



OFFICIAL NOTICE

CITY OF CASSELBERRY PLANNING AND ZONING COMMISSION LOCAL PLANNING AGENCY

Wednesday, January 10, 2024
6:30 PM

City Commission Chambers
1st Floor, Casselberry City Hall
95 Triplet Lake Drive, Casselberry, Florida

TO THE PUBLIC: Persons are advised that if they decide to appeal any decisions made at these meetings/hearings they will need a record of the proceedings and for such purpose, they may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Section 286.0105, Florida Statutes.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City of Casselberry A.D.A. Coordinator, 48 hours in advance of the meeting at (407) 262-7700, ext. 1150.

This is a public meeting, and the public is invited to attend. This agenda is subject to change. Please be advised that one (1) or more members of the City Commission and/or one (1) or more members of any of the City's Advisory Boards may be in attendance and may participate in the discussion at the meeting.

Persons can obtain an electronic copy of the agenda packet for this meeting by making a public records request to the City Clerk's Office by calling (407) 262-7700, Ext. 1133 or emailing cityclerk@casselberry.org.

AGENDA

1. **Meeting Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Minutes**
5. **Disclosure of Ex Parte Communications**
6. **Conditional Use Applications - None**
7. **Site Plan Applications - None**
8. **Future Land Use and Rezoning Amendments**
 - A. **FLU 24-01: An Ordinance to Amend the Future Land Use Map Designation for Parcel ID 26-20-30-5AR-0D00-055B (David Drive)**

Approval of an Ordinance to amend the City's *Future Land Use Map* to change the designation of one parcel (Parcel ID 26-20-30-5AR-0D00-055B) from Seminole County Industrial to City of Casselberry Medium Density Residential is requested.
9. **Public Hearings**
 - A. **TA 24-01: An Ordinance to Amend Section 3-16.4, On-Premises Temporary Sign Regulations, of the City's Unified Land Development Regulations**

Approval of an Ordinance to amend Section 3-16.4, "On-premises temporary sign regulations," of the City's *Unified Land Development Regulations* to remove associated fee and registration requirements is requested.
10. **Other Business**

11. Citizens' Comments

12. Adjournment

Date

Donna G. Gardner, CMC
City Clerk



City of Casselberry

Community Development Department

95 Triplet Lake Drive, Casselberry, Florida 32707 • Telephone (407) 262-7751

To: Planning and Zoning Commission
From: Community Development Staff
Date: January 10, 2024
Subject: FLU 24-01: An Ordinance to Amend the Future Land Use Map Designation for Parcel ID 26-20-30-5AR-0D00-055B (David Drive)

REQUEST: Approval of an Ordinance to amend the City's *Future Land Use Map* to change the designation of one parcel (Parcel ID 26-20-30-5AR-0D00-055B) from Seminole County Industrial to City of Casselberry Medium Density Residential is requested.

INTRODUCTION: The Community Development Department's Planning Division requests that the Planning and Zoning Commission/Local Planning Agency (P&Z) hold a public hearing to consider FLU 24-01: an application to amend the City's *Future Land Use Map* (FLUM) designation of the subject property (Parcel ID 26-20-30-5AR-0D00-055B) from Seminole County Industrial to City of Casselberry Medium Density Residential (MDR).

Section 1-2.6. of the *Unified Land Development Regulations* (ULDR) authorizes the Planning and Zoning Commission, acting as the Local Planning Agency, to review requests to amend the FLUM and make recommendations to the City Commission. Amendments to the City's FLUM are considered in accordance with Sections 163.3177 and 163.3187 of the *Florida Statutes*, the City's *Comprehensive Plan*, ULDR Article IV, "Comprehensive Plan Implementation," and Article V, "Zoning District Regulations."

GENERAL INFORMATION: The subject property is ±4.85 acres and is generally located east of 1085 Belle Avenue along an unimproved right-of-way (David Drive). The subject property was recently annexed into the City, and the applicant, David Auerbach of David Drive LLC, intends to develop the subject property with townhomes. To proceed with site development, a consistent FLUM designation and zoning district must first be established.

On December 28, 2023, written notice for the proposed FLUM amendment was posted along Belle Avenue, approximately where access to the subject property is proposed via 1085 Belle Avenue. Written notification of this public hearing was mailed to the surrounding property owners within 500 ft. on December 29, 2023. That same day, a notice was also advertised in the *Orlando Sentinel*.

ANALYSIS:

Consistency with Comprehensive Plan

The proposed FLUM amendment is consistent with the following policies and objectives found in the City's Comprehensive Plan:

- Policy FLU 1.2 – Properties designated MDR shall be developed at a gross density not exceeding 13 units to the acre and is intended for single-family and multi-family detached and attached housing.

- Policy FLU 8.1 – Unless otherwise provided by law, the Comprehensive Plan of the City of Casselberry may be amended in accordance with Sections 163.3184 and 163.3187 Florida Statutes.

