MINUTES FOR THE SEMINOLE COUNTY
LAND PLANNING AGENCY/PLANNING AND ZONING COMMISSION
MAY 6, 2009

Members present: Matthew Brown, Walt Eismann, Rob Wolf, Melanie Chase and Kimberly Day.

Members absent: Ben Tucker and Dudley Bates.

Staff present: Dori DeBord, Director; Tina Williamson, Assistant Planning Manager; Anthony Nelson, Senior Engineer, Development Review Division; Cynthia Sweet, Senior Planner, Development Review Division and Connie R. DeVasto, Clerk to the Planning and Zoning Commission.

OPENING BUSINESS:

The meeting convened at 7:00 P.M. with Chairman Eismann leading the Pledge of Allegiance.

Acceptance of Proof of Publication

None

Approval of Minutes

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

Commissioner Wolf seconded the motion.

The motion passed unanimously 5 – 0.

Technical Review Items:

A. Arrigoni Property Subdivision PSP; Dave Schmitt Engineering, Inc., applicant; approximately 5.14 acres; Preliminary Subdivision approval for a 3 lot SFR zoned RC-1; located on the SW corner of the Markham Woods and Dixon Road intersection.

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

Cynthia Sweet, Development Review – presented this item on behalf of Brian Walker and stated that the applicant is requesting approval for a single family residential development consisting of three lots on approximately 5.14 acres.

The proposed subdivision will utilize septic and water provided by H2O Utilities, Inc. and staff recommends approval of this request.

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

Commissioner Wolf seconded the motion.

The motion passed unanimously 5 – 0.

B. **Burleson Acres Subdivision**; **Mathew Burleson, applicant**; approximately 16.43 ± acres; Preliminary Subdivision approval for a 3 Lot Single Family Residence Subdivision zoned A-5 (Agriculture); located on Florida Avenue between Van Arsdale Street and Wichita Street.

District 1 - Dallari
Brian Walker, Senior Planner

Cynthia Sweet, Development Review – presented this item on behalf of Brian Walker and stated that the applicant is requesting approval for three lots.

Staff recommends approval of the request subject to the dedication of a drainage easement.

Commissioner Brown – would access be from Wichita Street on the northeast?

Ms. Sweet – they have access on Wichita, which is a public road; but from her notes, it looks like the applicant will probably use Van Arsdale as their access. However, they have the right to use Wichita if a paved road is approved on Wichita.

Commissioner Brown – is Wichita a paved road?

Commissioner Wolf – no, the only paved roads are Van Arsdale and Florida.

Commissioner Chase – what about the drainage easement?

Ms. Sweet – on Lot 2 and a portion of the north east corner of Lot 1, there is an existing creek and we want an easement over there for our access.

Commissioner Wolf – this is going to be for a subdivision?

Ms. Sweet – right now it is family owned property and they only want one more lot to make it a buildable lot.

Commissioner Wolf – is this to allow the existing properties to meet code or so they can put another house on the property?

Ms. Sweet – to meet code for one lot and to build a new home. There are already two homes, Lot 1 and Lot 2.

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

Commissioner Day seconded the motion.

The motion passed unanimously 5 – 0.

C. <u>Carrigan – Alafaya PSP;</u> BSP / Carrigan Alafaya, LLC., applicant approximately 6.35 acres; Preliminary Subdivision approval for a 5 Lot Commercial Subdivision zoned C-2; located on the NW corner of the Carrigan Ave and Alafaya Trail intersection.

Commissioner Dallari – District 1
Brian M. Walker, Senior Planner

Cynthia Sweet, Development Review – presented this item on behalf of Brian Walker and stated that the applicant is requesting approval of a PSP for Carrigan - Alafaya. The plat consists of commercial property containing 5 lots.

Seminole County will provide water and sewer and Staff recommends approval of this request.

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

Commissioner Day seconded the motion.

The motion passed unanimously 5 – 0.

Commissioner Eismann asked Ms. Williamson if she had anything to address in the Manager's Report and she advised that she did not.

There being no further business, the meeting was adjourned at 7:09 P.M.

Respectfully submitted,

Connie R. DeVasto