling units per net buildable acre. Lots will be a minimum of 9,000 square feet and 75 feet in width.

The lots will be serviced by water and sewer provided by Seminole County. The property is located within the East Lake Sylvan Transitional Area which permits a residential density greater than one unit per net buildable acre if said proposal complies with each of the following standards:

- The maximum allowable residential density upon parcels shall not exceed 2.5 dwelling units per net buildable acre.
- Plan amendments shall be to the Planned Development future land use designation with a associated PUD (Planned Unit Development) zoning classification.
- Properties must contain a gross acreage of not less than thirty acres in size.
- The applicant shall be required to submit documentation demonstrating the natural resources are protected and that the project shall not exceed a maximum density of two and one-half (2.5) dwelling units per net buildable acre.
- All conditions necessary for compliance with these standards shall be placed in the subdivision's covenants and restrictions, which shall be recorded in the official land records of Seminole County and which will provide for enforcement of the restrictions by the mandatory homeowners association established to govern the subject property.

Staff has determined that the Preliminary Master Plan and Development Order conditions are consistent with eh clustering provision within the East Lake Sylvan Transitional Area and has no opposition to the land use and rezoning request.

Mr. Rumer summarized where this project would go after this public hearing: on August 8 there is a public hearing with the Board of County Commissioners (BCC). This will be to ask for approval to transmit the proposed Large Scale Land Use Amendment to the Department of Community Affairs for comment. Next, staff will receive comments back from the State by November and another public hearing will be held with the BCC in December to adopt the Land Use Amendment and change of zoning.

Mr. Rumer noted two changes on the Development Order: under the project specific conditions: Item E will have a period after "the one hundred year flood plain" and the following words deleted. Also, Letter M: the buffer next to S. Lake Sylvan Drive may be less than 50 feet, depending on what is determined.

Matthew West represented the applicant. He stated that the trees along Orange Boulevard will be preserved. The majority of the subject property is currently a nursery that has been there for many years. Most of the property has been cleared. The property is in the East Lake sylvan Transitional Area. The lots are sized similarly to the Buckingham PUD to the south, with minimum lot dimensions of 75' by 120'. The applicant has made every effort to comply with the standards for the Wekiva River Protection Area, even though this is not required. The applicant will be saving more than 50% of the trees on the property. The existing communication tower will be removed from the site.

There will be no impact to the flood plain and minor impact to wetland area. More than 40% of the open space is preserved. There will be private internal roads. The Karst features will be protected. Stormwater treatment will be provided.

Mr. West stated that the applicant has met with the Barrington Club homeowners. On one side of the site is a water plant. The entrance will be on S. Lake Sylvan Drive. The applicant is working with the staff concerning access to Orange Blvd. The nearby trail will have access for the neighborhood. There will be sidewalks along S. Lake Sylvan Drive and Orange Boulevard. Mr. West said that the applicant is working with the schools on mitigation.

Mr. Owens, property owner to the west, said that he wants a fence or wall along his A-1 property.

George Kosmac from Seminole County School Board said that staff now has a protocol with the School Board to assess impacts of development on the schools. He stated that the middle school students generated by this development would be able to be absorbed into the existing schools. The students for elementary and high schools cannot be absorbed without use of portables or reduction in the level of service on the effected campus. There are no expected expansions in the 5-year plan to provide extra student capacity. If the Board recommends approval, the developer has volunteered to provide mitigation to the School Board. This will be presented to the BCC at their next meeting.

Jack Owen owns 10 acres on the west side of the subject property. He has lived there for 40 years. He needs a wall along the 1320 feet of land that abuts this project to keep out children from his farm equipment. He is also concerned about drainage. The property drains to the west. He is in the lowlands. There is a fish pond on his land.

Commissioner Tucker said that the drainage question is being addressed.

Barry Smith, President of the Barrington Club HOA, said that he had met with the consultant and has talked to the neighbors. They want responsible growth. He said that the Buckingham neighborhood has 11,000 square foot lots and that other surrounding neighborhoods were R-1AAA. 9,000 square foot lots are too small and not compatible with the area. He would like to see 11,000 square foot lots.

