

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

MINUTES

**WEDNESDAY, OCTOBER 2, 2019
6:00 P.M.**

River Run Preserve Large Scale Future Land Use Map Amendment and PD Rezone
– Consider a Large Scale Future Land Use Map Amendment from Suburban Estates to Planned Development and a Rezone from A-1 (Agriculture) to PD (Planned Development) for a ninety-four (94) lot single family residential subdivision on approximately 31.3 acres, located south of the Kentucky Street and Jessup Avenue intersection; (Z2019-39) (2019-FLUM-LS.02) (Keith Lawes, Applicant) District2 – Zembower (Danalee Petyk, Project Manager).

Danalee Petyk, Senior Planner, presented this item as stated in the Staff report. She further stated that the applicant proposes to develop a single family residential subdivision with 94 lots, a minimum lot size of 6,000, and a maximum density of 3.5 dwelling units per net buildable acre. The existing Suburban Estates Future Land Use allows a density of one (1) dwelling unit per acre. The applicant is requesting the Large Scale Future Land Use Map Amendment to Planned Development to allow a density of 3.5 dwelling units per net buildable acre. The property is located within Sub-Area 4 of the Seminole County/City of Sanford Joint Planning Agreement, which allows a maximum density of 3.5 dwelling units per net buildable acre for properties located north Eaglewood's Trail. The uses of the surrounding area are Suburban Estates, Preservation and Managed Lands, and A-1 (Agriculture) with a density of one (1) dwelling unit per acre to the east, west, and south. To the north, across Kentucky Street, is High Intensity Planned Development Airport and A-1 (Agriculture). As shown on the surrounding densities map and the development area, densities range from one (1) dwelling unit per acre to five (5) dwelling units per acre. Nearby the subject property are the Galileo School and the Skyway Beardall Planned Development, which are indicative of a development trend towards a mix of Commercial, Industrial, Low Density Residential and Multi-Family uses in this area. The site will be accessed from Kentucky Street. Utilities will be provided by the City of Sanford. The project will provide appropriate buffers and will provide a minimum of 15% common usable open space. Staff finds the proposed development to be consistent with the Comprehensive Plan and the Seminole County Land Development Code. Staff recommends the Board of County Commissioners approve this request.

Commissioner Carissa Lawhun asked about the Development Order provided to them at the meeting and whether it was an amendment to what was previously provided. Ms. Petyk responded that there wasn't one included in the original agenda packet and the one they received tonight is the original and no changes were made.

Commissioner Lawhun asked what Staff's position is on the buffer Special Request and Ms. Petyk responded that the justification was mostly explaining why they didn't meet the minimum Code requirements for the buffers, but since it's a Planned Development there is some negotiation. For example, one of them is adjacent to the Galileo School and there will be a wall, so they didn't want to provide the full buffer width there. Ms. Petyk further stated that Staff supports the changes to the buffers and they've been included with the Development Order.

Vice Chairman Rob Wolf asked if the County will do an update to the Future Land Use and let developers know what the density per acre will be for the remaining infill parcels in Seminole County instead of treating it one-by-one. Ms. Petyk responded not to her knowledge. He stated that it would be nice to do strategic planning on how the County grows instead of letting every developer come and infill it. Ms. Petyk stated that in this particular area is the Seminole County/City of Sanford Joint Planning Area (JPA), which does have designated uses, intensities, and densities allowed per Sub-Area.

Mary Moskowitz, Planning & Development Division Manager, stated that they've been asked to look at a Small Area Study, but at this time the scope has not yet been defined, for lands around the Orlando Sanford International Airport. She further stated that Staff is looking at doing more planning activity instead of rezoning in some of these areas. Vice Chairman Wolf asked if the JPA also includes the remaining Suburban Estates and Ms. Petyk responded yes.

Vice Chairman Wolf asked why don't we update our Future Land Use and tell people, so they don't have to go figure it out and dive into a bunch of paperwork. He further stated that a lot of the time the answers are there, but we don't transmit that in our publications

The applicant did not make a presentation.

Stacy King, of Sanford, asked about the buffers and setbacks, as the subdivision abuts the Galileo School with a wall, but it also abuts other properties. She has an issue with Kentucky Road being 8' wide, hundreds of cars going to the Galileo School, another subdivision nearby with 74 new homes being built, no stop lights on Lake Mary Boulevard and Skyway Drive, which is very dangerous. These items are concerning to all residents in the surrounding area.

Commissioner Lawhun stated that there is a different buffer plan on the west side of the development, south of the school.

Kim Fischer, for the applicant, stated that there is a Code buffer along both properties. In a few areas they are not meeting the Code and one of those is against the Galileo School,

because they have a wall. Another is along the east property line, because it's so heavily vegetated. If they were to do extra plantings they would interfere with the canopy of the neighboring trees. Kentucky Street will be widened to standard County width.

A motion was made by Vice Chairman Rob Wolf, seconded by Commissioner Stephen Smith to approve and refer the River Run Preserve Large Scale Future Land Use Map Amendment and PD Rezone to the Board of County Commissioners.

Ayes 6: Chairman Richard Jerman, Vice Chairman Rob Wolf, Commissioner Kim Fogle, Commissioner Carissa Lawhun, Commissioner Stephen Smith, and Commissioner Bob Turnage

Absent 1: Commissioner Matt Brown