

**SEMINOLE COUNTY
LOCAL PLANNING AGENCY/
PLANNING AND ZONING COMMISSION
COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
BOARD CHAMBERS, ROOM 1028**

MINUTES

**WEDNESDAY, JUNE 5, 2019
6:00 P.M.**

Morning Star Self Storage PD Major Amendment and Rezone – Consider a PD Major Amendment on 2.15 acres, and Rezone from C-2 (Retail Commercial) to PD (Planned Development), on 0.21 acres, located on the west side of US 17-92, between 2nd Street and the Orange County line; (Z2019-20) (Brian Pelski, Applicant) District4 – Lockhart (Jeff Hopper, Project Manager).

Jeff Hopper, Senior Planner, presented this item as stated in the Staff report. This request is for a Major Amendment to a Planned Development not yet built, but approved in the last few months, and also a Rezone of a portion of the site from C-2 (Commercial) to Planned Development (PD) zoning. The subject property is located on the west side of U.S. 17-92 between 2nd Street and the County line. This item previously came before this Board on December 5, 2018 and the Board of County Commissioners on January 8, 2019, and was approved for a self-storage facility of 100,000 square feet on approximately two acres. When first presented, the subject property covered most of the area from 2nd Street south to the converged point where the CSX and U.S. 17-92 come together. However, a parcel midway through the site was left out due to ownership issues and resulted in a separation of the development into two non-contiguous sections and which created a number of design problems. At that time, the applicant indicated that they intended to include that middle parcel as soon as it became legally available to them. The purpose of this application is to add that parcel, which is 0.21 acres in size, to the approved PD and revise the Master Development Plan to utilize that land in support of the overall development. The new parcel requires rezoning from C-2 to PD at the same time a Major Amendment for the project as a whole is needed to incorporate that parcel into the Master Development Plan. The amended and restated Development Order provides in the agenda packet all of the proposed changes from the original approval. These include a slight reduction in Floor Area Ratio, because the site is somewhat bigger, and the rearrangement of landscape plantings to maximize the buffering effect along the road frontages. Staff finds that the proposed rezone and Major Amendment will improve the function and site design of the development, and Staff recommends approval of this request.

Chairman Richard Jerman asked if there were issues with the buffering plan the last time it was presented to the Board and Mr. Hopper responded yes. He further stated that Staff has conferred with the applicant extensively and he feels any differences have been worked out and Staff is satisfied with the plan now proposed.

Commissioner Matt Brown commented that the applicant wanted to take out some landscaping, Staff took it out in the back and kept the curb appeal in the front to give it a Class A appearance. Mr. Hopper stated that from their standpoint, the backbone of the buffer concept was a continuous hedge and a decorative metal fence. In the new Site Plan, those two items begin about 50' south of the entrance on U.S. 17-92, and continues north to the corner at 2nd Street, then west just a short distance to the entrance there. Beyond that a certain number of proposed trees have been moved into places that might be more advantageous.

Rebecca Hammock, Director of Development Services, stated that part of the Major Amendment request was a change to the landscape plan and the applicant is reducing the number of plant units from the originally approved Master Development Plan based on the recommendation by their landscape architect for spacing. The original landscape plan had a lot of vegetation very close together, so their landscape architect made a recommendation to increase the spacing between trees, which reduced the number of trees, which was part of the applicant's request.

Vice Chairman Rob Wolf asked if opacity comes into consideration and is the density still the same. Ms. Hammock responded that the opacity would probably decrease, because they are decreasing the number of plant units, but Staff is still recommending the hedge and the decorative fence.

Kim Fischer, for the applicant, who resides in Winter Springs, FL, stated that the owner is also here for questions. She thanked Staff and stated that they've worked extensively with them on this project. They are pretty much in agreement with only a minor hesitancy with the fence along 2nd Street, since there's nothing on the street and the owner really doesn't want to do the fence there. He is okay with the fence along U.S. 17-92. They have a 10' buffer, so the density that was per Code, and which Staff is following, the plants wouldn't survive at three or four feet on center, so the landscape architect coordinated with Staff that they would survive within a 10' wide strip. There is only one property on 2nd Street, which is the church. They worked a lot with the church and they will be parking on this site for Sunday services as agreed to.