John Dwyer also lives in Barrington Club. He said that he has no problem with growth. He is concerned with the lot size and setbacks. He is concerned with the compatibility with other neighborhoods. 75-foot, 9,000 square foot lots, are not compatible. 7.5-foot side setbacks for a two-story home are not enough.

Richard Gauss of Terra Boa Court said that he owns the property to the south, including "Pearl Lake." He has a problem with flooding. He wants the storm water self contained. He does not want the retention pond overflowing into Pearl Lake. Mr. Gauss said that he raises horses and has tractors and farm equipment that could be attractive to children. He wants a wall between properties. He would like to know where the water is going. He has not been addressed by the developer. He wanted to know if there was to be a 50 foot buffer between properties.

Jessica Ricksiedler said that this will set a precedent for smaller lots. Buckingham development has 11,000 square foot lots. She was concerned about the value of the homes.

Bernard Hart lives on Orange Boulevard. He said that he and his wife Jo are concerned about traffic increases in the area and the drainage issues. There does not seem to be anywhere for the run-off water to go.

Mark Schreider owns 7 acres on the corner of Lake Markham Road. He chose to live there because the lots were large. He thought it was one home per acre. He stated that the roads in the area could not be widened. The developer knew what they were buying when they bought the land.

Wade Jefferson lives on South Sylvan Lake Drive. The road is flooding now. Run off here will go to Sylvan Lake.

Commissioner Tucker asked Matthew West to address the following concerns: the fence, the retention pond, compatibility, 50-foot buffer, setbacks from A-1 district, and the issue of 2-story homes.

Matt West said that lot sizes in Buckingham are 75' by 120' and 90 by 130 feet.

Tony Walter said that the final master plan has some larger lots in the center.

Mr. West said that a screen enclosure can be 5 feet from the property lines. Houses will be further back from the road. Trees in the buffers are to be left. There will be a HOA to protect the trees. The project allows for buffers and landscaping, providing more than required for compatibility.

Mr. West said that "seed money" can help projects move up on the list for participation in the 5 year schedule. There is not an increased impact fee, but the applicant will give "seed money".

Mr. West said that the roads are on level of service A. The County will be 3-lane-ing Orange Boulevard. This project does access Orange Boulevard at Sylvan Lake Road and Orange Boulevard. They do not want to put another curb cut into the Orange Boulevard traffic pattern.

In the year 2000 the Comprehensive Plan was revised to say that this area is a transitional area, with up to 2.5 units per acre to be allowed, with appropriate setbacks. There will be a greater setback than A-1 zoning would require. The home values in this project are to be around \$700,000.

Commissioner Tucker asked about setbacks along Mr. Gauss's property.

Matt West said that there would be a wall or landscaping by the Gauss property. There will be one and two-story homes with a minimum size of 2,200 square feet under heat and air. There are no home lots adjacent to the south property line. There is common property with various uses there.

Jean Abi-Aoun, of Florida Engineering Group, stated that home prices would range from \$600,000. to \$ 1 million. Mr. Valentine wants the highest level of development here. He said that the drainage moves to the southwest. The site will drain to into two drainage ponds, which will hold the 100 year flood.

Commissioner Hattaway asked about open space. Is the 2.4 acre pond included in the calculation? Will it overflow into Pearl Lake?

Mr. Abi-Aoun said that the pond will be a dry one and is included in the calculations. It will percolate into Pearl Lake. Commissioner Carey is very concerned about the drainage on this project.

Commissioner Brown asked about the stormwater pop-off.

Mr. Abi-Aoun said that the site will hold all of the storm water.

Commissioner Wolf asked how the retention ponds were to be handled.

Mr. Abi-Aoun said that the ponds would be amenitized with a trail around each.

Commissioner Brown asked how the northeast corner's recreation area would be accessed.

Mr. Abi-Aoun said that the area would be accessed by a 20 foot path opening at the end of the northern cul de sac.

