

**MINUTES FOR THE REGULAR MEETING  
OF THE SEMINOLE COUNTY  
LAND PLANNING AGENCY/PLANNING AND ZONING COMMISSION  
WEDNESDAY, FEBRUARY 7, 2007  
7:00 P.M.**

**Members Present:** Matt Brown, Jason Brodeur, Ben Tucker, Walt Eismann, Kim Day, and Dudley Bates

**Member absent:** Rob Wolf

**Also present:** April Boswell, Planning Manager; Tina Williamson, Assistant Planning Manager; Austin Watkins, Planner; Tony Walter, Principal Planner; Kathleen Furey-Tran, Assistant County Attorney; and Candace Lindlaw-Hudson, Clerk to the Commission.

The Chairman called the meeting to order at 7:00 P.M. He introduced the members of the commission and staff present. He then reviewed the manner in which the meeting was to be conducted and voting procedures.

**Commissioner Eismann made a motion to accept the minutes as submitted.  
Commissioner Bates seconded the motion  
The motion passed 6 – 0.**

**Commissioner Eismann made a motion to accept the proof of publication.  
Commissioner Brodeur seconded the motion.  
The motion passed unanimously 6 – 0.**

**Technical Review Item:**

**A. Orange Blvd Subdivision PSP; David Coggin, Sandhill Homes, applicant; 10.1 ± acres; Preliminary Subdivision approval for a 24-lot single family residence subdivision zoned R-1AA; located on Orange Blvd. approximately 1/3 mile north of State Road 46.**

Commissioner Carey – District 5  
Tony Walter, Principal Planner

Mr. Walter stated that the site was zoned R-1AA (Single Family Residential District). Beginning with Lots 19 and running to Orange Boulevard there will be a 6-foot wall along Orange Boulevard. Staff recommended approval of the subdivision plan.

**Commissioner Bates made a motion to approve the request.**

**Commissioner Eismann seconded the motion.**

**The motion passed 6 – 0.**

**B. Gerami Property; C & G At Markham, Inc., applicant;** Preliminary Subdivision Plan (PSP) approval for 38 residential lots on 78.41± acres zoned PUD; located at the southwest corner of Longwood Markham Road and Markham Road.

Commissioner Carey – District 5  
Alan Willis, Planner

Tony Walter stated that the PUD (Planned Unit Development) will have 31 single family lots, yielding 1 unit per net buildable acre. Staff recommendation is for approval.

Commissioner Brodeur asked about the canoe landing.

Mr. Walter stated that this development will be limited to one dock. There was to be no parking in the area. People could walk to the dock from their houses.

**Commissioner Brodeur made a motion to recommend approval.**

**Commissioner Bates seconded the motion.**

Commissioner Brown acknowledged the clustering that was built into this project and commended those involved with the project.

**The motion passed unanimously 6 – 0.**

Tina Williamson stated that item D on tonight's agenda is being requested for continuance to the April 11, 2007 meeting.

Chairman Brown asked those present if anyone was there to address this item. No one spoke from the floor.

**Commissioner Eismann made a motion to continue item D to the April 11<sup>th</sup> meeting.**

**Commissioner Bates seconded the motion.**

**The motion passed unanimously.**

**Public Hearing Items:**

**C. SR 46 High School Rezone; Seminole County Public Schools / Cindy Jordan, applicant.** 70.19± acres. Rezone from A-1 (Agriculture) to PLI (Public Lands and Institutions) for a Public High School; located northwest of the intersection of S.R. 46 and Brisson Avenue. (Z2006-87)

Commissioner Carey – District 5  
Austin Watkins, Planner

Austin Watkins presented the request for rezoning of 70.2 acres from A-1 (Agriculture) to PLI (Public Lands and Institutions). The proposed use would be for a public high school and associated uses. The future land use designation of the property is low density residential and commercial. The Orlando Sanford property is located to the south of the subject property. A portion of the property is located in the 65 DNL (Day-Night Average Sound Level) while the majority of the property is in the 60 DNL contour. The DNL is the average noise level for the 24 hour period. 60 DB is equivalent to the noise of an air conditioning unit or a sewing machine. 65 DB is equivalent to the noise of a vacuum cleaner, hairdryer, or noisy restaurant. The 65 DNL currently covers the southeast portion of the property. Airport flight tracks show no direct flight path over the property. The parcel will experience occasional overflight due to trainings. Staff finds that the requested PLI zoning is compatible with the surrounding area and therefore recommends the rezone request.