Brian Pelski, for the owner, stated that he is Senior Vice President of Morning Star and he resides in Altamonte Springs, Florida. He further stated that they've been working on this project for nearly two years. They have been working with the church and they have a really good relationship with them. They received their PD approval in January with that missing parcel. They have since purchased the property and have demolished the four dilapidated buildings on site and the clean-up is currently being done. The approval from the Board of County Commissioners did not require the purchase of it, but rather

requested they have access across it via an easement, which they already had in place since they purchased the parcel to the south. They are not exceeding what was approved back in January, which is the same building, layout, and design. The only difference is they've spent \$130,000 to buy a parcel that they don't need for the development and basically relinquishing the development rights to it. It's a simple addition to this parcel and the only thing they're doing with it that wasn't shown in the original development plan is the pond was a little bit smaller and they're now doing a natural sloped retention pond. In regards to landscape, he's fine with the requirements, but the Board of County Commissioners did not like the metal fence and actually struck the recommendation down from this Board to do that. They don't see a need for the fence and this is not a traditional, old-style self-storage facility, with no gates, and includes two access points with limited key pads. They don't see the need for it and neither did the BCC. He'd rather put more trees and landscaping on the site and offered to put in cypress trees in the retention pond so it looks more natural. The density of landscaping proposed turned out to be too much and their landscape architect recommended that they diminish that a little bit.

Chairman Jerman asked if he is saying he doesn't want the fence along U.S. 17-92 that Staff is requiring and Mr. Pelski responded that he doesn't really want it, but he wouldn't oppose it if this Board feels it is appropriate.

Chairman Jerman asked if he would like to remove the fence along 2nd Street and Mr. Pelski responded yes, as it is a dirt road and not buffering anyone but the church and he doesn't think the church wanted it either.

Vice Chairman Wolf stated that he sees the metal fence in the Development Order and asked Staff why it is in the D.O. if the BCC didn't approve it. Rebecca Hammock responded that the recommendation by the Board of County Commissioners was that the applicant had the option to either provide the metal decorative fence or adding enhanced landscaping above and beyond what was approved.

Chairman Jerman stated that the applicant has reduced landscaping that was approved and also wants to remove the fence, and Ms. Hammock responded yes.

Mr. Pelski stated that there's been some discussion regarding enhanced landscaping means increased density or if that means putting in ulterior species or moving some things around on the site. He thought they'd get a little more credit for spending \$130,000 on a parcel they didn't need, removing a dilapidated building that was an eye sore, and building a much more attractive development than it otherwise could be without that parcel.

Commissioner Brown stated in all fairness, they don't want that old building sitting there next to your nice storage facility and he's just not doing it for them.

Pastor Lorenzo Lane, of the New Salem Missionary Baptist Church, stated that he resides in Deland, Florida. He is in favor of this development. His church has been in existence for 139 years and they have been in communication with the developers. He agrees with the applicant regarding the fence, as he doesn't think the fence is necessary. The church

will benefit from this development as they will be able to use the parking area. They will be good neighbors for each other.

Vice Chairman Wolf asked if the fence will impede people parking on Sundays or whatever worship days they have and Pastor Lane responded no.

Vice Chairman Wolf asked what the purpose of this fence is and Chairman Jerman responded that it is decorative.

Ms. Hammock stated that the original buffer requirement for this development was 25', but because of the configuration of the site and it being so narrow, they worked with the applicant to reduce the buffer width. As part of that negotiation and in order to enhance the buffer, they required the decorative fence to provide some opacity as well as an aesthetic enhancement.

Mr. Hopper stated that the purpose of any wall or fence in a buffer is to take the place of a certain amount of landscaping because of restricted space. The property has a narrow area for a buffer, which is hard to plant the number of trees they'd like to have, so the fence is meant to take the place of some of that and it is not intended for security, it is intended for a visual break along the roadway where the site is very visible.

Commissioner Carissa Lawhun stated that the fence along 2nd Street is not visible from the road. Mr. Hopper stated it is not visible from U.S. 17-92, but it is visible from 2nd Street along the traveled way where the fence is shown, which is only along the paved portion up to the project entrance.

Board discussion ensued.

A motion was made by Vice Chairman Rob Wolf, seconded by Commissioner Matt Brown to approve and refer the Morning Star Self Storage PD Major Amendment and Rezone to the Board of County Commissioners.

Ayes 5: Chairman Richard Jerman, Vice Chairman Rob Wolf, Commissioner Matt Brown, Commissioner Carissa Lawhun, and Commissioner Stephen Smith

Absent 2: Commissioner Kim Fogle and Commissioner Bob Turnage

(end)