



OFFICIAL NOTICE

CITY OF CASSELBERRY PLANNING AND ZONING COMMISSION LOCAL PLANNING AGENCY

Wednesday, May 14, 2025
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. **Call to Meeting to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes**
 - A. **Minutes from the March 12, 2025 Regular Meeting**
 - B. **Minutes from the April 9, 2025 Regular Meeting**
5. **Disclosure of Ex Parte Communications**
6. **Conditional Use Applications**
7. **Site Plan Applications**
 - A. **SPR 24-01: Major Site Plan Approval for Seminole County Fire Station 25 (Parcel IDs 20-21-30-300-0A1C-0000 & 20-21-30-300-0A1E-0000)**

Approval of a Major Site Plan for Seminole County Fire Station 25, located just west of the intersection of Wilshire Boulevard and S.R. 436 and identified by Parcel IDs 20-21-30-300-0A1C-0000 & 20-21-30-300-0A1E-0000, is requested.
8. **Future Land Use Map and Zoning Map Amendments**
 - A. **PUD 24-03: Planned Unit Development and Concept Plan for Chick-fil-A at 1510 S.R. 436 (Parcel ID 33-21-30-300-0070-0000)**

Recommendation of approval of an ordinance amending the City's Official Zoning Map to PMX-MID (Planned Mixed Use: Medium Rise) for a parcel located at 1510 SR 436, including an associated Planned Unit Development (PUD) Agreement and a Concept Plan for a drive-through restaurant (Chick-fil-A), is requested.

B. PUD 25-01: Planned Unit Development and Concept Plan for Shoot Straight at 4700-4800 S. U.S. Hwy 17-92 (Parcel IDs 17-21-30-506-0D00-0020 and 17-21-30-506-0D00-0030)

Recommendation of approval of an ordinance amending the City's Official Zoning Map to PMX-MID (Planned Mixed Use: Medium Rise) for two (2) parcels located at 4700-4800 S. U.S. Hwy. 17-92 and identified by Parcel IDs 17-21-30-506-0D00-0020 and 17-21-30-506-0D00-0030, including an associated Planned Unit Development (PUD) Agreement and a Concept Plan to provide general performance standards and a parking lot expansion, is requested.

9. Public Hearings

10. Other Business

A. City Tree Bank Presentation

11. Citizens' Comments

12. 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: May 14, 2025
Subject: SPR 24-01: Major Site Plan Approval for Seminole County Fire Station 25 (Parcel IDs 20-21-30-300-0A1C-0000 & 20-21-30-300-0A1E-0000)

REQUEST: Approval of a Major Site Plan for Seminole County Fire Station 25, located just west of the intersection of Wilshire Boulevard and S.R. 436 and identified by Parcel IDs 20-21-30-300-0A1C-0000 & 20-21-30-300-0A1E-0000, is requested.

INTRODUCTION: The Community Development Department's Planning Division requests that the Planning and Zoning Commission/Local Planning Agency (P&Z) consider a request from the applicant, Mr. Scott Adams, representing Zev Cohen & Associates, Inc., for approval of a major site plan located just west of the intersection of Wilshire Boulevard and S.R. 436 and identified by Parcel ID 20-21-30-300-0A1C-0000.

GENERAL INFORMATION: Located just west of the intersection of Wilshire Boulevard and S.R. 436, the subject parcels total ± 1.85 acres, have a Public (PUB) Future Land Use Map (FLUM) designation, and are zoned PS (Public Service). Additionally, the proposed development is not located in any overlay districts. The applicant intends to develop the parcels as Seminole County Fire Station 25. In February 2025, the City of Casselberry conveyed both parcels to Seminole County for the purpose of this project. The City has been working with Seminole County to plat a series of parcels to form a public safety facility, including the City's new Police Department and the proposed fire station.

According to the City's Unified Land Development Regulations (ULDR) Section 1-2.5, the City's Development Review Committee (DRC) is responsible for ensuring that the proposed development satisfies all required performance standards and other applicable regulations. Further, due to its classification as a major site plan, the proposed site plan also requires approval from P&Z, as indicated in ULDR Section 4-18.2.