Scott Stegall of Seminole County Public Schools said that a survey on the endangered species on the site has been completed and that none were found. As for drainage, the site has conveyed drainage to the north on the deed. This will be addressed in the final engineering phase of the project. The flight path that was mentioned is a training path for Runway 9-Left. There will not be commercial traffic over the site.

Louise Perkins lives on Brisson Avenue, facing the property. She wanted information on how the property would be accessed. Also, she was concerned about noise and how the property would be buffered. She wanted to know where the school would be placed on the property.

Commissioner Brown stated that the State statutes apply to the planning of school sites.

April Boswell stated that we were addressing only the rezoning tonight. No plan has been drawn yet. The school board does work with the County using the Development Review process. The school board does follow state guidelines and works with the County on site development.

Ms. Boswell said that Ms. Perkins can give input to the School Board and can get updates from the County.

Scott Stegall said that the County has active and passive buffer requirements for the placement of fields. The School Board is aware of the neighborhood concerns.

**Commissioner Brodeur made a motion to recommend approval of the application.**

**Commissioner Eismann seconded the motion.**

Commissioner Tucker said that he will be voting against the motion. He has no problem with the neighborhood or the site, but to put a school so close to an airport is not good. Developers have to insulate for sound in houses. Commissioner Tucker said that he is familiar with airport noise levels. It is not prudent to go here because of the noise issues, not to mention safety issues. There have to be better sites.

At this time the meeting was recessed briefly. Commissioner Tucker left the meeting.

**After the call to order, the vote was called. The motion passed 5 – 0.**

**D. Heathrow IBC PUD Major Amendment; Shutts & Bowen, LLP, applicant; 407± acres; Major Amendment to the Heathrow International Business Center PUD; located on the south side of CR 46A, approximately bounded by I-4, Banana Lake Road, and Lake Mary Boulevard. (Z2006-85)**

Commissioner Carey – District 5  
Ian Sikonia, Senior Planner

This item was continued to the April 11, 2007 meeting by a vote held earlier in the meeting.

**E. Deer Lakes PUD Rezone; Hugh Harling, applicant; 38.98± acres; Rezone from A-1 (Agriculture) to PUD (Planned Unit Development); located on the north side of SR 46, between Yankee Lake Road and Longwood Markham Road. (Z2006-79)**

Commissioner Carey – District 5  
Tina Williamson, Assistant Planning Manager

Ms. Williamson stated that in May of 2006, the rear 34.47± acres of the subject property received Preliminary Subdivision Plan (PSP) approval for 15 lots, with a density of 0.72 dwelling units per net buildable acre. The current application includes an additional 4.51± acres fronting SR 46 and proposes a total of 31 lots with a maximum density of 1 dwelling unit per net buildable acre.

This property is located within the Wekiva River Protection Area and the Wekiva Study Area as depicted in the Seminole County Comprehensive Plan. SCLDC Chapter 30 Part 58: Wekiva River Protection-Seminole Estates Overlay Zoning states that on property having the Suburban Estates land use designation, the use of Planned Unit Development ("PUD") zoning may only be permitted if the Planning Manager and the Natural Resources Officer verify that a greater protection of wetlands, rare upland habitat, greenways, or wildlife corridors can be achieved by clustering.

Staff's findings indicate that the proposed Preliminary Master Plan is not consistent with the Comprehensive Plan and the Seminole County Land Development Code standards for clustering in the following areas:

The definition of cluster development in the Comprehensive Plan is a residential development in which lot sizes are reduced, while the overall density is not increased, thereby creating common open space areas, which are permanently restricted from development through recorded binding legal instruments.

