

**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***

**Alro Metals PD Rezone – *CONTINUED FROM THE OCTOBER 6, 2021 P&Z MEETING***

- Consider a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) on 32.16 acres for industrial warehouse uses, located on the south side of W. Chapman Road, approximately ¼ mile west of W. S.R. 426; (Z2021-214) (Echelon Construction, LLC., Applicant) District1 - Dallari (Joy Giles, Project Manager).

Joy Giles, Senior Planner, presented this item as stated in the Staff report. She further stated that in 2008 the Board of County Commissioners approved the West Chapman Road PD on approximately 11 acres of the subject site permitting C-3 General Commercial and Wholesale uses. The PD was never developed and the entitlements have since expired. The applicant is requesting a Rezone to PD with the intent to develop the subject site as a warehouse distribution center for metals and plastics. The PD proposes 252,000 square feet of warehouse building with a maximum building height of 50 feet. The proposed building height is requested for the purpose of accommodating the interior racking overhead crane system and required safety clearances for warehouse facilities. The applicant is requesting a Variance from the required warehouse parking ratio of one (1) parking space per 1,000 square feet of gross floor area to one (1) space per 3,150 square feet of gross floor area. The applicant has submitted a parking waiver justification to demonstrate compatibility based on the number of employees and shift operations. The subject site has an Industrial Future Land Use designation, which permits a maximum F.A.R. of 0.65. The purpose and intent of the existing Industrial Future Land Use is to identify locations for a variety of heavy commercial and industrial uses oriented towards wholesale, distribution, storage, and manufacturing. The site will access from West Chapman Road and the developer will be required to improve the road to County standards. The site is located within the East Seminole County Utility Service Area and will be required to connect to public utilities for water. The requirement to connect to public utilities for sewer will be determined at the Final Engineering phase of review. Per State Statute, if sewer hook-up is available within ¼ mile of the facilities, then a connection to

public utilities will be required. If lines are not available within ¼ mile, then sewer may be served by an on-site septic system. At the time of Final Engineering, the details of the sewer lines, in comparison to where the building will be situated, will be reviewed and determined at that time. The development will provide a minimum landscape buffer around the perimeter of the subject site and will provide a minimum 25% of open space. The site contains approximately 19 acres of wetlands of which the developer proposes to impact approximately five (5) acres. The developer will be required to mitigate all impacted wetlands with the Department of Environmental Protection and will be required to maintain a 15 feet minimum, 25 feet overall average wetland buffer around all post-development wetlands. Staff finds the proposed development to be consistent with the trend of development in the area and compatible with the PD Zoning regulations. In compliance with the recently adopted community meeting procedures ordinance, the applicant conducted a community meeting on October 13, 2021 and that information was included in the Board's agenda package. A minor change will be made in the Staff report and the Development Order. Both states that the proposed F.A.R. is 0.44, but it is actually 0.35, which is less than what the Plan states. Staff recommends the Alro Metals PD Rezone be approved and referred to the Board of County Commissioners as requested.

Commissioner Bob Turnage asked if the building will face S.R. 417 and Ms. Giles responded yes, and there is a rendering of the building in the agenda packet.

Brent Lenzen, for the applicant, stated that he is with Kimley-Horn in Orlando. He stated that they had a community meeting with the local residents. They received some great recommendations and options to take into consideration at that time. They are taking those as they move into the engineering stages of the project. They support Staff's recommendations.

Commissioner Bob Turnage asked how many neighbors are there, as he cannot see more than one or two houses. Mr. Lenzen responded that approximately 10 residents showed up at the community meeting.

Audience participation began.

Clay Archey, of Oviedo, stated that he and his wife own 10 acres near the site. A few years ago there was a proposal for apartments on the site and he's proud to say that with the help of this Board and the Board of County Commissioners, they stood up and fought for Seminole County businesses. His wife's family has had a business here since 1912. He is very familiar with the SeminoleWAY Study and encouraged this Board to also be aware of it. He is glad that businesses leaving Orange County will be relocating here in Seminole County. He has more support than not for this development, however there are a couple of items that concern him regarding his driveway that is about 100 feet from the intersection. All of the residents to the north share Rebel Run, a private road easement, but they don't use Rebel Run, they use their driveway. He says he knows that at Final Engineering sometimes things get lost, such as speed limits. He is requesting a 15 mph speed limit on their road.

No one from the virtual audience raised their hands to speak.

A motion was made by Commissioner Walter Grundorf, seconded by Commissioner Bob Turnage to approve and refer the Alro Metals 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*