ANALYSIS: Throughout the site plan review process, efforts are made to ensure the intended development complies with all relevant performance criteria. Development proposals are evaluated for compatibility with surrounding areas, potential impacts related to anticipated growth, and the availability of necessary public facilities and services. As such, the proposed site plan was evaluated by the DRC based on the following criteria:

- ULDR Article IV, Comprehensive Plan Implementation
- ULDR Article V, Zoning District Regulations
- ULDR Article VII, General Regulations
- ULDR Article X, Appearance, Design, & Compatibility
- ULDR Article XII, Stormwater Management
- ULDR Article XIII, Landscaping
- ULDR Article XIV, Tree Protection
- ULDR Article XV, Off-Street Parking and Loading Requirements

ULDR Article XVI, Signs
ULDR Article XVIII, Site Plan Review

After reviewing the proposed plans, DRC granted approval on April 17, 2025.

Comprehensive Plan Implementation (ULDR Article IV)

The subject properties have a Public (PUB) Future Land Use Map (FLUM) designation, and are zoned PS (Public Service), which are consistent with one another according to the City's Comprehensive Plan and ULDR Article IV.

Zoning District Regulations (ULDR Article V)

Land Use by District (ULDR Section 2-5.3)

The PS zoning district is intended to accommodate existing public and semi-public services, including all land uses incorporated within the PS zoning district within Table 2-5.3. These services encompass administrative offices, parks, and similar public and civic uses. The proposed development is dedicated to serving the public and ensuring public safety for the residents and businesses of Casselberry and the surrounding Seminole County areas.

Protective services are defined in the ULDR as "fire, law enforcement, and emergency medical-related facilities planned and operated for the general welfare of the public," and require conditional use approval. As such, a conditional use application (CU 25-03) has been submitted by the applicant to permit the use of protective services. Behind the proposed fire station is the new Casselberry Police Department (SPR 21-16), which also has the same land entitlements and an approved conditional use application (CU 21-20). Overall, the proposed improvement is compatible with the surrounding land uses and is not anticipated to negatively affect neighboring properties.

Size and Dimension Criteria (ULDR Section 2-5.4)

The proposed improvements meet all the relevant setback, size, height, and dimension requirements outlined for the PS zoning district provided in ULDR Table 2-5.4.

Appearance, Design, and Compatibility (ULDR Article X)

Appearance of Site and Structures (ULDR Section 3-10.2)

The proposed fire station exhibits a contemporary civic design that emphasizes functionality and aesthetic cohesion with the surrounding environment. The structure incorporates a mix of high-quality materials, including cement plaster finishes in neutral tones, wood grain metal panels, and metallic accents in a Sunrise Silver hue. A flat roof with sloped parapet walls and a series of pre-engineered aluminum canopies contribute to a clean, modern profile, while varying roof heights and creating visual interest. The architectural composition reflects a professional, utilitarian aesthetic that aligns with the public service function of the facility, which matches that of the Casselberry Police Department, creating harmony and compatibility. The proposed structure meets all design standards set forth in Section 3-10.2.

Lighting & Photometric (ULDR Section 3-10.2.6)

The proposed photometric plan conforms to the lighting standards outlined in ULDR 3-10.2.6.

Stormwater Management (ULDR Article XII)

Two dry ponds, in addition to an underground exfiltration system, have been designed for stormwater management on site. Further, all submitted site and construction plans must undergo further review by Public Works and Utilities Department staff to satisfy applicable requirements prior to the issuance of an Engineering Permit.

Landscaping (Article XIII) & Tree Protection & Replacement (Article XIV)

The proposed landscape plan meets the intent of the required right-of-way, perimeter, buffer, off-street parking, and non-vehicular open space landscaping requirements. Further, no species accounts for more than 50% of all trees, and any invasive species shall be removed. The proposed plan shows the removal of 473 caliper inches and preservation of 24 caliper inches, not including any trees under the building footprint, which results in a net removal of 449 caliper inches. The proposed development has meet all required landscape buffer requirements, but requires an additional 123 caliper inches for NVOS and off-street parking, resulting in a total of 572 caliper inches required for mitigation. A balance of \$66,850 for the 572 caliper inches (191 3" Trees) must be paid into the City's Tree Bank Fund to account for the required mitigation.

Off-Street Parking and Loading Requirements (ULDR Article XV)

Per ULDR Section 3-15.2, no parking requirements are set forth for fire stations. The applicant has provided 24 parking spaces, 2 of which are ADA-compliant. There are also three large drive-through bays in the fire station for larger equipment and vehicles. Each parking space is 10 ft. by 20 ft., as no undersized parking spaces are proposed.

