



OFFICIAL NOTICE

CITY OF CASSELBERRY PLANNING AND ZONING COMMISSION LOCAL PLANNING AGENCY

Wednesday, July 8, 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 June 10, 2026 - Regular Meeting

5. Disclosure of Ex Parte Communications

6. Conditional Use Applications

A. COU 26-05: Tattoo Parlor at 1442 S.R. 436

Approval of a conditional use request from Florida Kings Tattoo, LLC to operate a Non-Traditional Use (Body Art Establishment) on the property located at 1442 S.R. 436, is requested.

B. COU 25-11: Conditional Use Request for a Drive-through at PNC Bank at Casselberry Corners at 201 S.R. 436

Approval of a conditional use request for a drive-through at PNC Bank located at 201 S.R. 436, is requested.

C. COU 26-08: Conditional Use Request for an Accessory Structure Exceeding 500 sq. ft. at 246 Lake Ellen Drive

Approval of a conditional use request for an accessory structure exceeding 500 sq. ft. at 246 Lake Ellen Drive, is requested.

7. Site Plan Applications

A. **SPR 25-15: Major Site Plan for PNC Bank at Casselberry Corners at 201 S.R. 436**

Approval of a major site plan for PNC Bank at Casselberry Corners located at 201 S.R. 436 is requested.

8. Future Land Use Map and Zoning Map Amendments

A. **FLU 26-01: Brightwater - Low Density Residential (LDR) to Recreation and Open Space (ROS) for two (2) parcels located at 535 Queens Mirror Circle, 700 South Lost Lake Lane**

Approval of an ordinance to amend the City's *Future Land Use Map* to change the designation of two (2) parcels generally located at 535 Queens Mirror Circle and 700 South Lost Lake Lane, from Low Density Residential (LDR) to Recreation and Open Space (ROS), is requested.

B. **ZMA 26-03: Brightwater - R12.5 (Low Density Single-Family) to ROS (Recreation and Open Space) for three (3) parcels located at 535 Queens Mirror Circle, 700 South Lost Lake Lane, and Parcel ID 09-21-30-5BO-0A00-001C**

Approval of an ordinance to amend the City's *Official Zoning Map* for three (3) parcels located at 535 Queens Mirror Circle, 700 South Lost Lake Lane, and Parcel Identification Number 09-21-30-5BO-0A00-001C, from R-12.5 (Low Density Single-Family) to ROS (Recreation and Open Space), 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: July 8, 2026
Subject: COU 26-05: Tattoo Parlor at 1442 S.R. 436

REQUEST: Approval of a conditional use request from Florida Kings Tattoo, LLC to operate a Non-Traditional Use (Body Art Establishment) on the property located at 1442 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) hold a public hearing to consider a request for conditional use approval from the applicant, Tien Dao with Florida Kings Tattoo, LLC. The applicant seeks approval to operate a Body Art Establishment (tattoo parlor), which is considered a Non-Traditional Use per Unified Land Development Regulations (ULDR) Section 5-21.2, Definition of Terms. Additionally, a "Non-Traditional Use" is described in ULDR Section 2-7.30 to include, but is not limited to Body Art Establishments, Check Cashing/Payday Loan Businesses, and Pawn Shops. According to Table 2-5.3 of the Unified Land Development Regulations (ULDR), the operation of a Non-Traditional Use within the CG (Commercial General) zoning district requires a conditional use review and approval. Article II, Section 1-2.6 of the ULDR authorizes P&Z to review and approve conditional use requests. ULDR Article VI sets forth specific criteria for approving conditional use requests.

GENERAL INFORMATION: The property is Market Square Shopping Plaza located at 1442 S.R. 436, at the northeast corner of the intersection of S.R. 436 and Howell Branch Road. It consists of a multi-tenant retail building which currently accommodates a range of different land uses, such as a doggy daycare, a grocer and restaurants. The subject property is approximately 9.45 acres, has a Major Thoroughfare Mixed-Use (MTMU) Future Land Use Map (FLUM) designation, and is located in the CG (Commercial General) zoning district.

The proposed business will offer tattooing services only (no piercings) for both walk-ins and scheduled appointments. All services will be performed indoors according to state and local regulations. The suite in question is approximately 1,000 square feet and is in the northeast corner of the building. The applicant proposes operating hours of 11 a.m. to 7 p.m., Monday-Sunday and currently has three (3) employees, which could increase to seven (7) in the future. Additionally, no exterior site improvements are proposed at this time.