Mr. West said that in the Lot Compatibility Ordinance, a buffer required here would be a 25-foot buffer. This project provides more than a 25 foot buffer along Lake Sylvan Road and preserves the trees. There will be one canopy tree per 100 feet. The same is true along Orange Boulevard.

Commissioner Tucker asked about the height of the wall around the water plant.

Mr. West stated that he believed the wall is 10 feet high with the wire in excess of the 10 feet tall wall. Heights of walls are negotiated.

The public hearing was closed.

Commissioner Brown said that the clustering will preserve open space and Karst features in the land, but the appearance of the lots is smaller, thus creating confusion.

Commissioner Wolf asked if the 40% open space included roads.

Mr. Rumer stated that it includes buffers and storm water.

Commissioner Brodeur said that the issues become a “buyer beware” as the project develops.

Commissioner Brown said that the public should be educated on this lot size issue as being part of a unique development to retain features.

Commissioner Brodeur said that the applicant is also going along with the Wekiva Protection Act, even though they don't have to. The issue is, though, when all is done, will the public realize this. They will have the perception of the smaller lots.

Commissioner Tucker said that lot sizes today are not what they used to be. A larger lot does not automatically raise value. It is what goes on the lot and how it is landscaped and so forth is what adds to value. Lesser density preserves area and helps with drainage.

Commissioner Brown said that that is true. 54 to 40 homes, at one unit per acre, would be an environmental disaster.

Commissioner Wolf asked if the engineering department would enforce the drainage or who would?

Commissioner Tucker said that the engineering specifications are to make the containment as required. There may be retention ponds, detention ponds or wells.

Commissioner Wolf asked about the height of the wall around the water plant.

Commissioner Tucker said that the water treatment plant is totally out of place there.

Commissioner Wolf said that clustering was good for the community.

Commissioner Hattaway said that clustering is not new. Baldwin Park is one example of this. A million dollar home will not devalue anyone's property. This is trying to preserve land.

Commissioner Brown made a motion to recommend transmittal.

Commissioner Wolf seconded the motion.

Commissioner Tucker asked to have the language restated for the Development Order changes.

Mr. Rumer said that Item E is to read: "Encroachment into or the placement or deposit of fill within the 100 year flood plain is prohibited." And Item M will read: "The buffer adjacent to South Lake Sylvan Drive shall be a maximum of 50 feet in width, depending on right-of-way improvements. "

Commissioner Brown made an amendment to the motion with the inclusion of a wall along the westerly boundary adjoining the Gauss property, and to the south, not into the Karst features.

Commissioner Tucker asked Mr. Rumer if the wall should be addressed now, or will it be in the PUD agreement.

Mr. Rumer said that the wall had been addressed at the hearing and that the applicant is agreeing to the placement of the wall on the south and west sides, at a height of 6 feet.

Commissioner Brown said that he would amend his motion to include the wall as stipulated above.

Commissioner Wolf seconded the motion as amended.

Commissioner Eismann asked about the School Board issue. Had that been covered adequately?

Commissioner Tucker said that the applicant has agreed to do mitigation above impact fees.

Mike Rigby, Planner for the School Board, said that the mitigation could be included as a condition for approval.

Commissioner Brown made an amendment his motion to include the applicant addressing the mitigation as discussed at this meeting.

Commissioner Wolf seconded the amendment.

Commissioner Brodeur said that he had questions to be answered by the School Board outside of this meeting. He would like to know how 130 – 140 % capacity can be the norm for schools in the future, with the addition of another 20,000 people to the area in the next five years. When does the School Board determine that it is time for a new school? How much lead time does it take to put up a new school? The school has to reach over 100 % capacity before planning can begin for a new school. If this county is growing at the top of growth in the state.

Commissioner Tucker asked about enrollment figures for the schools.

George Kosmac said that it is too early to tell, but the projections are for 67,000 students. Kindergarten students generally enroll at the opening of school. 2/3 of the schools are currently overcrowded. This could expand. Surveys of the schools are done in October and February to determine funding. The northwest portion of the county is growing the fastest. Some schools are overcrowded. The high school, Seminole High School, is almost at capacity. We are moving 4 portable classrooms out there next week. Permission to build comes from the state. They give money to the county and tell how to use it. The state also tells the state how to use the local tax money. That is the bulk of the revenue for building. Right now they are telling us that we do not need a high school. This is a dilemma.

