

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

**MINUTES**

**WEDNESDAY, SEPTEMBER 1, 2021  
6:00 PM**

**Beardall Avenue PD Major Amendment Rezone** – Consider a Rezone from PD (Planned Development) to PD (Planned Development) on 5.94 acres for office and warehouse uses, located on the west side of Beardall Avenue, approximately 500 feet north of Moores Station Road;(Z2021-24) (Bryan Potts, Applicant) District5 - Herr (Joy Giles, Project Manager).

Mary Moskowitz, Planning & Development Manager, presented this item as stated in the Staff report. She further stated on November 18, 2008, the Board of County Commissioners approved the Beardall Avenue PD consisting of uses permitted under the M-1A (Very Light Industrial) Zoning district, including outdoor storage. The developer did not submit a Final Development Plan nor an Engineered Site Plan, therefore the PD entitlements have since expired. The applicant proposes to develop the subject site as an office with contractor's equipment and storage yard as an ancillary use. The Master Development Plan proposes a 3,500 square foot office building and an 8,000 square foot maintenance building. The office building will be located in the front of the subject site adjacent to Beardall Avenue and the maintenance building will be located in the area designated as a "Laydown Yard" where the contractor's equipment will be stored and maintained. Outdoor storage will be screened from view with a six (6) foot high wall and landscaping. The site is identified as part of Sub Area 4 under the Seminole County/City of Sanford Joint Planning Agreement (JPA), which promotes uses compatible with airport noise such as industrial parks, commercial developments, and office complexes. The City of Sanford has reviewed the proposed development and determined that it is consistent with the JPA. Staff finds the request to be consistent with the Comprehensive Plan and compatible with the trend of development in the area. The area has been transitioning from agricultural and residential uses to more intense industrial uses, which are more compatible and consistent with the existing Future Land Use designation on the property. The site is adjacent to the Orlando-Sanford International Airport on the west, the City of Sanford Airport Industrial land on the north, and HIPAP Future Land Use to the south and east. Staff recommends approval of this request.

The applicant was not present.

Vice Chairman Stephen Smith asked if the City of Sanford plans to annex this property after we adopt the request. Ms. Moskowitz responded that the property is within the JPA, but there are no utilities there. If they don't get utilities then they probably won't annex. What we usually do is a pre-annexation agreement if they are obtaining utilities and at that time they would become eligible for annexation into the City. This applicant has indicated they will use septic and well.

Vice Chairman Smith stated that being adjacent to the airport, the County's Future Land Use all around the airport coincides with what this property is being used for with their request. Ms. Moskowitz responded yes.

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

A motion was made by Vice Chairman Stephen Smith, seconded by Commissioner Bob Turnage to approve and refer the Beardall Avenue PD Major Amendment Rezone to the Board of County Commissioners.

*Ayes 5: Chairman Carissa Lawhun, Vice Chairman Stephen Smith, Commissioner Dan Lopez, Commissioner Tim Smith, and Commissioner Bob Turnage*

*Absent 2: Commissioner Walter Grundorf, Commissioner Richard Jerman, and Commissioner Dan Lopez*