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 (5) conditional use criteria.

Criterion 1. Land use compatibility.

The subject property is located along SR 436 at its intersection with Howell Branch Road. The proposed use is conditionally permitted within the Commercial General zoning district and staff considers it compatible with surrounding uses. Section 2-7.30, Non-Traditional Uses, of the ULDR provides additional restrictions to ensure compatibility. First, non-traditional uses shall not be

located within 1,500 feet of another non-traditional use, nor shall such use be located within 300 feet of an educational institution, church, park, day care facility, or residentially zoned land. Further, the method of measuring this distance is by way of the shortest route for pedestrian travel. Staff has completed the necessary research and, as of today's date, can confirm that the site meets these distancing requirements.

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

The current configuration of the site has adequate parking to satisfy the minimum requirements for the proposed business use. This is based on parking requirements for "General business, retail, or commercial establishments," as provided in ULDR Section 3-15.2. Such establishments require 3 spaces for each 1,000 square feet of retail floorspace; or 1 space per employee on the largest shift, whichever is greater. Given that the maximum number of employees on the largest shift would be seven and that no business vehicles would be onsite, seven parking spaces (with one handicap space) would be required. The site currently exceeds this requirement with the spaces available in the front parking lot. The applicant is not proposing any modifications to the site. Additionally, the section requires that non-traditional uses be in a shopping center of at least 10,000 square feet and notes that only one is permitted per shopping center. Staff has confirmed that the proposed location meets this criterion.

Criterion 3. Proper use of mitigative techniques.

As mentioned above, staff has verified the proposed non-traditional use meets all distance separation requirements outlined within Section 2-7.30 of the ULDR. The business use shall remain contained within the tenant space located at 1442 S.R. 436 #1000. Additionally, based on the size of the suite, the business shall have no more than four tattooing stations operating at any given time.

Criterion 4. Hazardous waste.

Any hazardous waste produced by the business 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 26-05 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 City Code and the ULDR 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 the property at 1442 S.R. 436, Suite 1000 (Parcel ID 28-21-30-300-057D-0000).
2. The business shall remain in complete compliance with all City, County, and State requirements.
3. The proposed non-traditional use (body art establishment) shall be limited to four (4) body art stations. An increase to the number of stations shall require additional conditional use approval.
4. There shall be no outside display or storage of goods, materials, services, or vehicles.
5. All applicable licenses and permits shall be obtained prior to the commencement of any business activities at the site.

6. The applicant shall obtain a City Business Tax Receipt and commence the use within 180 days of approval.
7. A new conditional use application shall be required if the use should cease for more than 90 days.
8. All of the above conditions shall be fully and faithfully executed or the conditional use shall become null and void.

ATTACHMENTS:

1. Site Plan
2. Floor Plan
3. Letter of Intent
4. Lease Agreement



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: July 8, 2026
Subject: COU 25-11: Conditional Use Request for a Drive-through at PNC Bank at Casselberry Corners at 201 S.R. 436

REQUEST: Approval of a conditional use request for a drive-through at PNC Bank located at 201 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 Regan OLaughlin, the applicant who represents Kimley-Horn and Associates, Inc., for approval of a conditional use request for a drive-through at the future PNC Bank located at 201 S.R. 436 which is permitted as a conditional use per Ordinance 26-1631 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 south-east corner of the intersection of Oxford Road and S.R. 436, the subject property is ±0.74 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 located within the Oxford Park Overlay District (OPOD).

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 review 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 PNC Bank located at 201 S.R. 436. The hours of operation of the business are Monday thru Friday from 9:00 am to 5:00 pm, Saturday from 9:00 am to 1:00 pm, and the business is closed on Sunday. The bank will have a staff of 5 employees. The bank has a total of 2,959 sq. ft. and provides an internal vestibule for customers. There are entrances on the north and south sides of the building, and the drive-through is located to the east facing the site internally. The drive-through is triple-laned and has been planned to accommodate the projected demand, according to the TIA. The applicant has included a traffic analysis to support the design of the proposed drive-through and parking layout, which projects handling approximately 149 vehicles per day.

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 Oxford Road and S.R. 436, two major

roadways. To the north across S.R. 436 are commercial uses which include several drive-throughs, to the east is a large shopping plaza with several drive-through establishments within it, to the south are commercial retail properties, and across Oxford Road to the west is another large shopping plaza which contains a drive through. 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 bank blends well with the character of the surrounding properties, land uses, and proximity to S.R. 436.