Commissioner Wolf pointed out that Seminole High School is at 140% of capacity right now.

George Kosmac said that the figures drop to 115% when portable classrooms are included. Even counting portables, there will be in excess of 120%. With the rejuvenation of Seminole High School, we are seeing a huge increase in the number of students coming into Seminole High School.

The vote was 6 – 0 in favor of the motion as stated and amended.

B. Big Boys Storage/2563 Mikler Road Rezone; Yvonne Cader & Randy Thompson, applicants; approximately 2.25± acres; Rezone from A-1 (Agriculture) to PCD (Planned Commercial Development); located on the north side of Mikler Road approximately 850 feet west of the intersection of Mikler Road and SR 426. (Z2006-10)

Commissioner Dallari – District 1
Ian Sikonia, Planner

Ian Sikonia presented the application for a PCD (Planned Commercial Development). This item was originally a request for C-3 (Commercial District) zoning, heard at the April 6 Planning and Zoning Commission meeting. At that time the commission voted 5-2 to recommend approval of the request. At the

May 23 BCC meeting it was continued so that the request could be changed to PUD (Planned Unit Development). This new application contains a site plan which includes a boat and RV storage plan which includes 120 storage slots. Staff is recommending 15 conditions of approval, which mainly pertain to the buffering of the site and the roadway issues. Staff would like to change the hours of operation Item #5 – to be “Hours of Operation to be 6 a.m. to 10 p.m.” Staff recommends approval subject to the preliminary site plan and the conditions in the development order.

Larry Poliner of CPH Engineers spoke on behalf of the applicant. Mr. Poliner stated that Commissioners Morris and Dallari wanted to rezone this to PCD so that more conditions could be imposed onto the site. He would like to know why some of the conditions are being imposed.

Randy Thompson, applicant, stated that he had been given one hour’s notice that his request was being changed from a request to have C-3 zoning to a PCD prior to the May 23 BCC meeting. He was given the 15 stipulations. Mr. Thompson said that he is flexible with the hours of operation. He has a problem with the other conditions. He showed several pictures of sites within 2.5 miles from his site. He is being asked to put up an 8-foot white opaque fence. The other sites did not have such fencing. Picture #1 showed Tezinsky’s operation, which has a chain-link fence. Picture#2 showed the property next door. This person had expressed concerns about buffering. The applicant stated that the weeds on the adjacent property are so high that they obscure his property from view. Picture #3 was of a water treatment plant surrounded by a chain link fence with green inserts. Mr. Thompson said that the inserts made the fence ugly and that he would not want to do such a thing on his property. An 8-foot chain link fence is better security for his property. The next picture showed a of a storage company on CR 426 which had no landscape buffering. The next picture was of a boat storage facility that is private, also with no buffering and with a chain link fence. The next picture demonstrated that one cannot see the end of Mikler Road from CR 426. The last picture was of the FDOT Field Maintenance Yard, which is less than one mile from his site. There is no buffering from CR 426 and the trail. It has an 8-foot chain link fence.

Mr. Thompson said that with all of the 15 provisions, his property is being diminished. He wanted to know why he had to have a 5-foot sidewall. There is no foot traffic at his property. Also, the road is already 24’8” wide now. He had measured the road in three places. He wanted to know why the other businesses are not being held to the same standards for requirements. Mr. Thompson said that the property will be neat and organized. It will look professional and will not be an eyesore. He had originally requested storage for boats, trailers, RVs, and vehicles. He would like to have storage of autos also, for people who go on trips. There will be no industrial type vehicles on the site.

Larry Poliner said that Items 6, 7, 9, 11, 12, and 13 were questioned. Item 13 which requires 50-foot stacking is questioned because the location of the property. He would like the above items removed or negotiated.