Additionally, there is pedestrian access on the north, south, and west sides of the project. The north side of the project features an ADA ramp with handrail to accommodate the shift in grade from the right of way to the project.

Signage (ULDR Article XVI)

No new ground signs were proposed at this time. Any future signage will require a separate building permit and shall adhere to the applicable standards within ULDR Article XVI.

STAFF RECOMMENDATION: Staff recommends that the P&Z approve case number SPR 24-01, 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 in the staff report. The proposed conditions of approval are as follows:

1. The site plan approval shall be valid for one (1) year; an extension request may be submitted prior to the expiration of this approval.
2. A formal plat must be recorded for the combined parcels.
3. Conditional use approval is required prior to the operation of protective services onsite.
4. Provide copies of all local, regional, state, and federal permits for the project to the City prior to the commencement of development.
5. All of the above conditions shall be fully and faithfully executed, or the site plan shall become null and void.

ATTACHMENTS:

1. Maps
2. Property Survey
3. Civil & Landscape Plans
4. Building Elevations
5. Electrical and Lighting Plans



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: May 14, 2025
Subject: PUD 24-03: Planned Unit Development and Concept Plan for Chick-fil-A at 1510 S.R. 436 (Parcel ID 33-21-30-300-0070-0000)

REQUEST: Recommendation of approval of an ordinance amending the City's Official Zoning Map to PMX-MID (Planned Mixed Use: Medium Rise) for a parcel located at 1510 SR 436, including an associated Planned Unit Development (PUD) Agreement and a Concept Plan for a drive-through restaurant (Chick-fil-A), 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 PUD 24-03: an application to amend the City's Official Zoning Map from CG (Commercial General) to PMX-MID (Planned Mixed Use: Medium Rise) for a parcel located at 1510 S.R. 436, situated the southeast corner of the intersection of S.R. 436 and Howell Branch Road. The proposed amendment also includes an associated Planned Unit Development (PUD) Agreement and a Concept Plan for a drive-through restaurant (Chick-fil-A).

GENERAL INFORMATION: According to Unified Land Development Regulations (ULDR) Section 4-20.3, which outlines PUD review and approval procedures, all planned unit developments shall be reviewed and processed as a zoning map amendment per the City's Code of Ordinances Section 66-58 and ULDR Section 1-2.9. Further, ULDR Section 1-2.9.C. authorizes the 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."

PMX-MID is classified as a PUD zoning district and must adhere to the requirements outlined in ULDR Article XX, Planned Unit Development. Further, PUD Agreements require approval of a PUD Agreement and associated Concept Plan as part of the rezoning process. The City's Development Review Committee (DRC) approved a revised Concept Plan for PUD 24-03 on March 27, 2025.

This public hearing was advertised in the Orlando Sentinel on May 1, 2025. Notices for the proposed amendment were posted on the subject property on May 5, 2025. A notification letter was also mailed on May 5, 2025, to all property owners within 500 ft. of the subject property.

ANALYSIS: In total, the subject property is ±1.59 acres and is located at 1510 S.R. 436. The property has a Major Thoroughfare Mixed-Use (MTMU) Future Land Use Map (FLUM) designation and is zoned CG (Commercial General). According to the City's Comprehensive plan, the CG (Commercial General) zoning district is inconsistent with the Major Thoroughfare Mixed Use (MTMU) FLUM designation. To proceed with the development of a quick service restaurant, the applicant is requesting to amend the City's Official Zoning Map and rezone the property to PMX-MID (Planned Mixed-Use: Medium Rise).

City staff has provided the following assessment of the proposed amendment based on the established criteria outlined in ULDR Section 1-2.9.A. Criteria in ULDR Section 1-2.9.C also apply since a property owner initiated this request.

CRITERION 1. Consistency with the Comprehensive Plan:

The proposed PUD amendment is consistent with the following goals, objectives, and policies in the City's Comprehensive Plan:

Objective FLU 1, Coordinate Future Land Use. The City shall establish land use categories and policies which will ensure the coordination of future land use 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.

The subject property has an MTMU FLUM designation. The PMX-MID zoning district is compatible with the existing MTMU FLUM designation. The proposed use of a quick service restaurant does not conflict with the intent of the PMX-MID zoning district, making the proposed PUD amendment consistent with the Comprehensive Plan.