Staff finds that the proposed Preliminary Master Plan does not meet the definition or intent of a cluster development. Although, the net density remains at no more than 1 unit per net buildable acre, the rear 34.47± acres of the property have approximately the same configuration of 1-acre and larger lots as the 15-lot PSP that was approved in May of 2006 under the regular A-1 development standards. The reduced lot sizes are predominantly on the additional 4.51± acres that were added as a part of this new application and there are no additional open space areas preserved. Staff finds that the proposed Preliminary Master Plan does not provide reduced lot sizes or create additional open space areas and, therefore, does not meet the definition of a Cluster Development per the Comprehensive Plan.

Staff also finds that the proposed Preliminary Master Plan does not provide a greater protection of wetlands than the PSP approved under regular A-1 zoning because it provides a smaller buffer than the approved PSP and the buffer is proposed in an easement across lots instead of a separate tract, which increases the likelihood that they will be disturbed.

SCLDC Chapter 30 Part 58: Wekiva River Protection-Seminole Estates Overlay Zoning does not allow the use of PUD zoning unless the greater protection threshold is met.

Policy FLU 1.5: Cluster Development states that the County shall provide for clustering within PUDs to preserve conservation areas, other open space and aquifer recharge areas, allow for creative design, provide for open space, promote the efficient use of infrastructure, provide sites for schools, and promote affordable housing.

The proposed Preliminary Master Plan does not promote the efficient use of infrastructure because the roadway and utilities will have to be extended to the far end of the property, due to the layout and size of the 1-acre lots. It also does not allow a significant amount of contiguous open space to be preserved.

In conclusion, Staff's finding is that to meet the definition of cluster development in the Comprehensive Plan and to provide a greater protection of the wetlands as required by the Land Development Code, the following standards must be met:

1. PUD zoning cannot be used to achieve a greater lot yield by maximizing the site with lots for the purpose of gaining additional lots less than 1-acre in size.

2. All lots should be reduced in size and clustered in one area of the property to reduce the infrastructure requirements and allow a significant contiguous area of open space to be preserved in a separate tract.
3. The site should also be designed so that a buffer above and beyond the required 25' minimum, 50' average undisturbed upland buffer adjacent to all wetlands and floodplains is provided and the buffer should utilize a separate tract instead of an easement.

Because the application does not meet the requirements of the Comprehensive Plan and the Land Development Code, staff recommends denial.

Hugh Harling spoke on behalf of the property owners. He showed a picture of a conceptual representation of the entrance feature going in from SR 46. He stated that there are unique things here. The entrance to the Yankee Lake Sewage Treatment facility is located immediately adjacent to the entrance to this proposed site. There are large trucks entering to go into the sewage treatment plant. The front of the property has some trees, while the rear of the property is a borrow pit and open pasture. Mr. Harling stated that the large, historic trees on the site will be preserved by moving the interior road. The front lake is a peat bog with a lot of debris in it. The front area will be cleaned up. There will be a wildlife corridor around the peat bog with the wetlands preserved.

Mr. Harling stated that he visited the site about a month ago. He saw 16 wild turkeys coming across the site from the west to go to the borrow pit for water. Mr. Harling said that with one acre lots, the turkeys and other wildlife will have adequate movement through private open space. In the front the animals can move around on the wildlife corridor around the lake.

The Wekiva Protection Act requires that no pollutants be released into the river. Two additional inches of water will be required to be treated before being released due to the levels of phosphorus in the river.

Mr. Harling presented a second site plan based on staff recommendations which presented smaller lots and more open space toward the rear of the site. There is a sewer treatment plant immediately next door to this proposed subdivision. He pointed out that larger lots provide for better movement of nature.

Commissioner Day asked if fences would be allowed in the subdivision.

Mr. Harling said that fences would be allowed around pools and areas where required for safety. Fencing of lots would not be allowed.

