

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

**MINUTES**

**WEDNESDAY, NOVEMBER 3, 2021  
6:00 PM**

***This meeting was held in BCC Chambers AND via Virtual Zoom Meeting***

**Cove at Riverbend Small Scale Future Land Use Map Amendment and PD Rezone**

– Consider a Small Scale Future Land Use Map Amendment from Suburban Estates to Low Density Residential and a Rezone from A-1 (Agriculture) to PD (Planned Development) for a thirty-eight (38) lot single family residential lot subdivision on approximately 9.60 acres, located on the east side of Cameron Avenue and west of Celery Avenue, approximately ¼ mile west of Lake Mary Boulevard; (Z2021-29/08.20SS.04) (Chris Tyree - Foresta Real Estate Group, Applicant) District5 - Herr (Annie Sillaway, Project Manager).

Annie Sillaway, 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 a density of 3.96 units per net buildable acre. A maximum of 38 lots and a lot size of 50' x 110' within the proposed development, which is consistent with the trend of development in the surrounding area. The applicant proposes a 10' buffer along the north property line, a 10' buffer along the east property line adjacent to Celery Avenue, and a 10' buffer along the west property line adjacent to Cameron Avenue. The subject site is located in Sub-Area 2 of the Sanford Joint Planning Agreement, which allows a maximum of 4.0 dwelling units per net buildable acre and is consistent with the trend of development in the area. A community meeting was held on October 4, 2021. Approximately three (3) people attended. A copy of the community meeting minutes and sign-in sheet are included in the Board's agenda packet. The proposed development will provide a minimum of 15% open space, excluding landscape buffers based on the density of 3.96 dwelling units per net buildable acre and will be developed in one phase. The retention pond, which is being counted towards open space, is subject to the pond being sodded or dressed in ground cover and landscaped to include aesthetic features. Within the Master Development Plan, the developer is proposing a tree preservation on the north and the east portion of the site. The developer will be required as the time of Final Development Plan, to provide a more defined study to show tree preservation within the entirety of the site and required buffers. If the tree survey shows trees cannot be saved,

due to dying and unhealthy trees, the developer will be required to replace those trees. The property proposes access onto Cameron Avenue, which is classified as a local road. Cameron Avenue does not have improvements programmed in the County's 5-Year Capital Improvement Program. Cameron Avenue does not meet County standards and the developer will be required to improve Cameron Avenue to these standards and dedicate 35 feet additional right-of-way along the property frontage to accommodate roadway improvements. Utilities are within the City of Sanford and water and sewer service is available. There is not an existing sidewalk along Cameron Avenue and Celery Avenue, which the property abuts. The developer will be required to build a five (5) foot sidewalk along Cameron Avenue and Celery Avenue, which is stated by the developer in the Master Development Plan, which meets the Seminole County Land Development Code for sidewalk requirements. The proposed development has no wetlands on site. The pond shown on the Master Development Plan will be filled in per the Development Order. The proposed project is located within the Midway Drainage Basin and has limited downstream capacity, therefore the site will have to be designed to hold water quality and show downstream capacity. There is a typo in the Development Order that states 70 feet, but it should state that the minimum building width line is 50 feet, which has been revised. Staff finds the request to be consistent with the Land Development Code under the PD Zoning classification by providing the required minimum 15% open space, providing perimeter landscape buffers and lot size comparable to the trend of development in the area. Staff recommends approval of this request as presented.

Chad Moorhead, for the application, stated that he is with Madden, Moorhead & Stokes in Maitland, Florida. He agrees with Staff's recommendations. At the community meeting, Ms. Deason that lives across the street, asked them to relocate their access to the north away from her house and they did that. They also spoke about drainage. They are dedicating enough right-of-way to provide a 35 foot half-right-of-way, and not necessarily 35 feet, which Mr. Bill White of Staff can confirm.

Commissioner Bob Turnage stated that this development is close to the St. Johns River and asked if the developer will address any drainage issues, so that it won't affect the St. Johns River and Mr. Moorhead responded that is correct.

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

Board discussion ensued.

A motion was made by Commissioner Bob Turnage, seconded by Commissioner Walter Grundorf to approve and refer the Cove at Riverbend Small Scale Future Land Use Map Amendment and PD Rezone to the Board of County Commissioners.

*Ayes 5: Acting Chairman Stephen Smith, Commissioner Dan Lopez, Commissioner Tim Smith, Commissioner Bob Turnage, and Commissioner Walter Grundorf*

*Absent 2: Chairman Carissa Lawhun and Commissioner Richard Jerman*