



OFFICIAL NOTICE

CITY OF CASSELBERRY PLANNING AND ZONING COMMISSION LOCAL PLANNING AGENCY

Wednesday, March 11, 2026
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 of January 14, 2026 - Regular Meeting**
 - B. **Minutes of February 11, 2026 - Regular Meeting**
5. **Disclosure of Ex Parte Communications**
6. **Conditional Use Applications**
 - A. **COU 26-02: Conditional Use Request for a Drive-through at 1510 S.R. 436**
Approval of a conditional use request for a drive-through at Chick-Fil-A located at 1510 S.R. 436, is requested.
 - B. **COU 26-01: Conditional Use Request for an Accessory Structure Exceeding 500 sq. ft. at 160 Normandy Road**
Approval of a conditional use request for an accessory structure exceeding 500 sq. ft. at 160 Normandy Road, is requested.
7. **Site Plan Applications**
 - A. **SPR 25-08: Major Site Plan for Chick-Fil-A Located at 1510 S.R. 436**
Approval of a major site plan for Chick-Fil-A located at 1510 S.R. 436, is requested.
8. **Future Land Use Map and Zoning Map Amendments**

A. **ZMA 26-01: Rezone Request for RMH-8 at 1039 Osceola Trail**

Approval of an Ordinance to amend the City's *Official Zoning Map* from R-8 (Low Density Single-Family) to RMH-8 (Low Density SF Mobile Homes) for one (1) parcel with Parcel Identification Number 26-20-30-5AR-0D00-096L, is requested.

9. Public Hearings - None

10. Other Business

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: March 11, 2026
Subject: COU 26-02: Conditional Use Request for a Drive-through at 1510 S.R. 436

REQUEST: Approval of a conditional use request for a drive-through at Chick-Fil-A located at 1510 S.R. 436, 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 Mitch Lal, the applicant who represents Bohler Engineering FL, LLC, for approval of a conditional use request for a drive-through at the future Chick-Fil-A located at 1510 S.R. 436 which is permitted as a conditional use per Ordinance 25-1622 and ULDR Section 2-5.3. providing for a Concept Plan and Planned Unit Development (PUD) Agreement outlining allowable uses, size and dimension criteria, and other performance standards.

Located on the southeast corner of the intersection of Howell Branch Road and S.R. 436, the subject property is ±1.55 acres, has a Major Thoroughfare Mixed-Use (MTMU) Future Land Use Map (FLUM) designation, and is zoned PMX-MID (Planned Mixed Use: Medium Rise). Additionally, the proposed development is not located in any overlay districts.

According to Table 2-5.3 "Land Use by District" of the City's Unified Land Development Regulations (ULDR) and the PUD agreement associated with the subject property, the use of a drive-through requires a conditional use within the PMX-MID zoning district. Article II, Section 1-2.6 of the ULDR authorizes the Planning and Zoning Commission to review and approve conditional use requests. Article VI sets forth specific criteria for approving the conditional use request.

GENERAL INFORMATION: The applicant is requesting approval to operate a drive-through at the future Chick-Fil-A located at 1510 S.R. 436. The hours of operation of the business are 6am to 10pm and the business is closed on Sunday. The restaurant will have a staff of 15 to 30 employees to be on shift at any one time. The restaurant has a total of 3,277 sq. ft. and does not have any interior customer seating proposed. There are several exterior windows under the canopy at the south end of the restaurant adjacent to an outdoor seating area used for the ordering and delivery of food to pedestrians. The drive-through is double-laned and consists of 742 feet for motorists to stage to accommodate projected demand. The applicant has included a queuing analysis to support the design of the proposed drive-through.

ANALYSIS: Article VI, Section 2-6.2(B) of the ULDR provides specific criteria for conditional use review and approval. The following conclusions are based on staff's review of the five conditional use criteria.

Criterion 1. Land use compatibility.

The subject property is located at the intersection of S.R. 436 and Howell Branch Road, two major arterial roadways. To the north is Howell Branch Road, to the east is an LA fitness within the same plaza, to the south is another commercial plaza, and across S.R. 436 to the west is a multifamily

apartment complex. Overall, the proposed development is compatible with the surrounding land uses and is not anticipated to negatively affect neighboring properties. The proposed use of "Drive-through" in conjunction with the restaurant blends well with the character of the surrounding properties, land uses, and proximity to both major roads.

