

**MINUTES OF THE SEMINOLE COUNTY
LAND PLANNING AGENCY/PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 2, 2008**

Members present: Matthew Brown, Ben Tucker, Dudley Bates, Walt Eismann, Rob Wolf, and Kim Day.

Member absent: Melanie Chase

Staff present: Alison Stettner, Planning Manager; Tina Williamson, Assistant Planning Manager; David Shields, Assistant County Attorney; Ian Sikonia, Senior Planner; Alan Willis, Planner; Austin Watkins, Senior Planner; Larry Poliner, Development Review Manager; Candace Lindlaw-Hudson, Clerk to the Commission.

OPENING BUSINESS

The meeting convened at 7:00 P.M. with Chairman Brown leading the Pledge of Allegiance. The Chairman then introduced the commission members present and reviewed the procedure used for conducting the meeting and the voting.

Acceptance of Proof of Publication

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

Commissioner Wolf seconded the motion.

The motion passed 6 – 0.

Approval of Minutes

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

Commissioner Eismann seconded the motion.

The motion passed 6 – 0.

NEW BUSINESS

Technical Review Item:

A. Estates at Lake Monroe PSP; Harling, Locklin, and Associates, applicant; 16.34± acres; Preliminary Subdivision approval for 53 single-family lots; located on the south side of Celery Avenue, east of Beardall Avenue.

Commissioner Carey – District 5
Tony Walter, Principal Planner

Alan Willis presented the Preliminary Subdivision Plan stating that the project will have City of Sanford water and sewer service. The interior roads will be private. Staff recommendation is for approval of the plan.

Commissioner Eismann made a motion to recommend approval of the plan as presented.

Commissioner Bates seconded the motion.

The motion passed 6 – 0.

B. River's Edge Preserve PSP; Orlando Real Estate Partners, Brad Cowherd, applicant; 9.9± acres; Preliminary Subdivision Plan approval for a 30-lot single-family subdivision zoned Planned Unit Development; located on the north side of SR 46 and east of SR 415.

Commissioner Carey – District 5
Alan Willis, Planner

Alan Willis presented the Preliminary Subdivision Plan for 30 single-family residences. The plan meets all of the provisions of the Seminole County Land Development Code. The lots will be served by the City of Sanford for water and sewer. Staff recommends approval for the plan.

Commissioner Eismann made a motion to approve the PSP.

Commissioner Bates seconded the motion.

The motion passed 6 – 0.

Public Hearing Items:

C. Comfort Rooms PUD; Comfort Rooms of Florida , Inc. / Stephen Ferrando, applicant: 0.37± acres; Rezone from R-1 (Single-Family Dwelling) to PUD (Planned Unit Development); located on the northeast corner of the intersection of Church Street and Elder Road. (Z2007-83)

Commissioner Carey – District 5
Ian Sikonia, Senior Planner

Mr. Sikonia said that this rezone was being requested in order to develop an office/warehouse building. The proposed building would be used by Comfort Rooms, a manufacturer of glass rooms, sunrooms, and other structures. The Future Land Use designation on the subject property is High Intensity Planned Development – Target Industry, which allows the requested zoning district.

Mr. Sikonia stated that the proposed Preliminary Master Plan indicates that the project will contain a total of 3,900 square feet of office/warehouse space. Office uses are limited to 1,625 square feet and the warehouse uses are limited to 2,275 square feet. The applicant is proposing uses from the C-3 (General Commercial and Wholesale) and the M-1A (Very Light Industrial) districts. These uses are included in the development order.

The area of Church Street and Elder Road consists of a mixture of single-family homes, vacant land, and industrial type uses. For the past several years the trend of development in the area is the conversion of larger vacant tracts of land into 5-acre or larger industrial parks due to its proximity to Interstate 4 and the Orlando metropolitan area. The other approved PUD/PCDs in the area which reflect these trends are the Monroe Commerce Center North, Monroe Commerce Center South, and Vantage Point. The previously stated PCD developments have all allowed similar uses (M-1A and C-3) to the proposed Comfort Rooms PUD.

Mr. Sikonia said that Staff believes this PUD meets the intent of the High Intensity Planned Development – Target Industry Future Land Use. The project will be providing employment in manufacturing and sales, which is similar to the other business and industrial parks in the immediate area. Due to the size of this site it will have minimal impact compared to the larger industrial parks mentioned above which range in size from 5, 10, and 14 acres.

Staff finds this request is compatible with the surrounding use and development patterns of the area. Staff recommendation is for approval of the requested Rezone from R-1 (Single-Family Dwelling) to PUD (Planned Unit Development).

Commissioner Tucker inquired about the status of the paving on Elder Road.

Larry Poliner stated that Elder Road is being paved up to that point. It is currently being paved.

Commissioner Tucker said that in the past the County has discouraged access to Elder Road due to the lack of paving. A “right-in, left-out” should be possible. This could be putting industrial traffic onto an unpaved road.

Commissioner Brown noted that this is a small site. People will want to go down Church Street to get on the newly upgraded Upsala Road.

The applicant was present, but did not make a presentation at this time.

