

**MINUTES FOR THE SEMINOLE COUNTY  
LAND PLANNING AGENCY/PLANNING AND ZONING COMMISSION  
AUGUST 6, 2008**

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

**Member absent:** None.

**Also present:** Alison Stettner, Planning Manager; Tina Williamson, Assistant Planning Manager; Austin Watkins, Senior Planner, Jeffrey Hopper, Senior Planner, Lee Schaffer, Principal Engineer, Development Review and Connie R. DeVasto, 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 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 Bates seconded the motion.**

**The motion passed unanimously 7 – 0.**

**Approval of Minutes**

**Commissioner Eismann made a motion to accept the minutes as submitted.**

**Commissioner Bates seconded the motion.**

**The motion passed unanimously 7 – 0.**

**NEW BUSINESS:**

**Public Hearing Items:**

**A. CR 427 / Merritt Street Small Scale Future Land Use Amendment and Rezone; Khurshid Ahmed, applicant; 0.29 ± acres; Small Scale Future Land Use Amendment from MDR (Medium Density Residential) to COM (Commercial) and a**

rezone from R-2 (One and Two-Family Dwelling) to C-2 (Retail Commercial); located at the northeast corner of the intersection of CR 427 and Merritt Street. (Z2008-25)

Commissioner Henley - District 4  
Austin Watkins, Senior Planner

Austin Watkins stated that the Applicant is requesting a Small Scale Future Land Use Amendment from MDR (Medium Density Residential) to COM (Commercial) and a rezone from R-2 (One and Two-Family Dwelling) to C-2 (Retail commercial) for approximately .29 acres and is located on the northeast corner of the intersection of CR 427 and Merritt Street.

Mr. Watkins stated that this request is in response to a site plan that is currently in review with the Development Review Division. The site plan proposes a one-story, 14,049 square foot office building. The majority of the site is currently zoned C-2 with a future land use designation of Commercial. This request will eliminate the split future land use and zoning that is currently assigned to the property. By amending the future land use and zoning, it will make it consistent with the majority of their parcel.

Mr. Watkins further stated that the subject property is adjacent to existing single-family to the north and east. The Applicant will be required to comply with Section 30.1232 of the Seminole County Land Development Code, which are the Active/Passive Buffer standards. To the west and south of the subject property are some industrial, office and retail land use designations located both in Seminole County and the City of Altamonte Springs.

Mr. Watkins stated that the Commuter Rail station is currently proposed to be located approximately  $\frac{1}{4}$  mile south of the subject property. The proposed Commuter Rail station will allow for multi-modal access to this site.

Staff has reviewed the proposed Small Scale Land use Amendment and rezone and determine that the buffers and uses proposed are consistent with the trend of development and compatible with surrounding properties and recommends approval of this request.

Commissioner Wolf stated that he felt the subject property was a very small lot and wanted to know if it was enough for a 14,049 square foot building, plus parking and plus any retention and water run-off.

Mr. Watkins referred to the map and explained how the proposed use will be located on the site. The majority of the building will be on the existing COM/C-2 portion of the property.

The Applicant was not present at this meeting.

No one spoke in favor of this request from the audience.

Christine Watkins, of 639 Lake Mobile Drive, advised that she is not opposed to change providing it is a gradual change. Ms. Watkins stated that her first concern was the buffers, but Staff had addressed that in the presentation of the case. She stated that another concern was the traffic congestion on Merritt Street going towards Ronald Reagan. She wanted to know if speed bumps or something like that could be placed there to help with the increase in traffic if the proposed request is approved. Ms. Watkins also expressed her concern regarding the property values and increased taxes in this area if this request is approved.

Commissioner Brown advised Ms. Watkins that the taxes did not fall under the purview of this Commission, but would fall under the Tax Appraiser's Office. He further stated that commercial properties can affect the surrounding areas in both a positive and a negative way and that it could go either way.

Commissioner Brown also advised Ms. Watkins that the traffic issues would be addressed by the Sheriff's Office and/or during traffic studies conducted by Staff.

Austin Watkins stated that the Applicant will be required to complete traffic studies as part of their development review process that will include a study on the level of service for the surrounding roadways.

Commissioner Brown stated that with the design standards, the traffic patterns of the surrounding streets will be considered. He further stated that typically, traffic would not exit onto a residential road when coming from a commercial development.

Commissioner Brown also stated that the issue of speed bumps would be addressed during the traffic studies and by the Sheriff's Office.

Commissioner Eismann stated that the subject property is not touching Ronald Reagan or Merritt Street and the development plan for the areas touching these roadways are not part of the item presented at this time.

**Commissioner Eismann made a motion to recommend approval of this request.**

**Commissioner Wolf seconded the motion.**

**The motion passed unanimously 7 – 0.**

**B. Jessica Drive (5960) Rezone; Kimberly Bowles, applicant; 3.88 ± acres; Rezone from A-1 (Agriculture) and R-1AA (Single-family Dwelling) to R-1AA (Single-Family Dwelling); located on the north side of Jessica Drive, approximately 500 feet west of the intersection of Jessica Drive and Bear Lake Road. (Z2008-28)**

Commissioner Van Der Weide - District 3  
Austin Watkins, Senior Planner

Austin Watkins stated that Staff had received two letter of support for this request and those letters were passed out to the Commission prior to the start of the meeting. Mr. Watkins further stated that this is a request to rezone approximately 3.88± acres from A-1 (Agriculture) and R-1AA (Single-Family Dwelling) to R-1AA (Single-Family Dwelling) located on the north side of Jessica Drive, approximately 500 feet west of the intersection of Jessica Drive and Bear Lake Road.

Mr. Watkins also stated that the R-1AA (Single-Family Dwelling) district requires a minimum lot size of 11,700 square feet and a minimum width at the building line of 90 feet. The Future Land Use designation of the subject property is Low Density Residential (LDR), which allows the requested zoning district. The subject property is assigned the A-1 and R-1AA zoning classification and this request is to rezone the entire property to the R-1AA zoning classification.

Mr. Watkins further stated that the Seminole County Land Development Code (LDC) requires the application of the Weighted Method for Determining Single-Family Residential Compatibility in the Low Density Residential future land use designation.

Staff conducted the lot size compatibility analysis, as required by Section 30.1383 of the Land Development Code and Future Land Use Policy 2.10, and determined that the analysis supports the requested R-1AA zoning classification and therefore recommends approval of this request.

The Applicant, Kimberly Bowles, was present and available for any questions.

No one from the audience spoke in favor or opposition of this request.

**Commissioner Eismann made a motion to recommend approval of this request.**

**Commissioner Wolf seconded the motion.**

**The motion passed unanimously 7 – 0.**

Commissioner Brown asked Alison Stettner if she had anything to address in her Manager's Report and she advised that she would like to get direction from the Commission regarding when they would like to schedule the upcoming workshops.

Mrs. Stettner stated that the first review would be of Chapter 4 (which was handed out prior to the start of the meeting) and it would most likely take at least two workshops. She also stated that Chapter 6 would be next and would include the new buffering, parking and lighting standards.

General discussion ensued regarding scheduling these workshops and the Commission decided on the following schedule for the review of Chapter 4:

September 3 – at 5:30 p.m. (preceding the next P & Z meeting)

September 10 – at 5:30 p.m.

The Commission will schedule subsequent workshops after Chapter 4 is complete.

There being no further business, the meeting was adjourned at 7:25 P.M.

Respectfully submitted,

Connie R. DeVasto