Land Use Compatibility

To the subject property's north, east, and south are single-family detached homes located in the City of Winter Springs and have a Medium Density Residential FLUM designation and either R1 or R1-A zoning, both considered single-family dwelling districts. To the west, two parcels are within the municipal bounds of the City of Casselberry. The first parcel, 1085 Belle Avenue, is the northernmost one, containing Marucci Clubhouse Orlando, a baseball training facility; this parcel has a Commercial (C) FLUM designation and is in the CS (Commercial Service) zoning district. The second parcel, located further south, is a vacant retention area owned by the City of Casselberry; this parcel has a Public Service (PUB) FLUM designation and is zoned PS (Public Service).

According to the City's Comprehensive Plan, areas with the MDR FLUM designation shall serve effectively as a transitional use between more intense development and single-family residential areas. Additionally, the site plan review process will assess landscape buffers, lighting, parking, and connectivity. This considered, the proposed FLUM amendment is compatible with adjacent land uses.

Adequate Public Facilities

Police services are provided to the subject property by the City of Casselberry, and fire services are currently provided by Seminole County. Vehicular and pedestrian access will be provided via an easement on 1085 Belle Avenue, which the applicant also owns. The applicant will also provide a school impact analysis from Seminole County Public Schools demonstrating school concurrency prior to rezoning the subject property. Lastly, city water and sanitary sewer services are available to the subject property as verified through recent hydraulic modeling.

Natural Environment

The site plan review processes will ensure that environmental impacts associated with any development of the subject property are mitigated. Therefore, the proposed FLUM amendment is not anticipated to have any negative effect on the natural environment.

Orderly Development

The proposed FLUM amendment will require that the property be rezoned to a zoning designation that is consistent with MDR. The applicant has expressed their intent to rezone to RMF-13 (Medium density multifamily residential), which is consistent with the MDR FLUM designation. All plans to develop the subject property will be reviewed and shall adhere to the requirements of the City's ULDR and Code of Ordinances.

STAFF RECOMMENDATION: Staff recommends that P&Z recommend approval of case number FLU 24-01 to the City Commission, based on the staff report and the testimony and evidence presented, that the request meets the applicable provisions of the ULDR and is consistent with the City's *Comprehensive Plan* as per the written findings in the staff report.

ATTACHMENTS:

1. Ordinance 24-XXXX (FLU 24-01)
2. Maps
3. Letter to Property Owners
4. Published Ad in Orlando Sentinel
5. Photo of Property Posting



City of Casselberry

Community Development Department

95 Triplet Lake Drive, Casselberry, Florida 32707 • Telephone (407) 262-7751

To: Planning and Zoning Commission

From: Community Development Staff

Date: January 10, 2024

Subject: TA 24-01: An Ordinance to Amend Section 3-16.4, On-Premises Temporary Sign Regulations, of the City's Unified Land Development Regulations

REQUEST: Approval of an Ordinance to amend Section 3-16.4, "On-premises temporary sign regulations," of the City's *Unified Land Development Regulations* to remove associated fee and registration requirements is requested.

INTRODUCTION: The Community Development Department's Planning Division requests that the Planning and Zoning Commission/Local Planning Agency (P&Z) hold a public hearing to consider TA 24-01: a request to amend Section 3-16.4, "On-premises temporary sign regulations," of the City's *Unified Land Development Regulations* (ULDR) to remove associated fee and registration requirements. ULDR Section 1-2.6 authorizes P&Z to review requests to amend land development regulations and make recommendations to the City Commission.

GENERAL INFORMATION: The City recognizes the need to review and modify existing sign regulations in order to adapt to changing circumstances and promote ease of access and compliance for residents and businesses. Currently, ULDR Section 3-16.4, "On-premises temporary sign regulations," imposes a \$4.00 fee and registration requirement for all on-premises temporary signs.

After careful consideration, staff determined that the removal of such a registration requirement for non-commercial on-premises temporary signs would not compromise the integrity of the proposed temporary signage regulations. Further, eliminating the \$4.00 fee for all temporary signage sized six (6) square feet or less reduces the administrative load on staff associated with processing applications for commercial on-premises temporary signage.

Further, notice of this public hearing was advertised in the *Orlando Sentinel* on December 29, 2023.

ANALYSIS: Below is a summary of the proposed criteria for all temporary signs for all land uses:

Proposed Criteria and Limitations for all Temporary Signs for all Land Uses		
LAND USE	RESIDENTIAL	NON-RESIDENTIAL
Maximum Number of Temporary Commercial Signs Per Parcel	2	4
Maximum Sign Size (Area) for a Temporary Sign	6 sf.	32 sf.
Maximum Sign Height for a Temporary Ground Sign	6 ft.	10 ft.
Maximum Sign Height for a Temporary Wall Sign (inclusive of a Window Sign)	15 ft.	15 ft.

Minimum Sign Setback required to be maintained by a Temporary Ground Sign from edge of right-of-way	3 ft.	3 ft.
Minimum Spacing that is required to be maintained by a Temporary Ground Sign from any other Temporary Ground Sign	½ ft.	10 ft.
Maximum Aggregate Surface Area Allocated for All Temporary Signs on a Parcel	12 sf.	128 sf.

STAFF RECOMMENDATION: Staff recommends that P&Z provide a favorable recommendation to the City Commission for TA 24-01 to provide amendments to ULDR Section 3-16.4., "On-Premises Temporary Sign Regulations."

ATTACHMENTS:

1. Ordinance 24-XXXX (TA 24-01)
2. Published Ad in Orlando Sentinel