Margaret Pula of 2555 Mikler Road said that she lives in a geodesic dome home next to the site. She will be moving out of the area due to the presence of the expressway.

The public hearing was closed.

Commissioner Brown said that the sidewalks could be done in the future.

Tina Williamson said that there was no specific sidewalk fund.

Tony Walter said that future commitments are difficult to enforce.

Commissioner Tucker said that contributions go to the general fund, but can be earmarked for future use. There are many sidewalks to nowhere that were put in for future hook-ups that never happened.

Commissioner Brown said that 50 feet stack for a car and trailer is good. Why is the request being changed from C-3 zoning to a PCD.

Tina Williamson said that there had been a discussion of the continuation of the Orange County Innovation Way into Seminole County. The buffers would be screening for that.

Commissioner Brown said that people want to locate certain types of businesses near the highways for visibility to the public. When we shield the businesses, it defeats the business's purpose in being there. Commissioner Brown said that an 8-foot vinyl fence would be hideous. The west side could be buffered. The area is rapidly changing.

Commissioner Tucker said that straight zoning does not allow certain issues to be addressed. Some of the 15 conditions are overkill. People are selling out and moving out of this area.

Commissioner Tucker asked where compromises can be made.

Tony Walter said that staff would move forward with the commissioners' recommendations.

Commissioner Brown asked about the 25-foot buffer on the west side. If the adjacent property goes to C-3 zoning, then the buffer would be protecting nothing. The commercial setback is 0. This is an undue hardship on the property owner in a transitional area.

Tony Walter said that the BCC was concerned with the potential uses that could come in with C-3 zoning.

Commissioner Tucker said that PCDs are fine in transitions, but once everything is built out, you wind up with poorly utilized land.

Commissioner Brown said that the 25-foot buffer was recommended because of the viewshed from CR 417. This property is not adjacent to the 417. Is there a protection area for 417? Is there a 300 or 500 foot sheltering?

Tony Walter said that there is no such thing.

Commissioner Tucker said that he understood the Innovation area was coming up SR 434.

Mr. Walter said that it is coming up west of the airport on CR 417 near UCF. There are no specific plans on where it may go in the future.

Commissioner Tucker said that item #6 is based on the 8-foot PVC fence being needed for the buffering of the corridor. Can that item be removed?

Mr. Walter said that there are other ways of buffering with berms, landscaping and hedges.

Commissioner Tucker said that the neighbor to the west was not opposed to the request. The house on the east side is 200 feet back. Would the purpose be served if the wall was only on the house side?

Commissioner Brown said that the Code addresses lighting. He questioned the widening of the road.

Mr. Walter said that the road would be tested to see that it was to County standards. The road is a county road.

Commissioner Brodeur said that he wanted to include automobiles.

Mr. Walter said that he had no objection.

Commissioner Brown said that items 2 and 3 take care of concerns. What about item 6, the fence? What about the road? If it is the correct width, would he have to improve it? He objected to the fence stipulation.

Mr. Walter said that commercial uses are required to access a road made to county standards. If during engineering design it is demonstrated to be up to standard, nothing more would need to be done. The 8-foot fence height, or opaque buffer will obscure the large things stored there.

Commissioner Hattaway said that the fence will cost a lot. Even the plantings being discussed are expensive.

Commissioner Brown said that all of this is to help someone who is on a dead end street by an expressway utilize his property. We must be reasonable.

Commissioner Eismann said that he did not feel that an 8-foot hedge is reasonable. It will look messy. It will cost a fortune.

The applicant said that the depth is 340 feet.

Commissioner Eismann said that a 6 foot height is better than 8 foot.

Commissioner Brown said that a 6-foot high fence or opaque landscaping would be appropriate.

Commissioner Tucker said that the staff can make a list of the concerns addressed by the board. He did not want to micromanage the 15 items.

Commissioner Brodeur made a motion to recommend approval of the request with the following notations:

Item 1: Amend to include trailers and vehicles.

Items 2, 3, 4: unchanged

Item 5: amend to 10 P.M.