Commissioner Day stated that Lots 7, 8, and 9 could be moved to the back, eliminating the cul de sac.

Mr. Harling said that he is trying to obtain the triangular one acre parcel near the front of this project. If it is successfully obtained, it will be the site of a cul de sac. Commissioner Day is correct. Those 4 lots have the heaviest concentration of trees. Having the extra land would allow the moving of the lots to an area not as heavily treed. Commissioner Brown read into the record a public comment form asking for denial of the project due to environmental concerns.

Commissioner Brodeur asked which plan was the already approved PSP.

Ms. Williamson said that the second plan was the one already approved.

Commissioner Brodeur said that what was being considered is really only the front portion of the plan. That is where the differences are from the previous plan.

Ms. Williamson said that the plans were very similar, with lots ranging in size from over 2.5 acres down to one acre.

Commissioner Eismann asked Ms. Williamson if staff would approve of the second plan presented for comparison. Would it fit into the Comprehensive Plan?

Ms. Williamson said that the plan would have to be evaluated. Two of the criteria used would include the use of less infrastructure and the road being shortened, along with the contiguous open space saved at the rear of the property.

April Boswell said that one difference in the plans was the open space being exclusive of the individual lots.

Commissioner Brodeur asked if it was difficult to run the infrastructure further, being across from the sewage plant.

Commissioner Brown said that the roads making more impervious ground was the consideration.

Commissioner Eismann asked whether a compromise could be worked out. The clustering in the front of the property is not very appealing.

Commissioner Day said that in a way the location of the clustering is reversed. The pasture land should be used and the front portion preserved. It is unfortunate that the road would be longer, but it makes more sense.

Chairman Brown asked about a continuance to allow the developer to realign and come into compliance.

Mr. Harling said that historically Seminole County has allowed what he is asking for. The Comprehensive Plan and the Wekiva Protection Area have come into being. This plan protects the Wekiva Protection Area. It allows for open space in lots rather than in

tracts. Wild life can move back and forth. Staff is interpreting the Code. The staff 10 years ago interpreted the Code to allow for open space on large lots in a PUD. He requested approval. He has a time frame.

Commissioner Bates said that the lots look better than clustering. The concern is for the animals having to traverse two lots and a road to get to the water. He does not think that such a configuration is good. He will vote against this.

Commissioner Brodeur asked if cramming the lots together was better. He likes the configuration. There is industrial use next door.

Chairman Brown referred to a previous case which had land located on the Wekiva and clustered with half acre lots to preserve open space. On one side of this is very desirable state land and the other side is a sewer plant. One would like to have a 10-foot easement between each lot. Once landscaping goes in corridors will be changed. There will be no managing things.

**Commissioner Eismann made a motion to approve the request for the purposes of moving this item on to the County Commissioners.**

**Commissioner Brodeur seconded with the addition of the wildlife corridors.**

**The vote was 3 to 2 in favor of the motion. Commissioners Day and Bates voted “no.”**

**Prior to the start of the next item Chairman Brown declared a conflict of interest and removed himself from the discussion and voting. Vice-Chairman Brodeur took the gavel.**

**F. PremiereTrade (A.K.A. L&L Acres) Large Scale Land Use Amendment and Rezone; Canin Associates, Ronald Manley, applicant; 116.74± acres; Large Scale Land Use Amendment from Suburban Estates (SE) to Planned Development (PD) and Rezone from A-1 (Agriculture) to PUD (Planned Unit Development); located on the south side of Lake Mary Boulevard between Markham Woods Road and Heathrow Boulevard. (Z2006-75 / 07S.FLU01)**

Commissioner Carey - District 5  
Tina Williamson, Assistant Planning Manager

Tina Williamson presented the request for a large scale land use amendment from Suburban Estates to Planned Development and a rezoning from A-1 (Agriculture District) to PUD (Planned Unit Development). The project encompasses approximately 116.7 acres and will have 130 single family lots. The density is 1.4 dwelling units per acre. The lot sizes vary from one acre to 8,400 square feet on the east property line. This project provides appropriate transitions to adjacent properties and is consistent



with the Land Development Code (LDC). Staff recommendation is for transmittal of the item.