Policy FLU 1.5, Major Thoroughfare Mixed-Use. The Major Thoroughfare Mixed-Use category is intended to provide opportunities for mid to high-density/intensity mixed-use development along major transportation corridors within the City.

The applicant is proposing PMX-MID zoning, a medium-density/medium-intensity zoning district. Staff finds this zoning classification appropriate, given that the subject property is situated on S.R. 436, a principal arterial roadway, and adjacent to properties that are implementing commercial uses with an MTMU FLUM designation.

Policy FLU 1.15, Concurrency Management System. A Concurrency Management System has been implemented to ensure that the public facilities and services and established levels of service are available and concurrent with the impact of development.

The proposed development will utilize City water and sanitary sewer services. Further, given that the proposed use is non-residential, a school impact analysis from Seminole County Public Schools is not required. The PUD agreement provides for utility provision and dedication, stormwater and environmental impacts, and transportation.

Policy FLU 1.21, Traffic Impact Analysis. To ensure public roadways continue to operate in a safe and efficient manner, a traffic impact analysis shall be required prior to development of all vacant lands as well as redevelopment parcels to determine potential public improvements that may be required due to the direct impact of said development/redevelopment.

The applicant has provided a traffic impact analysis, which concludes that the proposed fast-food restaurant will have a minimal effect on traffic in the area. Although the intersection of S.R. 436 and Howell Branch is already congested, this project is expected to generate very little additional traffic. Therefore, no road improvements are necessary. One driveway on Howell Branch will be removed to enhance safety, while the remaining driveways will remain unchanged.

Objective FLU 2, Blighted Renewal and Redevelopment. The City shall encourage the redevelopment and renewal of economically underutilized or blighted areas.

The subject property currently houses a vacant building previously occupied by a CVS drug store. The building will be demolished prior to redevelopment of the site. The proposed amendment will allow the applicant to pursue the development of a quick-service restaurant, thereby activating an underutilized site.

Objective FLU 3. Eliminate Inconsistencies. The City shall continue to encourage the elimination of uses inconsistent with the approved future land use.

The subject property is zoned CG, which is inconsistent with the MTMU FLUM. The proposed amendment will eliminate this inconsistency.

Policy MTE 2.1, State Road Coordination. The City shall continue to work closely with the FDOT regarding future changes to SR-436 to ensure consistency with the City's comprehensive plan (including levels of service), MTMP, and ULDRs. This partnership will ensure that these corridors serve as gateways into Casselberry while also meeting the state's priority for moving people safely and efficiently.

The subject property is located along SR-436, which is managed by the Florida Department of Transportation (FDOT). Due to this, any improvements affecting this right of way as part of the project will require coordination with FDOT.

Policy MTE 2.7, County Roads Coordination. The City shall continue to work closely with Seminole County regarding future changes to county roads or all or partially within City limits or adjacent to City limits to ensure consistency with the City's Comprehensive Plan (including levels of service), MTMP, and ULDRs. This partnership will ensure that these corridors are compatible with the surrounding areas while also meeting the County's priority for moving people safely and efficiently.

The subject property is located along Howell Branch Road, which is managed by Seminole County. Due to this, any improvements affecting this right of way as part of the project will require coordination with Seminole County.

GOAL HC2: Improve Built Environment to Promote Physical Activity. Promote site design that encourages pedestrian activity. Promote the joint use of public facilities and encourage development of parks and open spaces within residential areas to make it easier for all community members to engage in regular physical activity.

The applicant shall develop the site in accordance with current regulations, including the City's Healthy Community Complete Streets Policy and Design Guidelines (Complete Streets Policy). The Complete Streets Policy promotes improved pedestrian circulation, particularly to adjacent sites and S.R. 436.

Objective HC 5.2A, Promote Pedestrian and Cyclist Safety. Casselberry shall promote pedestrian and cyclist oriented design with an emphasis on comfort and safety in all new commercial and residential development.

The design of the site shall place an emphasis on pedestrian and cyclist comfort and safety. Utilization of various traffic management techniques such as lighting, crosswalk signals, refuge islands, and other calming measures will occur.