No one spoke from the audience on this application.

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

Commissioner Eismann seconded the motion.

Commissioner Tucker said that he was opposed due to the potential of having traffic on an unpaved road. He is not opposed to the zoning.

Commissioner Brown asked about the number of trips to be generated by this project.

Commissioner Wolf asked if the residents of Elder Road had previously been made a promise about traffic.

Commissioner Tucker said there had been.

Commissioner Wolf withdrew his motion at this time.

Commissioner Eismann made a motion to recommend approval.

Commissioner Bates seconded the motion.

Commissioner Eismann noted that this is an industrial street; people will not want to go down a dirt road.

Commissioner Tucker said that this is an infill project and that the people of the area should be protected.

Ian Sikonia said that the project will generate 33 average daily trips.

Commissioner Brown said that a single-family residence use generates 9 trips daily. Professional truck drivers will use Church Street.

Stephen Ferrando said that his company already has the business in the commerce park right next to this property. Deliveries use the paved part of Elder and the other paved roads. Truckers in 18-wheelers want paved roads. He indicated that the site was designed to use Church Street. No one will go down the dirt road. He knows that is the pattern there now.

The vote was 5 – 1 in favor of the motion. Commissioner Tucker voted “no.”

D. Peninsula At Island Lake Rezone; Michael Towers, applicant; 10.49 ± acres; Rezone from R-1AA (Single Family Dwelling District) and A-1 (Agriculture) to R-1AA (Single-Family Dwelling District); located 500 feet east of the intersection of Marla Avenue and Adams Street. (Z2007-84)

Commissioner Henley – District 4
Ian Sikonia, Senior Planner

Ian Sikonia stated that part of the subject property had been rezoned to the R-1AA (Single-Family Dwelling District) in 1985, with a minimum lot size of 11,700 square feet.

A lot-size compatibility analysis has been performed on this rezone request which supports the R-1AA zoning district. Staff recommendation is for approval of the request for a rezone from R-1AA (Single-Family Dwelling District) and A-1 (Agriculture) to R-1AA (Single-Family Dwelling District).

Mike Tower stated that the site plan shows 12 lots which will be on Altamonte Springs water and use septic tank systems.

No one spoke from the audience.

Commissioner Bates made a motion to recommend approval of the request for a rezone from R-1AA (Single-Family Dwelling District) and A-1 (Agriculture) to R-1AA (Single-Family Dwelling District).

Commissioner Wolf seconded the motion.

The motion passed 6 – 0.

E. Rockefeller Tract PUD Rezone; John L Petricola, RG Lake Mary LLC, applicant; 28.31± acres; Rezone from A-1 (Agriculture) to PUD (Planned Unit Development); located at the northeast corner of intersection of International Parkway and Wilson Road. (Z2007-72)

Commissioner Carey - District 5
Austin Watkins, Senior Planner

Austin Watkins stated that this request is for a mixed use development which will include office, retail, hotel, and multi-family uses. The requested rezone will allow for up to 250,000 square feet of OP (Office Professional) and Target Industry uses, as defined by the Land Development Code, and a 170 unit hotel. In addition, 65,000 square feet of OP, C-1 or Target Industry uses on the out-parcels. There is a list of disallowed uses contained within the development order. The applicant is requesting a maximum building height of 110 feet. The subject property is located along International Parkway, and is surrounded by the higher intensity target industry future land use designation. The HIP-TI future land use designation allows for the requested uses. This development is consistent with the following recent approvals within the area: Gunter Village and the Lake Mary Westin PUD. The Gunter Village PUD is a mixed use PUD which incorporates a hotel, office, retail and multi-family. The Lake Mary Westin PUD has a 263 unit hotel and a maximum of 25,000 square feet of retail. The maximum allowable building height within these two projects is 110 feet. To the west is the Savannah Park PUD, currently under construction. Savannah Park is a mixed use project containing office, retail, and multi-family and townhomes. The maximum allowable building height is 45 feet.

Mr. Watkins stated that this property under consideration tonight will serve as a buffer between the residential uses in Savannah Park and the potential uses of the vacant property closer to I-4 with the HIP-TI future land use designation.

Staff recommendation is for approval of the application for a rezone from A-1 (Agriculture) to PUD (Planned Unit Development).

Commissioner Tucker inquired about the potential path of the Wekiva Parkway.

Alison Stettner stated that the study on this is ongoing, with no alignment known at this time.

Commissioner Brown said that the Wekiva Parkway alignment could run to the south of the subject property.

Charles Madden said that he was available to answer any question on the application. He stated that the model that he had seen shows the alignment to the south.

Steve Coover said that he was representing the owners of the Westin PUD. They would like to see this project approved. They would like their hotel to be developed soon.

Commissioner Eismann made a motion to recommend approval of a rezone from A-1 (Agriculture) to PUD (Planned Unit Development).

Commissioner Bates seconded the motion.

The motion passed 6 – 0.

There being no further business, the meeting was adjourned at 7:35 P.M.

Respectfully submitted,

Candace Lindlaw-Hudson
Clerk to the Commission