Criterion 2. Sufficient site size and adequate site specifications to accommodate the proposed use.

The proposed restaurant was issued Development Order 26-0002 for SPR 25-08 on February 19th, 2026 which provides for specific performance, bulk, and dimension criteria as outlined in the PUD agreement for the subject property. There is sufficient site size and adequate site specifications to accommodate the proposed drive-through use.

Criterion 3. Proper use of mitigative techniques.

Landscape screening, proximity to arterial roads, and the supportive area characteristics of S.R. 436 have been a focus of the design to ensure all available mitigative techniques have been utilized. Specifically, the drive-through facing S.R. 436 has been screened with ample landscaping between the road and drive-through isles to increase aesthetics and mitigate the use.

Criterion 4. Hazardous waste.

A grease interceptor is required and subject to the City's Oil and Grease Management Program. Aside from this, any hazardous waste produced by the applicant shall be disposed of according to local, state, and federal laws.

Criterion 5. Compliance with applicable laws and ordinances.

Possession of both City and County business tax receipts, as well as any applicable permits, licenses, and inspections from other agencies must be provided to the City prior to implementing the use.

STAFF RECOMMENDATION: Staff recommends that case number COU 26-02 be approved with staff's conditions, based upon the staff report and the testimony and evidence presented, that the request meets the applicable provisions of the Unified Land Development Regulations and is consistent with the Comprehensive Plan as per the written findings contained within the staff report. The conditions of approval are as follows:

- 1) The conditional use shall be limited to 1510 S.R. 436.
- 2) The conditional use shall commence within one year of approval.
- 3) A new conditional use application shall be required if the use should cease for more than 90 days.
- 4) All of the above conditions shall be fully and faithfully executed or the conditional use shall become null and void.

ATTACHMENTS:

1. Queuing Analysis Traffic Report
2. Floor Plan
3. Maps
4. Site Plan
5. Letter of Intent
6. Landscape Plan



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: March 11, 2026
Subject: COU 26-01: Conditional Use Request for an Accessory Structure Exceeding 500 sq. ft. at 160 Normandy Road

REQUEST: Approval of a conditional use request for an accessory structure exceeding 500 sq. ft. at 160 Normandy Road, 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 Dale Colter, the applicant and property owner, for approval of a conditional use request for a 1,120 sq. ft. accessory structure located at 160 Normandy Road which is permitted via conditional use per Section 2-7.9.(D).

Located west of U.S. 17-92 within a residential area, the subject property is ± 0.73 acres, has a Low Density Residential (LDR) Future Land Use Map (FLUM) designation, and is zoned R-9 (Low Density Single-Family). Additionally, the proposed development is not located in any overlay districts.

According to Section 2-7.9 "Accessory Structures" of the City's Unified Land Development Regulations (ULDR), accessory structures greater than 500 square feet in area shall require conditional use approval. Article II, Section 1-2.6 of the ULDR authorizes the Planning and Zoning Commission to review and approve conditional use requests. Article VI sets forth specific criteria for approving the conditional use request.

GENERAL INFORMATION: The applicant is requesting approval to construct a 35 ft. by 32 ft. wide (1,120 sq. ft.) accessory structure at the rear of the subject property. The proposed accessory structure is a metal building which consists of an enclosed 25 ft. long by 20 ft. wide area (500 sq. ft.) and a wrap-around lean-to in an "L" shape which extends 12' off one wall and 10' off another, comprising the remaining 620 sq. ft. The building will be installed without a concrete slab on a flat and level surface. The applicant intends to use the accessory structure for storage. Currently present on the property is a single family home which totals 1,744 sq. ft. and one accessory structure which totals 784 sq. ft. ULDR Section 2-7.9. permits up to two accessory structures per parcel. The applicant, who has owned multiple properties on the same street and has lived there for decades, purchased Lot 3A, a 100 ft. by 100 ft. parcel, to have more land at 160 Normandy Road. In 2025, the applicant combined Lot 3A with the principal lot, Lot 8, both of which are original to the 1945 plat to provide sufficient space for the proposed accessory structure.

