

**MINUTES FOR THE SEMINOLE COUNTY
LAND PLANNING AGENCY/PLANNING AND ZONING COMMISSION
SEPTEMBER 3, 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, Cynthia Sweet, Senior Planner, Development Review Division, Anthony Nelson, Senior Engineer, Development Review Division, Melissa Clarke, Assistant County Attorney 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 Wolf seconded the motion.

The motion passed unanimously 7 – 0.

NEW BUSINESS:

Technical Review Item:

A. Sylvan Place Preliminary Subdivision Plan; Rafael Grullon, applicant; approximately 2 acres; Preliminary Plan for 2 single family residential lots zoned A-1;

located on the north side of Sylvan Lake Drive and approximately 400 feet west of Orange Boulevard.

Commissioner Carey – District 5
Cynthia Sweet, Senior Planner

Cynthia Sweet stated that this is a Preliminary Subdivision Plan for Thomas Galloway with CPH Engineers who are requesting approval for a subdivision for 2 lots. The property is approximately 2 acres and is located on the north side of Sylvan Lake Drive, approximately 380 feet west of the Orange Boulevard and Wilson Road intersection. The Applicant has requested a waiver to the Seminole County Land Development Code Appendix A, Section 11.5, Residential Streets – reduced right-of-way and pavement widths for the dedication of additional right-of-way for the road to conform to County standards.

Ms. Sweet advised that Staff administratively granted the waiver to that section of the Code. Each of the lots will be served by private wells and septic.

Ms. Sweet advised that the Preliminary Subdivision Plan request meets all the other conditions of Section 35.43, Seminole County Land Development Code and Staff recommends approval.

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

Commissioner Wolf seconded the motion.

The motion passed unanimously 7 – 0.

B. King's Landing At Lake Jessup; E.P. Bruce, applicant; approximately 34 acres; Preliminary Subdivision approval for 3 lots zoned A-3; located at the intersection of Black Hammock Road and Jeslan Court.

Commissioner McLean - District 2
Brian M. Walker, Senior Planner

Cynthia Sweet presented this item on behalf of Brian Walker and stated that this is a request from E. P. Bruce for approval of a Preliminary Subdivision Plan located at the intersection of Black Hammock Road and Jeslan Court on 34 acres. The property contains approximately 13 upland acres which satisfies the net buildable requirements for the subdivision.

Ms. Sweet also stated that there is no infrastructure proposed at this time; however, all utilities will be served by septic and well.

Staff recommends approval 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.

C. Woodbridge Commerce Center; Bryan Potts, applicant; approximately 4.81 acres; Preliminary Subdivision approval for 5 lots zoned PUD; located on the east side of N. Elder Road, south of Church Street.

Commissioner Carey – District 5
Brian M. Walker, Senior Planner

Cynthia Sweet presented this item on behalf of Brian Walker and stated that this is a request from Bryan Potts for approval of a Preliminary Subdivision Plan located on the east side of N. Elder Road, south of Church Street and consists of 5 lots on 4.81 acres.

Ms. Sweet stated that the internal road will be privately owned and maintained and water and sewer will be provided by Seminole County.

Staff recommends approval of this request.

Commissioner Bates made a motion to recommend approval of this request.

Commissioner Chase seconded the motion.

The motion passed unanimously 7 – 0.

Public Hearing Items:

D. Linneal Beach Drive (6259) Rezone; James Palmer, applicant; 0.31 ± acres; Rezone from A-1 (Agriculture) to R-1AA (Single-Family Dwelling); located at 6259 Linneal Beach Drive. (Z2008-31)

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

Austin Watkins stated that this is a request for a rezone from A-1 (Agriculture) to R-1AA (Single-Family Dwelling), for approximately .31 of an acre, located at 6259 Linneal Beach Drive.

Mr. Watkins stated that the R-1AA zoning district requires a minimum lot size of 11,700 square feet and a minimum width at the building line of 90 square feet. The assigned

Future Land Use designation is Low Density Residential and does allow the requested zoning classification. Staff has completed the Lot Compatibility analysis as required by the Seminole County Land Development Code and it does support the requested R-1AA zoning classification.

Staff recommends approval of the request.

Commissioner Chase, referring to the map of the proposed request, asked if the location was part of a bigger lot.

Mr. Watkins advised that it is and that the Applicant is proposing to reconfigure some lots as he needs additional acreage to be able to meet that minimum lot size.

Commissioner Chase asked if it was to the east.

Mr. Watkins pointed out the exact location of the lots in question and also advised that there is an existing easement that is located on Linneal Beach Drive which is part of this request as well.

Aaron Mercer stated that he represents the Applicant and that they are making this request because the existing lots are non-conforming with R-1AA. They have added some additional property that they are rezoning to make these lots conforming.

Mr. Mercer further stated that they have 2 zoning districts on the larger parcel. He advised that Parcel 3 is 1.5 acres and the Applicant owns the other 2 lots as well. He stated that if their request is approved, they will clean up the lots and make each of them one half acre lots with the appropriate access.

Commissioner Tucker inquired as to what will be done on Parcel 3.

Mr. Mercer explained that they will be taking part of Parcel 3 and adding it to Parcels 1 and 2 to make those conforming half acre lots.

Commissioner Tucker what the Applicant's next step will be.

Mr. Mercer said they will file a plat that will clean the mess up.

Commissioner Tucker asked if the Applicant was going to sub-divide Parcel 3 next.

Mr. Mercer advised that Parcel 3 is currently 1.5 acres and when they re-plat it, it will be reduced it to approximately 1.25 acres.

Commissioner Tucker asked if Parcel 3 will remain a 1.25 acre parcel and be single-family residential.

Mr. Mercer advised that Parcel 3 will remain a 1.25 acre parcel and Parcels 1 and 2 will be half acre lots.

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

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

Commissioner Day 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 did not.

There being no further business, the meeting was adjourned at 7:16 P.M.

Respectfully submitted,

Connie R. DeVasto