



OFFICIAL NOTICE

CITY OF CASSELBERRY PLANNING AND ZONING COMMISSION LOCAL PLANNING AGENCY

Wednesday, February 14, 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. Election of Officers
5. Approval of Minutes - None
6. Disclosure of Ex Parte Communications
7. Conditional Use Applications - None
8. Site Plan Applications - None
9. Future Land Use Map and Zoning Map Amendments
 - A. **FLU 24-02: An Ordinance to Amend the Future Land Use Map Designation for 1550 S.R. 436**
Approval of an Ordinance to amend the City's *Future Land Use Map* to change the designation of one parcel located at 1550 S.R. 436 from Seminole County Commercial to City of Casselberry Major Thoroughfare Mixed-Use is requested.
 - B. **ZMA 24-02: An Ordinance to Amend the Official Zoning Map for Parcel ID 26-20-30-5AR-0D00-055B (David Drive)**
Approval of an Ordinance to amend the City's *Official Zoning Map* from Seminole County A-1 (Agricultural) to City of Casselberry RMF-13 (Medium Density Multifamily) for one (1) parcel with Parcel Identification Number 26-20-30-5AR-0D00-055B is requested.
10. Public Hearings - None
11. Other Business

A. **Annual Board Training**

The Assistant City Attorney will provide training to Board Members regarding procedures, ethics, and public records.

12. Citizens' Comments

13. Adjournment

Date

Donna G. Gardner, CMC
City Clerk



City of Casselberry

Planning Division

95 Triplet Lake Drive, Casselberry, Florida 32707 • Telephone (407) 262-7700

To: Planning and Zoning Commission
From: Community Development Staff
Date: February 14, 2024
Subject: FLU 24-02: An Ordinance to Amend the Future Land Use Map Designation for 1550 S.R. 436

REQUEST: Approval of an Ordinance to amend the City's *Future Land Use Map* to change the designation of one parcel located at 1550 S.R. 436 from Seminole County Commercial to City of Casselberry Major Thoroughfare Mixed-Use 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 24-02: an application to amend the City's *Future Land Use Map* (FLUM) designation of the subject property (Parcel ID 33-21-30-300-007B-0000) from Seminole County Commercial to City of Casselberry Major Thoroughfare Mixed-Use (MTMU).

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 ±0.82 acres and is generally located at 1550 S.R. 436. The subject property was recently annexed into the City, and the applicant, Minesh Patel, representing Willow Partnership LLC, intends to obtain a consistent FLUM designation and zoning district from the City as required.

On February 1, 2024, a written notice for the proposed FLUM amendment was posted on the subject property. Written notification of this public hearing was mailed to the surrounding property owners within 500 ft. on January 31, 2024. On February 1, 2024, a notice of this public hearing 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 1.5 – Properties designated Major Thoroughfare Mixed-Use may provide a mix of commercial, office, residential, and/or hotel. The properties may provide at least two of the listed uses and are encouraged to include residential.
- 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 and east are commercial properties, which also share the MTMU FLUM designation. To the south is a multifamily development that has a FLUM designation of High Density Residential (HDR). To the west of S.R. 436 is a commercial plaza with a Commercial (C) FLUM designation.

According to the City's Comprehensive Plan, areas with MTMU land use have been designated along the majority of U.S. 17-92 and S.R. 436. This future land use designation is intended to promote high-density, mixed-use development that will transform those corridors.

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 are provided via S.R. 436. Lastly, city water and sanitary sewer services have already been provided by the City of Casselberry.

Natural Environment

Any future 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. The site is to remain unchanged until redevelopment, which shall adhere to the requirements of the City's ULDR and Code of Ordinances.

Orderly Development

The proposed FLUM amendment will require that the property be rezoned to a zoning designation that is consistent with MTMU. The applicant has expressed their intent to rezone to PMX-MID (Planned Mixed-Use: Medium Rise), which is consistent with the MTMU FLUM designation and permits an FAR up to 1.5 and density up to 25 dwelling units per acre. All plans to redevelop 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 24-02 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 24-02)
2. Letter to Property Owners
3. Published Ad in Orlando Sentinel
4. Photo of Property Posting
5. Maps



City of Casselberry

Planning Division

95 Triplet Lake Drive, Casselberry, Florida 32707 • Telephone (407) 262-7700

To: Planning and Zoning Commission
From: Community Development Staff
Date: February 14, 2024
Subject: ZMA 24-02: An Ordinance to Amend the Official Zoning Map for Parcel ID 26-20-30-5AR-0D00-055B (David Drive)

REQUEST: Approval of an Ordinance to amend the City's *Official Zoning Map* from Seminole County A-1 (Agricultural) to City of Casselberry RMF-13 (Medium Density Multifamily) for one (1) parcel with Parcel Identification Number 26-20-30-5AR-0D00-055B 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 ZMA 24-02: an application to amend the City's *Official Zoning Map* from Seminole County A-1 (Agricultural) to City of Casselberry RMF-13 (Medium Density Multifamily) for one (1) parcel with Parcel Identification Number 26-20-30-5AR-0D00-055B.