Items 6, 7, 9, 12, 13 – Combine to adhere to the property being appropriately shielded, but that the property owner should have full use of his property.

Commissioner Eismann seconded the motion.

Commissioner Brodeur amended the motion to include in Item 11 the option of contributing to the general fund for future sidewalk construction, in lieu of sidewalks being built.

Commissioner Eismann seconded the amended motion.

The motion passed 6 – 0.

C. Frances Avenue Rezone; Andrew Stanley, applicant; 10 ± acres; Rezone from A-1 (Agriculture District) to R-1A (Single-Family Residential); located at the terminus of Frances Avenue, 1000 feet south of N. Ronald Reagan Blvd. (Z2006-33)

Commissioner Carey – District 5
Benjamin Dunn, Senior Planner

The applicant requested a continuance to the September meeting of the board.

Commissioner Eismann made a motion to continue this item until the September meeting.

Commissioner Hattaway seconded the motion.

The motion passed unanimously.

D. Center Drive Rezone; John Sadri, applicant; 6.66 ± acres; Rezone from A-1 (Agriculture District) to R-1A (Single-Family Residential District); located on the south side of Center Drive, 500 feet east of Sunset Road. (Z2006-30)

Commissioner Morris – District 2
Benjamin Dunn, Senior Planner

Benjamin Dunn introduced the application for a rezone to Single Family Residential zoning district R-1A, saying that the lot compatibility analysis within the area showed that the requested zoning was compatible. Staff recommendation is for approval.

John Sadri said that he had lived in the area for two years and would be building an upscale community. His request would be consistent with the area.

Steve Shay of Civil Site Engineering said that he would be addressing any outstanding site engineering issues.

Dennis Fontaine said that he lives on the property adjacent to the site on South Drive. That is a private road. He wanted to know if South Drive would be vacated. He wanted greenspace preserved and a 50-foot buffer.

Dr. Harry Thomas is a neighbor of the site for over 20 years. He stated that there were many horses in the area. One cannot ride horses on Center Drive anymore. Cars race to Brookwood nearby. He has a 900-foot chain link fence along the property line. He has a problem with water. The nearby pond flows up to the northeast and during a rainstorm he gets standing water in his front yard.

Julio Batista lives on South Drive and is concerned with flooding on his property. Steve Shay said that the right of way on South Drive will be vacated. It is a greenbelt right now. A greenbelt which is part of Sterling Park is shown on the plat now. A stormwater pond may be in the south end of the project. Stormwater will be engineered. Homeowners may put up stockade fences along the property line in the future.

Commissioner Tucker asked about the vacating of the right of way.

Tony Walter said that he did not have information on that matter.

Commissioner Brodeur asked about the water retention.

Benjamin Dunn said that the site will be analyzed and engineered for proper water retention according to code.

Commissioner Brodeur made a motion to recommend approval of the request.

Commissioner Brown seconded the motion.

The motion passed 6 – 0.

E. Narcissus Avenue PCD; Rambhai Patel, applicant; 1.08 ± acres; Rezone from A-1 (Agriculture District) to PCD (Planned Commercial Development); located on the north side of Narcissus Avenue, 300 feet west of Monroe Road. (Z2006-27)

Commissioner Carey – District 5
Benjamin Dunn, Senior Planner

Benjamin Dunn introduced the application for a rezone to Planned Commercial Development for a 12,000 square foot, 2 story office complex. Future land use on the site is HIP-TI, which is consistent with the office use requested. The site plan fits into the general character of the area. Staff recommendation was for approval subject to the preliminary site plan and the development order.

Max Frei was present on behalf of the applicant.

There were no questions from the board.

Commissioner Eismann made a motion to recommend approval of the application.

Commissioner Wolf seconded the motion.

The motion passed 6 – 0.

F. West SR 426 Oviedo Rezone; Victor Triana, applicant; .80 ± acres; Rezone from A-1 (Agriculture) to PCD (Planned Commercial Development); located on the west side of West SR 426, approximately 2,300 feet southwest of West Chapman Road. (Z2006-08)

Commissioner Dallari - District 1
Benjamin Dunn, Senior Planner

Tony Walter stated that this item was not ready to be heard due to technical concerns. It will need to be re-advertised when it is put back on the agenda. Continuance is requested.