ANALYSIS: Article VI, Section 2-6.2(B) of the ULDR provides specific criteria for conditional use review and approval. The following conclusions are based on staff's review of the five conditional use criteria.

Criterion 1. Land use compatibility.

The subject property is located in a single-family residential area to the west of US 17-92 consisting of larger parcels dating back to a 1945 plat. As such, it is surrounded by single family homes to the north, south, east and west. Generally speaking, metal buildings in residential areas

can be compatible with neighboring properties when their height is limited and when they are screened in a rear yard, by way of fencing or the principal structure. This considered, the metal building proposed for this project is over 200' away from the front of the property and right of way and meets the principal rear setback required in the R-9 zoning district of 20 ft and exceeds the required side setback requirements.

Criterion 2. Sufficient site size and adequate site specifications to accommodate the proposed use.

The subject property is approximately ±0.73 acres and consists of a single family home which totals 1,744 sq. ft. and one accessory structure which totals 784 sq. ft. Due to the proposed size, the accessory structure will be required to meet the same minimum side and rear setbacks as the main structure. The R-9 zoning district requires a 7.5 ft. setback from the side interior lot line and a 20 ft. setback from the rear lot line. The proposed building meets all setbacks and separation requirements. Impervious area can encompass up to 50% of the property and the proposal is well under this due to the property's size.

Criterion 3. Proper use of mitigative techniques.

Section 2-7.9. specifies that accessory structures shall be designed to blend aesthetically with the main structure. The colors of the proposed accessory structure should match that of the principal structure in order to create consistent aesthetics and harmony. Mitigation from the right of way and neighboring homes has been satisfied from the ample distance from the front of the property, meeting all setback requirements of the R-9 zoning district, and the wooded and low-density nature of the surrounding properties. The proposed height and size of the building are generally consistent with the character of the area and are not excessive or atypical.

Criterion 4. Hazardous waste.

No hazardous waste will be produced or stored at the site.

Criterion 5. Compliance with applicable laws and ordinances.

A building permit must be obtained, and all inspections must be approved prior to utilizing the accessory structure. The Applicant is responsible for any other applicable permits, licenses, and inspections from other agencies which must be provided to the City prior to building permit issuance.

STAFF RECOMMENDATION: Staff recommends that case number COU 26-01 be approved with staff's conditions, based upon the staff report and the testimony and evidence presented, that the request meets the applicable provisions of the Unified Land Development Regulations and is consistent with the Comprehensive Plan as per the written findings contained within the staff report. The conditions of approval are as follows:

- 1) The conditional use shall be limited to 160 Normandy Road.
- 2) The accessory structure will match the principal structure in color.
- 3) A new conditional use application shall be required if the building size exceeds 1,120 sq. ft.
- 4) All of the above conditions shall be fully and faithfully executed or the conditional use shall become null and void.

ATTACHMENTS:

1. Maps
2. Accessory Structure Plans
3. Letter of Intent
4. Lot Combination Documents
5. Site Plan



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: March 11, 2026
Subject: SPR 25-08: Major Site Plan for Chick-Fil-A Located at 1510 S.R. 436

REQUEST: Approval of a major site plan for Chick-Fil-A located at 1510 S.R. 436, 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 Mitch Lal, the applicant who represents Bohler Engineering FL, LLC, for approval of a major site plan redeveloping the former CVS located at 1510 S.R. 436.

GENERAL INFORMATION: Located on the southeast corner of the intersection of Howell Branch Road and S.R. 436, the subject property is ±1.55 acres, has a Major Thoroughfare Mixed-Use (MTMU) Future Land Use Map (FLUM) designation, and is zoned PMX-MID (Planned Mixed Use: Medium Rise). Additionally, the proposed development is not located in any overlay districts. The applicant intends to redevelop the parcel as a Chick-Fil-A restaurant. The site will feature a restaurant, drive-thru lanes, a parking lot complete with landscaping, and site lighting. In 2025, the City Commission approved Ordinance 25-1622, providing for a Concept Plan and Planned Unit Development (PUD) Agreement outlining allowable uses, size and dimension criteria, and other performance standards. The proposed restaurant was issued Development Order 26-0002 for SPR 25-08 on February 19, 2026.