Unified Land Development Regulations (ULDR) Section 1-2.9.C. authorizes the Planning and Zoning Commission (P&Z) to review requests to amend the *Official Zoning Map* and make recommendations to the City Commission, utilizing specific criteria set forth in ULDR Chapter I, Article II, Section 1-2.9, "Amendments to Land Development Regulations," ULDR Chapter II, Article IV, "Comprehensive Plan Implementation," and Article V, "Zoning District Regulations."

GENERAL INFORMATION: The subject property is approximately 4.85 acres and is currently vacant. The property was recently annexed in 2023, and an amendment to the City's *Future Land Use Map* to Medium Density Residential is currently underway. To proceed with the intended townhome development, an amendment to the City's *Official Zoning Map* is required to establish a City zoning district. The applicant is requesting to change the zoning designation of the subject property from Seminole County A-1 (Agricultural) to City of Casselberry RMF-13 (Medium Density Multifamily). The RMF-13 (Medium Density Multifamily) zoning district is intended to accommodate multifamily residential development, with a maximum density of 13 units per acre.

On January 31, 2024, a notification letter was mailed via USPS to all property owners within 500 feet of the subject property. The next day, February 1, 2024, notices for the proposed amendment to the Official Zoning Map were also posted on the subject property. Finally, this public hearing was advertised in the *Orlando Sentinel* on February 2, 2024.

ANALYSIS:

Consistency with Comprehensive Plan

The proposed amendment to the Official Zoning Map is consistent with the following Comprehensive Plan Objectives and Policies:

- Objective FLU 1. Coordinate Future Land Use. The City shall establish land use categories and policies that will ensure future land use coordination with the appropriate topography, soil condition, availability of facilities and services, and

contrasting land use. The City shall adopt zoning districts that correspond to specific land use categories and define allowable densities and intensities in each zoning district.

- 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 5.1 – The City shall continue to require mandatory utility hook up, subject to applicable State laws and City of Casselberry regulatory procedures, to ensure proper provision of necessary public facilities and services at the time of the impacts of development.

Changed Condition

In 2023, the applicant reached out to the City to discuss future plans for the site, as it was in unincorporated Seminole County. After meeting with staff, it was recommended that the applicant annex the property into the city limits and establish a FLUM and zoning district; thereafter, it could be developed for multifamily use. The property was annexed into the City on December 11, 2023, via Ordinance 23-1585. As such, future development of the site will be required to abide by all provisions of the ULDR, including establishing consistent land entitlements.

Land Use Compatibility

Surrounding the subject property are single-family homes to the north, south, and east, which are in the City of Winter Springs and are designated Medium Density Residential. To the west of the subject property are two properties located within the City of Casselberry. The first, located at 1085 Belle Avenue, consists of 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 is located to the south and is a vacant percolation area; 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 zoning is compatible with adjacent land uses, and the proposed amendment to the *Official Zoning Map* is consistent with the Comprehensive Plan.

Adequate Public Facilities

Police services are provided for 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 1085 Belle Avenue, which the applicant also owns and is preparing to replat. Additionally, City water and sanitary sewer services are available to the subject property; hydraulic modeling was recently completed and confirmed capacity. Further, Seminole County Public Schools provided a School Impact Analysis School Capacity Determination indicating any generated students could be accommodated based on the maximum density of the Medium Density Residential FLUM designation.

Natural Environment

The proposed amendment to the *Official Zoning Map* is not anticipated to affect the natural environment negatively.

Economic Effects

The proposed amendment to the *Official Zoning Map* will likely generate increased Ad Valorem taxes for the City once development is complete.

Orderly Development

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 provide a favorable recommendation for case number ZMA 24-02 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 Comprehensive Plan as per the written findings contained in the staff report.

ATTACHMENTS:

1. Ordinance 24-XXXX (ZMA 24-02)
2. Letter to Property Owners
3. Published Ad in Orlando Sentinel
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5. Maps