CRITERION 2. Conformance with Ordinances

The proposed amendment conforms to ULDR Section 2-4.3, which states that any changes or

amendments to the Official Zoning Map shall be consistent with the Comprehensive Plan's FLUM. The PMX-MID (Planned Mixed-Use: Medium Rise) zoning district is consistent with the Major Thoroughfare Mixed-Use (MTMU) FLUM designation. Additionally, the proposed Concept Plan and PUD Agreement conform to the requirements of ULDR Article XX, Planned Unit Development.

CRITERION 3. Changed Conditions

The changed condition for this project comes at the request of the applicant, who intends to develop a quick-service restaurant on the property. There is an existing building on-site, which will be demolished prior to redevelopment.

CRITERION 4. Land Use Compatibility

The subject property sits adjacent to S.R. 436 on its west side, and Howell Branch Road is to the north. To the south and east is a commercial property consisting of a gym, furniture, and mattress store. The proposed PMX-MID (Planned Mixed-Use: Medium Rise) zoning designation is supported by its proximity to S.R. 436 and Howell Branch Road, which are classified as principal and arterial roads, respectively. The proposed PUD amendment is compatible with surrounding properties and adjacent land uses.

CRITERION 5. Adequate Public Facilities

The City of Casselberry provides police services for the subject property, and the Seminole County Fire Department currently provides fire services. S.R. 436 and Howell Branch Road provide vehicular and pedestrian access. Utility services (sewer and potable water) will be provided by City. Further, since the development is non-residential, a school impact analysis from Seminole County Public Schools is not required.

CRITERION 6. Natural Environment

The subject property is not located in a wetland or floodplain, and as such, the proposed amendment is not anticipated to have any negative effect on the natural environment.

CRITERION 7. Economic Effects

The proposed amendment is expected to have no negative economic impacts.

CRITERION 8. Orderly Development

In accordance with ULDR Section 4-20.3.C., the applicant submitted a Concept Plan for the proposed development of the subject property, which was reviewed and approved by the DRC on March 27, 2025. DRC's review of the concept plan informed the general terms of the PUD Agreement, which will govern future development of the site. Following approval of the amendment to the PUD Agreement and Concept Plan, the applicant will submit a site plan review application for the development of the subject property. All future plans to develop the site will be reviewed and shall adhere to the requirements of the City's ULDR, Code of Ordinances, Complete Streets Policy, and the PUD Agreement.

CRITERION 9. Public interest.

The proposed amendment is in the public's interest, as it involves a commercial property that has been vacant for an extended period. Urban blight can reduce property values and local tax revenue, while also missing opportunities for job creation and potentially attracting crime.

CRITERION 10. Other Matters

P&Z is encouraged to consider additional factors, such as community feedback during public hearings, the subject properties' proximity to the S.R. 436, and the intent of the Major Thoroughfare Mixed-Use FLUM designation.

CRITERION A. Property Description

The applicant provided a boundary survey with the appropriate property descriptions for the subject property.

CRITERION E. Disclosure of Ownership

The applicant, Ms. Karolina Ericsson, is the property owner and is a corporate officer of Realty Income Corporation, a Maryland corporation doing business in the State of Florida as Realty Income Properties, Inc.

CRITERION H. Impact on Surrounding Properties and Infrastructure

Redeveloping the subject property will boost the appeal of the surrounding area by activating a currently underutilized site and will be subject to ULDR design standards. According to the provided traffic study, all study roadway segments currently operate—and are projected to continue operating—at acceptable levels of service (LOS) at project completion. The S.R. 436/Howell Branch intersection is projected to operate at LOS F during peak hours, and the proposed development is projected to contribute to only a minimal increase in traffic volumes (1.2% AM / 0.7% PM), with minor impacts on turn lane queues. It appears that any deficiencies at the intersection are attributed to existing conditions and background growth, rather than the proposed project.

CRITERION I. Undeveloped Land With Similar Zoning.

There are 5.57 acres of undeveloped land zoned PMX-MID throughout the city. However, within a 1,000-foot radius, there are no undeveloped parcels with PMX-MID zoning.

STAFF RECOMMENDATION: Staff recommends that the P&Z approve PUD 24-03 and forward this recommendation to the City Commission, based on the written findings in the staff report and the testimony and evidence presented, which demonstrate that the request meets the applicable provisions of the ULDR and is consistent with the Comprehensive Plan.