Hal Kantor spoke next, representing the applicant. He reviewed information presented by Ms. Williamson and said that the project will have direct access to Lake Mary Boulevard. He said that the grade schools in the area were crowded, but that the middle school and high school capacity were good. This project would be developed in 2008, giving time for the schools to adjust.

Mr. Kantor stated that the project was consistent with the County's Comprehensive Plan. There are transitional lot sizes. One lot is 6 acres. Smaller lots are on the east and one acre lots to the southwest. The county trail will be buffered. House here will cost between \$1m and \$6m.

Blaine Darrah of Heathrow spoke on behalf of the Heathrow Master Home Owners Association Board. His concern was with the placement of the entrance into the project. It is now placed opposite the entrance to Heathrow. This is not good. He favors the developer suggestion to move the entrance down to go through the clump of trees which he indicated on the map.

Mr. Darrah also stated that the estimated 33 students generated by project would put stress on the schools. He wanted the schools to be realigned. If the elementary schools were aligned the way the middle school and high schools were aligned, it would be good. The Heathrow Master Home Owners Association Board recommends approval of this request.

No one else spoke in favor of this project.

Marli Nelson – Sanchez of the Isle of Windsor wanted to know if the 6 acre parcel would be restricted to having one home, perhaps with horses.

Peter Kohn lives opposite the project. He stated that Lake Linden is a navigable waterway. It is no longer fed by springs. He is concerned with the development of the proposed water features. Mr. Kohn stated that the existing lakes may possibly be lost due to the pumping of water into the new water features. He said that Lake Rice has a submerged connection to the Wekiva River. Lake Linden drains into Lake Rice. The canal between the two was previously closed. Will this be reopened?

Mr. Kohn also had concern for the deer, panthers, bears, coyote, swallow tail kites, Sherman's fox burrows, eastern and indigo snakes, and sand hill cranes that live on the site, or use it for watering. The presence of the animals made fencing a major concern. How will the animals get to the water? Berms are expensive. He said that the 6 acre site was undevelopable. Will the developer deed this tract over to the County?

Gray Hudson of Windsor Isle said that this plan will have a negative effect on Rice Lake. He wanted to know how the water site on the west boundary was to be filled. This could

hit the aquifer. Digging out the lake could harm the water quality or lower existing lake levels.

Michele Hudson spoke for Ravensbrook subdivision. She said that their concern was that the natural charm of the entire area could be lost. She expressed concern for the abundant wildlife in the area. They would like a minimum lot size of one acre with a perimeter of open space. She gave the example of the golf course not having walls around it to keep the viewscape. The developer is proposing a 6-foot wall. She requested minimum fencing for preservation of the views.

Barbara Dini said that a document had been distributed on last Wednesday showing 3 homes per acre. Lots bordering Lake Linden are less than one acre. She would like to see the lot sizes compatible with surrounding lots. One acre lots should be at least 150 feet wide at the lake. Lots near Rice Lake are already zoned A-1. They should be one acre. This will preserve the wild life near Lake Linden. She also expressed concern for the heavy traffic on roads there.

Geoffrey Stagg of Windsor Isle said that excavating will affect lake levels. He has been in the area for 24 years and saw the lake levels lower with the construction across the road. He asked that the lots around the lake shore be left one acre lots; anything else would not be compatible.

Eric Duncan said that Lake Rice was misidentified as Linden Lake. He has lived there for 7 years. Lake Rice is a 40 – 60 acre private lake. Homeowner property lines go into the middle of the lake. James Dicks said that only one lot will have access to the lake. The potential for 129 new houses having access to Lake Rice will overcrowd the lake. He wanted to know where the water would come from for the water bodies proposed in the plan. He asked that the lake be protected by limiting the lake access to one family.

Commissioner Brodeur stated that this commission does not address wetlands issues. That is done at the time of final engineering.