According to the City's Unified Land Development Regulations (ULDR) Section 1-3.6., the City's Administrative Official 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 staff 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

Staff has comprehensively reviewed the project and the Administrative Official granted approval via Development Order 26-0002 on February 19, 2026.

Comprehensive Plan Implementation (ULDR Article IV)

The subject property has a Major Thoroughfare Mixed-Use (MTMU) Future Land Use Map (FLUM) designation, and is zoned PMX-MID (Planned Mixed Use: Medium Rise), adopted via Ordinance 25-1622, 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 PMX-MID zoning district is meant to accommodate a wide range of general retail, large residential, and service commercial activities. The associated PUD Agreement also outlines permitted and conditionally permitted principal and accessory uses. Only the use of "Restaurant" is permitted as a principal use and the only conditional accessory use permitted is "Drive-through establishment" as per the adopted PUD Agreement (Ordinance 25-1622). All uses not expressly listed as permitted or conditional uses within the adopted PUD Agreement are prohibited. Table 2-5.3 "Land Use by District" of the City's Unified Land Development Regulations (ULDR) also lists the use of "Restauraunt" as permitted with the use of "Drive-through" as a conditional use. Overall, the proposed development is compatible with the surrounding land uses and is not anticipated to adversely affect neighboring properties.

Size and Dimension Criteria (ULDR Section 2-5.4)

The proposed improvements meet all the relevant setback, size, and dimension requirements outlined in the adopted PUD Agreement. The restaurant has a total of 3,277 sq. ft. and does not have any interior customer seating proposed. There are several exterior windows under the canopy at the south end of the restaurant adjacent to an outdoor seating area used for the ordering and delivery of food to pedestrians. The drive-through is double-laned and consists of 742 feet for motorists to stage to accommodate projected demand. The applicant has included a queuing analysis to support the design of the proposed drive-through. The proposed site plan provides for a $\pm 67\%$ impervious area with $\pm 33\%$ open space. Further, the project offers a 0.047 Floor Area Ratio (FAR), for which the maximum allowed is 1.0 FAR.

General Regulations (ULDR Article VII)

Commercial Design Standards for Commercial Uses (ULDR 2-7.35)

The applicant has provided building elevations indicating satisfactory material types and color choices, as well as articulation of the façade and roof design. Development of the site will adhere to all other design standards set forth for commercial uses in Section 2-7.35.

Appearance, Design, and Compatibility (ULDR Article X)

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

State Road 436 is the largest State road in Casselberry for which intense uses are appropriate. The MTMU future land use and PMX-MID zoning of the property were assigned in accordance with the goals and policies of the Comprehensive Plan and intend to have the most intense development in the City. To the north is Howell Branch Road, to the east is an LA fitness within the same plaza, to the south is another commercial plaza, and across S.R. 436 to the west is a multifamily apartment complex. Overall, the proposed development is compatible with the surrounding land uses and is not anticipated to negatively affect neighboring properties.

Lighting & Photometric (ULDR Section 3-10.2.6)

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

Stormwater Management (ULDR Article XII)

Underground infrastructure has been utilized 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 account for more than 50% of all trees, and any invasive species shall be removed. The proposed plan shows the removal of 117 caliper inches, resulting in 117 caliper inches required for mitigation. An additional 39 caliper inches are required for NVOS and off-street parking but cannot be supported onsite. Alternatively, the applicant has agreed to pay \$4,550.00 into the City's Tree Bank Fund.

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

The plan proposes 57 parking spaces, including 3 ADA-accessible spaces. Per ULDR Section 3-15.2, restaurants require 1 space for every 100 sq. ft. which provides for a requirement of 33 parking spaces, which the applicant exceeds. Additionally, staff evaluated traffic circulation and safety, including the Casselberry Police Department and Seminole County Fire Department. For pedestrian access, the proposed 5' sidewalks connect to State Road 436 and Howell Branch Road. A bike rack will be provided on the northern end of the site to promote multimodal transportation. A public bus stop is also located just south of the subject property along S.R. 436.