ATTACHMENTS:

1. Maps
2. Ordinance 25-XXXX - PUD Agreement & Concept Plan
3. Concept Plan
4. Traffic Impact Analysis
5. Published Legal Ad



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: May 14, 2025
Subject: PUD 25-01: Planned Unit Development and Concept Plan for Shoot Straight at 4700-4800 S. U.S. Hwy 17-92 (Parcel IDs 17-21-30-506-0D00-0020 and 17-21-30-506-0D00-0030)

REQUEST: Recommendation of approval of an ordinance amending the City's Official Zoning Map to PMX-MID (Planned Mixed Use: Medium Rise) for two (2) parcels located at 4700-4800 S. U.S. Hwy. 17-92 and identified by Parcel IDs 17-21-30-506-0D00-0020 and 17-21-30-506-0D00-0030, including an associated Planned Unit Development (PUD) Agreement and a Concept Plan to provide general performance standards and a parking lot expansion, 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 PUD 25-01: an application to amend the City's Official Zoning Map from CG (Commercial General) to PMX-MID (Planned Mixed Use: Medium Rise) to provide general performance standards for Shoot Straight and a parking lot expansion for two (2) parcels located at 4700-4800 S. U.S. Hwy. 17-92 (Parcel IDs 17-21-30-506-0D00-0020 and 17-21-30-506-0D00-0030).

GENERAL INFORMATION: According to Unified Land Development Regulations (ULDR) Section 4-20.3, which outlines PUD review and approval procedures, states that all planned unit developments shall be reviewed and processed as a zoning map amendment per the City's Code of Ordinances Section 66-58 and ULDR Section 1-2.9. Further, ULDR Section 1-2.9.C. authorizes the 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."

PMX-MID is classified as a PUD zoning district and must adhere to the requirements outlined in ULDR Article XX, Planned Unit Development. Further, PUD Agreements require approval of a PUD Agreement and associated Concept Plan as part of the rezoning process. The City's Development Review Committee (DRC) approved a revised Concept Plan for PUD 24-03 on March 27, 2025.

This public hearing was advertised in the Orlando Sentinel on May 1, 2025. Notices for the proposed amendment were posted on the subject properties on May 5, 2025. A notification letter was also mailed on May 5, 2025, to all property owners within 500 ft. of the subject properties.

ANALYSIS: In total, the subject properties are ±1.67 acres and are situated at the southwest corner of the intersection of S. U.S. Hwy. 17-92 and Lemon Lane. The properties have a Major Thoroughfare Mixed-Use (MTMU) Future Land Use Map (FLUM) designation and are zoned CG. According to the City's Comprehensive Plan, the CG zoning district is inconsistent with the MTMU FLUM designation. To proceed with the expansion of Shoot Straight's parking lot and provide for related performance standards, the applicant is requesting to amend the City's Official Zoning Map

and rezone the property to PMX-MID.

City staff has provided the following assessment of the proposed amendment based on the established criteria outlined in ULDR Section 1-2.9.A. The criteria in ULDR Section 1-2.9.C also apply, as a property owner initiated this request.

CRITERION 1. Consistency with Comprehensive Plan

The proposed PUD amendment is consistent with the following goals, objectives, and policies in the City's Comprehensive Plan:

Objective FLU 1, Coordinate Future Land Use. The City shall establish land use categories and policies which will ensure the coordination of future land use 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.

The subject properties have an MTMU FLUM designation. The PMX-MID zoning district is compatible with the existing MTMU FLUM designation. The proposed accessory use of a parking lot for general retail and services principal use does not conflict with the intent of the PMX-MID zoning district, making the proposed PUD amendment consistent with the Comprehensive Plan.

Policy FLU 1.5, Major Thoroughfare Mixed-Use. The Major Thoroughfare Mixed-Use category is intended to provide opportunities for mid to high-density/intensity mixed-use development along major transportation corridors within the City.

The applicant is proposing PMX-MID zoning, a medium-density/medium-intensity zoning district. Staff finds this zoning classification appropriate, given that the subject properties are situated on S. U.S. Hwy. 17-92, a principal arterial roadway, adjacent to properties that are implementing commercial uses with an MTMU FLUM designation.

Policy FLU 1.15, Concurrency Management System. A Concurrency Management System has been implemented to ensure that the public facilities and services and established levels of service are available concurrent with the impact of development.