Debra Wert represented the group of homeowners whose homes back on the thin strip of land that was shown to be the future location of the maintenance shed. She stated that this is an 80-foot wide strip of pastureland. The view of the shed was a concern, as was the access road to it. Would the access road be secured with a gate? She wanted to know how the land would be used. Would there be boat and RV storage there? Would there be vehicles parked there? What will the hours of activity be there? Will there be hazardous chemicals stored there? Will there be written restriction as to the use of the land? It is dry pasture. Would there be restroom facilities there for workers? Will there be a septic tank? If possible, the shed should be moved closer to the development. Ms. Wert said that the adjacent property owners would like to buy the land behind their homes. She also mentioned the abundance of wildlife there and that there should be no walls to keep animals from getting to water.

Quentin Beitel is President of the Markham Woods Association. They would like to see one single family home per net buildable acre here. The board would like buffering on the outside of the property. He would like the board to check on the history of the property. When commercial – retail was granted in 1998, Suburban Estates was agreed on as the future land use. Markham Woods Association is concerned with light pollution, height, lake access, the 6-acre lot, lake levels, wildlife conservation, and school overcrowding. Heathrow has a vested interest on cost of Lake Mary Boulevard maintenance. He questioned the allowance of home businesses.

Eric Cohen lives adjacent to the transition buffer zone. There the lots are less than one acre. He would like one-acre lots extended for the entire border of Windsor Isle.

Michael Duckhorn of Orange Ridge said that the L&L Acres property is a cornerstone to the quality of life in the area.

Commissioner Brodeur made a note of a letter submitted by Michael Barr's stating opposition to the project also.

James Dicks of Alauqua stated that he will not be putting the maintenance shed in the disputed location. He will deed the strip of land to the County. Also, there will only be one house going on Lake Rice. He will live there. The waterways are closed waterways. There will not be any canals. Mr. Dicks said that he bought the land from the previous developer to develop it himself, with lower density. 130 homes are better on this site than 16 units per acre, as is next door. He is aware of the wild life in the area. This property is surrounded by Markham Woods Road, Lake Mary Boulevard, and I-4.

Hal Kantor stated that the maintenance shed will be moved. There will be binding covenants and restrictions here. He would like to have contact information for the Isle of Windsor homeowners. Mr. Beitel made reference to a restriction made by a previous board in 1998. That cannot be done to future boards. 1.4 units per acre is sensitive to the area, considering the higher density. The plans shown are conceptual. There will be more stormwater retention than shown. It is a closed basin. Water levels in area lakes will be addressed at the time of final engineering. Traffic level in the area is level A. The access point that has been requested will work with the traffic. There will be only one property having access to the lake. There will be no community dock or boat ramp. The lake lot will be a private lot. Animals will be dealt with in the development process according to the regulations. Certain walls are required according to the LDC. A brick wall will be on the east on Lake Mary Boulevard; no wall on the west. This will be a long process. Details will be worked out over time.

The public hearing was now closed.

Commissioner Brodeur asked what the setbacks were for the area along the trail.

Tina Williamson stated that the staff is recommending a 50 foot building setback and a 25 foot landscape buffer adjacent to the trail. This would be 8 canopy trees and 4 sub canopy trees per 100 linear feet of buffer.

Commissioner Eismann asked if Heathrow is splitting the cost of the Lake Mary Boulevard maintenance.

Tina Williamson said that had been previously agreed to and is referred to in items I, J, and K of the Development Order.

Commissioner Eismann said that the land owner is working with the neighbors. He does like the direction the project is going, but he does not like the small lots adjacent to one acre lots.

Commissioner Day said that Rice Lake has several houses on it according to the diagram, not just one estate lot. She did not see how that worked out. Smaller lots adjacent to the commercial and multi family uses are appropriate, but the lots near the lake are confusing.

Commissioner Eismann agreed. The east side is an excellent transition. The one acre lots make a lot of sense. This board does not address wildlife. It is handled elsewhere. He is not sure which way to go on this.

