

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

MINUTES

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

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

Myrtle Street Estates Preliminary Development Plan - Approve the Myrtle Street Estates Preliminary Development Plan containing thirty-six (36) lots on 19.59 acres zoned A-1 (Agriculture), located on the north side of Myrtle Street, approximately ¼ mile west of S. Sanford Avenue; (Zach Miller, Applicant) District 2 – Zembower (Joy Giles, Project Manager).

Joy Giles, Senior Planning, presented this item as stated in the Staff report. She further stated that the applicant proposes to develop a single family residential subdivision on 19.59 with a maximum density of 2.0 units per net buildable acre for a total of 36 lots with a minimum lot size of 6,600 square feet. The subject site has a Suburban Estates Future Land Use designation with A-1 Zoning, which permits a maximum density of 1.0 units per acre with a minimum lot size of one (1) acre. However, the site is located within the *Urban Conservation Village Design Overlay*, which allows a maximum of two (2) units per net buildable acre when developed under a cluster design. The development approval process requires a Preliminary Development Plan to be reviewed as a technical review item by the Planning and Zoning Commission for a recommendation, followed by the Board of County Commissioners for approval. Subsequent to approval of the Preliminary Development Plan, a Final Development Plan and Developer's Commitment Agreement must be approved by the Board of County Commissioners. The intent of the *Urban Conservation Village Design Overlay* is to encourage a cluster design that promotes a much smaller lot size than commonly seen in traditional zoning classifications, in order to preserve a greater percentage of open space for the residents. The design criteria for the Overlay requires a 15 foot minimum width buffer around the perimeter of the development and a 10 foot buffer adjacent to Myrtle Street. The proposed plan is providing a 15 foot buffer on the west side, a 25 foot buffer on the east side, and a 10 foot buffer adjacent to Myrtle Street. Structures can be located no closer than 35 feet from the perimeter of the development and no less than 140 feet from the center line of Myrtle Street. The development must provide a minimum of 50% open space exclusive of any wetlands or flood plain on the site. This development plan proposes this minimum. Staff has determined that the proposed plan meets the intent of the requirements of the

Seminole County Land Development Code and therefore recommends approval of the Myrtle Street Estates Preliminary Development Plan as requested.

Kim Fischer, for the applicant, stated that they agree with Staff as presented.

Michael Bristol, of Sanford, stated that his property adjacent to the subject site on the northeast corner. He had a question regarding the Code requirements for being in the Urban Conservation Village Design Overlay, Item F, as to where the access line connection for central water and sewer would be located. Ms. Giles responded that the connection point will be shown at the Final Engineering Plan stage of the development, but it is required to connect to public utilities. He was concerned if there are public utilities in that area and Ms. Moskowitz responded yes there are public utilities in the area. Mr. Bristol also asked about the traffic impacts, in particular the intersection at Myrtle Street and S. Sanford Avenue. He said that you have to pull into the travel lanes on S. Sanford Lanes when you make a turn, since it is very narrow. This needs to be expanded and he wants to know if that expansion and improvement is part of this plan. Mr. Bill White, Public Works Development Review Engineering, responded that there will not be any improvements required at that intersection as part of this project. There will only be improvements on Myrtle Street at their connection point.

Board discussion ensued.

A motion was made by Commissioner Walter Grundorf, seconded by Vice Chairman Stephen Smith to approve the Myrtle Street Estates Preliminary Development Plan.

Ayes 5: Chairman Carissa Lawhun, Vice Chairman Stephen Smith, Commissioner Dan Lopez, Commissioner Richard Jerman, and Commissioner Walter Grundorf

Absent 2: Commissioner Tim Smith and Commissioner Bob Turnage