The proposed sites currently utilize City water and sanitary sewer services. Further, given that the proposed use is non-residential, a school impact analysis from Seminole County Public Schools is not required. The PUD agreement provides for utility provision and dedication, stormwater and environmental impacts, and transportation.

Policy FLU 1.22 Community Redevelopment Area. The Casselberry Community Redevelopment Area (CRA) was adopted in 1995 and sunsets in 2025. The CRA Master Plan is intended to implement the City's vision for new development and redevelopment within the City's core that offers a departure from the low intensity, auto dependent and suburban development patterns of the past to focus on urban development patterns with a high level of vehicular and pedestrian interconnectivity, higher densities and a self-supportive mixture of uses.

The subject properties are located within the Casselberry Community Redevelopment Area (CRA), which was established to promote reinvestment in the City's core through urban development patterns. The proposed rezoning to PMX-MID and associated development will

activate a currently underutilized parcel with a use that supports the existing commercial use (Shoot Straight) and advances the CRA's vision of a vibrant and developed corridor.

Objective FLU 2, Blighted Renewal and Redevelopment. The City shall encourage the redevelopment and renewal of economically underutilized or blighted areas.

Of the two properties, one consists of a gun range and the other is currently vacant. The vacant parcel had previously had a small building on it, which was recently demolished in March 2025. The proposed amendment will allow the applicant to develop the vacant parcel into a parking lot, providing additional parking options for customers of the gun range. This will beautify a blighted parcel and activate an underutilized site.

Objective FLU 3. Eliminate Inconsistencies. The City shall continue to encourage the elimination of uses inconsistent with the approved future land use.

The subject property is zoned CG, which is inconsistent with the MTMU FLUM. The proposed amendment will eliminate this inconsistency.

Policy MTE 1.5, Site Plan Review. During the site plan review process, new development and redevelopment projects shall be encouraged to consider a range of modes as a means to address mobility issues. The City shall continue to require land use density and site plan layout/phasing which supports reduced travel demand, shortened trip lengths, higher internal capture, and balanced trip demand.

The proposed amendment and future site plan shall be consistent with Policy MTE 1.5, which encourages multimodal mobility solutions and efficient site layout. The project incorporates a drive aisle connection between the two parcels, improving internal circulation and enabling cross-access between uses. Moreover, future site development will be subject to the City's Complete Streets Policy and Design Guidelines, which will further enhance pedestrian and cyclist accessibility and connectivity to surrounding properties and the broader mobility network along U.S. Hwy. 17-92.

Policy MTE 2.1, State Road Coordination. The City shall continue to work closely with the FDOT regarding future changes to S. U.S. Hwy. 17-92 to ensure consistency with the City's comprehensive plan (including levels of service), MTMP, and ULDRs. This partnership will ensure that these corridors serve as gateways into Casselberry while also meeting the state's priority for moving people safely and efficiently.

The subject properties for the proposed amendment are located along S. U.S. Hwy. 17-92, which is managed by FDOT. Due to this, the design of the site will require coordination with FDOT if improvements are necessary.

GOAL HC2: Improve Built Environment to Promote Physical Activity. Promote site design that encourages pedestrian activity. Promote the joint use of public facilities and encourage development of parks and open spaces within residential areas to make it easier for all community members to engage in regular physical activity.

The applicant shall develop the site according to current regulations, including the City's Healthy Community Complete Streets Policy and Design Guidelines (Complete Streets Policy). The Complete Streets Policy supports improved pedestrian circulation, particularly to adjacent sites and S. U.S. Hwy. 17-92.

Objective HC1.2D, Cross Access. Casselberry shall encourage cross access between properties and discourage the development of physical barriers

The subject properties will be connected by way of a drive aisle for pedestrians and motorists alike.

Objective HC 5.2A, Promote Pedestrian and Cyclist Safety. Casselberry shall promote pedestrian and cyclist oriented design with an emphasis on comfort and safety in all new commercial and residential development.

The design of the site shall place an emphasis on pedestrian and cyclist comfort and safety. Utilization of various traffic management techniques such as lighting, crosswalk signals, refuge islands and other calming measures.

CRITERION 2. Conformance with Ordinances

The proposed amendment conforms to ULDR Section 2-4.3, which states that any changes or amendments to the Official Zoning Map shall be consistent with the Comprehensive Plan's FLUM. The PMX-MID (Planned Mixed-Use: Medium Rise) zoning district is consistent with the Major Thoroughfare Mixed-Use (MTMU) FLUM designation. Additionally, the proposed Concept Plan and PUD Agreement conform to the requirements of ULDR Article XX, Planned Unit Development.