Commissioner Bates has concern for the smaller lots. The transition zone is good. The feelings of those with concerns about the land being developed are understandable. He also has mixed feelings on this project. One acre lots are appropriate. We should not hold up this project because of the smaller lots. This is a complex project.

April Boswell said that the plan is a conceptual plan only. This commission may make recommendations to modify any terms of the development order; density or minimum lot size could be changed if you wish.

Commissioner Brodeur said fencing could be changed as well.

Commissioner Eismann said that if the minimum lot size were changed there could be a shuffling of the plan with the small lots.

April Boswell said that lot layout will occur in Final Master Plan approval. There could be lot shifting as this project moves forward.

**Commissioner Eismann made a motion to recommend transmittal with the condition that there be no shed on the south end and that the developer commitment agreement include that the 6-acre parcel will be a single family residence with one family having access to the lake from there. No public access. Also, that the canals are not to be dug and the lakes should be kept the**

**way they are with no connection to the future retention ponds. There should be no decline of the natural lakes because of this project.**

**Commissioner Bates seconded the motion.** He asked if that was possible to put those restrictions on the approval.

Kathleen Furey-Tran stated that what was to be done with the lakes would be up to the Water District.

Commissioner Eismann said that putting the proper conditions in place will make a nice development for everyone.

Commissioner Brodeur commended the property owner, Mr. Dicks, for coming tonight.

**The motion passed 4 – 0.**

**G. Riverview Townhomes Small Scale Land Use Amendment and Rezone; Daly Design Group, applicant; 9.99 ± acres; Small 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 east side of SR 415, approximately 1 mile north of the intersection of SR 46 and SR 415. (Z2006-51 / 09-06SS.01)**

Commissioner Carey – District 5  
Tina Williamson, Assistant Planning Manager

Ms. Williamson stated that a memo had been passed out prior to the meeting with new information. The applicant has submitted a revised Preliminary Master Plan with a density of 3.9 dwelling units per net buildable acre, as opposed to the 7.15 that is on the original plan in the agenda book. The revised plan, with an approval development order, and staff's evaluation of the plan are contained in the memo. Ms. Williamson stated that the revised plan has been reviewed and the character of the area has changed enough to warrant a land use designation other than one dwelling unit per net buildable acre that would serve a transition to the St Johns River to the north and the existing developments to the south. The proposed land use amendment is consistent with the decreased density to the south. The proposed project is surrounded on three sides by suburban estates future land use designation. The Comprehensive Plan states that 4 dwelling units per acre is an adequate transition. Staff recommendation is for approval of the request for a land use amendment and land use amendment subject to the revised Preliminary Master Plan and Revised Development Order.

Tom Daly said that the area around the subject site has changed dramatically. The property is on the east side of CR 415, which is under design for 4 lanes. He showed a diagram of the new road. There will be an entrance with a traffic light. The adjacent corridor has two commercial pieces and the Sterling Meadows development. The site is

9.9 acres. The density has been dropped to 4 units per acre. Mr. Daly stated that in the amended development order he is requesting either townhomes or single family uses.

There were no comments from the floor.

Commissioner Brodeur brought up the issue Notice of Airport Noise. In previous cases, the county has required that a statement be placed in the deeds of any property near the airport acknowledging the proximity of the property to such noises.

April Boswell said that the Development Order will have such language.

**Commissioner Brodeur made a motion to recommend approval with the Development Order to include the retention pond being within 50 % of the buffer as proposed in Item 1.**

**Commissioner Bates seconded the motion.**

**The motion passed unanimously 5 – 0.**

## **Closing Business**

Chairman Brown stated that there would be a work session prior to the April 11 meeting at 6:00 P.M. Mark your calendars. This workshop is on the Land Development Code.

April Boswell introduced Tina Williamson as the new Assistant Planning Manager.

**The meeting adjourned at 9:50 P.M.**

Respectfully submitted,

Candace Lindlaw – Hudson  
Clerk to the Commission