Signage (ULDR Article XVI)

Two new monument ground signs are proposed at this time. All 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 recommend approval of case number SPR 25-08, 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. A conditional use application shall be obtained prior to operation of the drive-through use.
2. A tree bank payment for the mitigation of 13 trees @ the CTAC rate of \$350 per tree results in a \$4,550 tree bank payment which shall be paid prior to CO issuance.
3. The site plan approval shall be valid for one (1) year; an extension request may be submitted prior to the expiration of this approval.
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. Site Plan
2. Building Renderings
3. Landscape Plan
4. Floor Plan
5. Photometric Plan
6. Queuing Analysis - Traffic Report
7. 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: March 11, 2026
Subject: ZMA 26-01: Rezone Request for RMH-8 at 1039 Osceola Trail

REQUEST: Approval of an Ordinance to amend the City's *Official Zoning Map* from R-8 (Low Density Single-Family) to RMH-8 (Low Density SF Mobile Homes) for one (1) parcel with Parcel Identification Number 26-20-30-5AR-0D00-096L, 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 26-01: an application to amend the City's *Official Zoning Map* for one (1) parcel with Parcel Identification Number 26-20-30-5AR-0D00-096L, addressed at 1039 Osceola Trail.

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 parcel is ±.59 acres and is addressed at 1039 Osceola Trail. The parcel is currently a vacant wooded area, and does not have direct access to the nearest right of way (Osceola Trail). Rather, it sits adjacent to a smaller lot that abuts Osceola Trail and is under the same ownership. The smaller of the two parcels is developed with a single-family mobile home, and the applicant intends to develop the subject property similarly. This considered, however, the subject property was platted much earlier than the rest of the neighborhood and as such, has a zoning district of R8 (Low Density Single-Family).

This contrasts with the RMH-8 zoning that exists on the smaller lot closer to Osceola Trail. Due to this, this amendment would establish RMH-8 zoning for both parcels, allowing the applicant to develop as desired. It should be noted that there is a precedent for this on this street, as a similar rezoning was approved for the property at 1025 Osceola Trail in 2016. In that case, however, R-8 zoning was sought for the entire parcel instead of RMH-8. Notwithstanding this, note that staff is agreeable to either option as both are compatible with the Low Density Residential (LDR) Future Land Use Map (FLUM) designation, as provided in ULDR Section 2-4.2. The RMH-8 (Low Density SF Mobile Homes) zoning district is intended to single family mobile homes, as well as traditional single family homes.

Lastly, this public hearing was advertised in the *Orlando Sentinel* on March 1, 2026. Further, notices for the proposed amendment were also posted on the subject property and a notification letter was mailed via USPS to all property owners within 500 feet of the subject property on March 2, 2026.

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 1.1 – Properties designated Low Density Residential shall be developed at a gross density not exceeding five dwelling units to the acre.

Changed Condition

In December 2025, the applicant reached out to the City to discuss the prospect of putting a mobile home on the property as it is currently vacant. Around that time, the applicant also completed the lot split process at Seminole County to restore the lot back to its originally platted dimensions, as it was combined with the smaller parcel at some point over the years. Future plans for the site include a residential use and single-family mobile home. 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

The parcel directly west of the subject property is also owned by the applicant and is developed with a single-family mobile home. To the north and south is more vacant residential land that is zoned R8 (Low Density Single-Family). To the east is an vacant 25' wide right-of-way, as well as the recently completed Wheel Park. According to the City's Comprehensive Plan, the RMH-8 zoning district is intended to accommodate single-family residential mobile homes, which is consistent with the rest of the properties on Osceola Trail, except one that was rezoned in 2016. Additionally, no site plan reviews process will be required as it is a residential parcel, but compliance with various components of the ULDR will help to ensure compatibility and mitigate issues where necessary. For these reasons, staff finds that the proposed zoning district 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 a driveway on Osceola Trail. Additionally, a school impact analysis from Seminole County Public Schools demonstrating school concurrency prior to rezoning the subject property is not necessary given that the subject property is already zoned for single-family residential use. Further, access to and from the rear parcel will be facilitated via an access easement agreement, which will enable future tenants to access the lot using the same driveway as the home on 1037 Osceola Trail. Lastly, city water and sanitary sewer services are available to the subject property.

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 not negatively impact the local economy.

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 26-01 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 Comprehensive Plan as per the written findings contained in the staff report.

ATTACHMENTS:

- 1. Ordinance 26-XXXX (ZMA 26-01) RMH-8
- 2. Ad Proof
- 3. Ad Map