Commissioner Brown made a motion to continue the item.

Commissioner Eismann seconded the motion.

The motion passed unanimously.

G. Seminole County Engineering Manual: Adoption of the Seminole County Engineering Manual, a component of the Update of the Land Development Code authorized by the Board of County Commissioners in September 2002. The Engineering Manual is a collection of various technical criteria for development, such as road construction and stormwater system design. These standards have been assembled into a convenient form for easy use by members of the development community. The Manual is intended to help clarify and streamline the development review process.

Countywide
Jeffrey Hopper, Senior Planner

This item was requested for continuance to the September.

Commissioner Eismann made a motion for continuance to the September meeting.

Commissioner Hattaway seconded the motion.

The motion passed unanimously.

AMENDMENTS TO THE COUNTY COMPREHENSIVE PLAN (VISION 2020 PLAN FOR SEMINOLE COUNTY):

H. Water Supply Plan: Proposed Amendments to the Capital Improvements, Conservation, Intergovernmental, and Potable Water Elements as necessary of the County Comprehensive Plan.

Countywide
Dick Boyer, Senior Planner

Dick Boyer stated that the Plan was prepared by the County's Environmental Services Division. This must be adopted for inclusion in the County's

Comprehensive Plan. Tonight is a recommending hearing. The Board of County Commissioners will be holding a worksession on this item on Tuesday evening. August 8 will be a transmittal hearing. The final adoption will be in December.

Commissioner Brown noted the value of water. It controls annexations.

Commissioner Tucker said that there was a shortage of cheap water.

Mr. Boyer agreed. He said that the 5 year plan will draw from other sources. We are at the limit of groundwater. He said that St Johns River Water Management has been coordinating meetings with the cities within the County.

Commissioner Tucker asked about the southeast service area.

Mr. Boyer said that the southeast area has the Ironbridge Plant with some recycled water.

Commissioner Brown said that water services should be the same for everyone; if cities have reuse, then county customers should have the same services.

Commissioner Hattaway said that conservation could be made by having recycled water in toilets.

Commissioner Brown made a motion to recommend adoption.

Commissioner Hattaway seconded the motion.

The motion passed unanimously.

I. Proportionate Fair-Share Funding of Transportation Improvements:
Proposed amendments to the Capital Improvements, Implementation and Transportation Elements of the County Comprehensive Plan.

Countywide
Sheryl Stolzenberg, Principal Coordinator

Sheryl Stolzenberg stated that the State Legislature required the County in 2005 to find alternate funding. Transportation costs can be negotiated if developers pay a proportionate share of the costs. These amendments acknowledge that. The details will be in the Land Development Code. Tonight's hearing is to allow for recommendation of transmittal to the DCA.

Brett Blackadar stated that we are still building homes and neighborhoods faster than the roads. We are working on making the process faster.

Commissioner Brodeur made a motion to recommend transmittal.

Commissioner Brown seconded the motion.

The motion passed unanimously.

J. Evaluation and Appraisal Report: Proposed 2006 Evaluation and Appraisal Report (EAR) of the County Comprehensive Plan (Vision 2020 Plan for Seminole County).

Countywide
Sheryl Stolzenberg, Principal Coordinator

Sheryl Stolzenberg stated that this is an assessment of the County Comprehensive Plan and how it operates. It suggests areas to amend. The goal is to design a user-friendly plan.

Commissioner Hattaway made a motion to recommend approval.

Commissioner Eismann seconded the motion.

The motion passed unanimously.

Tony Walter said that the Engineering Manual would be covered at a workshop prior to the September meeting of this board.

Commissioner Tucker said that he would like plenty of lead time to examine the document.

Mr. Walter said that the document will show many changes. It is revised to eliminate duplication and conflicts.

There being no further business, the meeting adjourned at 10:50 P.M.

Respectfully submitted,
Candace Lindlaw-Hudson