CRITERION 3. Changed Conditions/Justification

The proposed amendment stems from a request by the applicant to redevelop the property into a parking lot for additional parking for customers of the business on the subject property. There was previously a small structure on the lot that was not in use and has since been demolished.

CRITERION 4. Land Use Compatibility

The subject properties border S. U.S. Hwy. 17-92 to the east and Lemon Lane to the north. To the south of the properties are more commercial properties and to the west are duplexes. The proposed PMX-MID (Planned Mixed-Use: Medium Rise) zoning designation is supported by its proximity to S. U.S. Hwy. 17-92, which is classified as a principal arterial road. The proposed PUD amendment is compatible with surrounding properties and adjacent land uses.

CRITERION 5. Adequate Public Facilities

The City of Casselberry provides police services for the subject property, and the Seminole County Fire Department currently provides fire services. Further, vehicular and pedestrian access is provided via S. U.S. Hwy. 17-92 and Lemon Lane. Utility services (sewer and potable water) will be provided by the City. Further, since the development is non-residential, a school impact analysis from Seminole County Public Schools is not required.

CRITERION 6. Natural Environment

The subject properties are not located in a wetland or floodplain, and as such, the proposed amendment is not anticipated to have any negative effect on the natural environment.

CRITERION 7. Economic Effects

The proposed amendment is not expected to have any negative economic impacts.

CRITERION 8. Orderly Development

In accordance with ULDR Section 4-20.3.C., the applicant submitted a Concept Plan for the proposed development, which was reviewed and approved by the DRC on March 27, 2025. DRC's review of the concept plan informed the general terms of the PUD Agreement, which will govern future development of the site. Following approval of the amendment to the PUD Agreement and

Concept Plan, the applicant will submit a site plan review application for the development of the subject property. All future plans to develop the site will be reviewed and shall adhere to the requirements of the City's ULDR, Code of Ordinances, Complete Streets Policy, and the PUD Agreement.

CRITERION 9. Public Interest

The proposed amendment is in the public's interest as it is a commercial property that has been underutilized for an extended period of time. Urban blight can reduce property values and local tax revenue, while also missing opportunities for job creation and potentially attracting crime.

CRITERION 10. Other Matters

P&Z is encouraged to consider additional factors, such as the amount of existing parking in this area of S. US Hwy. 17-92, community feedback, or the intent of the Major Thoroughfare Mixed-Use FLUM designation.

CRITERION A. Property Description

The applicant provided a boundary survey with the appropriate property descriptions for the subject properties.

CRITERION E. Disclosure of Ownership

The applicant, Mr. Khaled Akkawi, is the property owner and is the corporate officer of SS II Holding Company LLC.

CRITERION H. Impact On Surrounding Properties And Infrastructure

Redeveloping the subject properties will boost the appeal of the surrounding area by activating an underutilized lot. Development of the site will be subject to ULDR design standards as well as those of the Community Redevelopment Area (CRA). Considering this, however, the overall impact will be minimal, given that no new building area is being added.

CRITERION I. Undeveloped Land With Similar Zoning

There are 5.57 acres of undeveloped land zoned PMX-MID throughout the city. However, within 1,000 ft. of the subject properties, there are no undeveloped parcels with PMX-MID zoning.

STAFF RECOMMENDATION: Staff recommends that the P&Z approve PUD 25-01 and forward this recommendation to the City Commission, based on the written findings in the staff report and the testimony and evidence presented, which demonstrate that the request meets the applicable provisions of the ULDR and is consistent with the Comprehensive Plan, along with the following condition:

1. The applicant shall apply for a Unity of Title Agreement for the subject properties (4700 and 4800 S. U.S. 17-92) in order to aggregate the parcels to facilitate development.

ATTACHMENTS:

1. Maps
2. Ordinance 25-XXXX - PUD Agreement & Concept Plan
3. Concept Plan
4. Published Legal Ad



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: May 14, 2025
Subject: City Tree Bank Presentation

INTRODUCTION: Dr. Kelly Brock, the City's Public Works Director, will provide an overview of the City's Tree Bank Program.