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

The proposed bank was approved as a concept plan 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 character of S.R. 436 have been a focus of the design to ensure all available mitigative techniques have been utilized. Specifically, the drive-through profile facing S.R. 436 has been screened with landscaping, including multiple 4" caliper canopy trees, between the road and drive-through isles to increase aesthetics and mitigate the use. Additionally, to comply with Section 2-7.34(D)(2)(e) a decorative knee wall has been provided to screen the drive-through from S.R. 436.

Criterion 4. Hazardous waste.

No hazardous waste is anticipated to be stored or transferred on this property or with the proposed use. Grease traps will be provided in accordance with applicable codes for sanitary waste, to mitigate grease into Seminole County's wastewater system. 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 25-11 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 Lot 2 of the development consisting of ±0.74 acres.
- 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. Maps
2. Photometric Plan
3. Site Plan
4. Landscaping Plan
5. Narrative
6. Traffic Impact Analysis

7. Exterior Building Perspectives
8. Building Elevations
9. Amended and Restated PUD - Oxford Redevelopment (recorded)



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: July 8, 2026
Subject: COU 26-08: Conditional Use Request for an Accessory Structure Exceeding 500 sq. ft. at 246 Lake Ellen Drive

REQUEST: Approval of a conditional use request for an accessory structure exceeding 500 sq. ft. at 246 Lake Ellen Drive, 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 Thomas Jackson, the contractor representing the property owner Richard White, for approval of a conditional use request for a 1,443 sq. ft. accessory structure located at 246 Lake Ellen Drive which is permitted via conditional use per Section 2-7.9.(D). Located south of Dog Track Road south-east of Lake Griffin within a residential area, the subject property is ± 0.24 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 40 ft. by 30 ft. wide (1,200 sq. ft.) accessory structure with a 8 ft. by 30ft. (240 sq. ft.) lean-to on the rear portion of the subject property. The property is a through lot and as such, a garage with access via Lake Griffin Circle is permitted via Section 2-7.7. as they are considered double frontage lots. There is also an existing precedent for this system of parking along Lake Ellen Drive and Lake Griffin Circle. The proposed accessory structure is a metal building with an exterior that matches the principal structure in color. The building will be installed on a concrete slab on a flat and level surface. The applicant intends to use the accessory structure for storage and maintaining personal vehicles. Staff finds that the proposed use per the applicant and design of the proposed accessory structure are consistent with one another. Currently, present on the property is a single family home which totals 1,443 sq. ft. and one accessory structure which totals 124 sq. ft. ULDR Section 2-7.9. permits up to two accessory structures per parcel.

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 south of Dog Track Road south-east of Lake Griffin among a contiguous row of through lots. As such, it is surrounded by single family homes to the north, south, and east. To the rear of the property where the proposed

accessory structure will be located is a large open area fronting Lake Griffin Circle. The proposed accessory structure has been designed to blend aesthetically with the principal structure. This considered the building proposed for this project is behind the principal structure, similar in size and design with the principal structure, and meets the principal front, side, and rear setbacks required in the R-9 zoning district.

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

The subject properties are approximately ±0.24 acres and consists of a single family home which totals 1,443 sq. ft. and one accessory structure which totals 124 sq. ft. Due to the proposed size, the accessory structure will be required to meet the same minimum side and front setbacks as the main structure. The R-9 zoning district requires a 7.5 ft. setback from the side interior lot line, a 25 ft. setback from the front and rear lot lines as it is a through lot. The proposed building meets all setbacks and separation requirements. The existing impervious area is 20.3% and the proposed impervious area totals 37.8% which is still well below the 50% maximum impervious limit of the property. The height of the proposed accessory structure is approximately 16 ft. which is derived from the 12 ft. wall height and roof pitch. The principal structure is a single-story home which matches the proposed accessory structure in height. Both are within the maximum height allowed in the R-9 zoning district of 35 ft.

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 by the aesthetics of the proposed building, which matches the home in addition to meeting all setback requirements of the R-9 zoning district. 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 26-08 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 246 Lake Ellen Drive.
- 2) The accessory structure shall match the principal structure in color as proposed.
- 3) To the extent the accessory structure is used for a home-based business, all operations shall comply with Florida Statute 559.955 and ULDR Section 2-7.17, as may be amended from time to time. The accessory structure shall not be used as a dwelling unit unless and until the City of Casselberry has adopted an ordinance authorizing accessory dwelling units as a use and has issued all relevant approvals and permits for such use at this location.
- 4) A new conditional use application shall be required if the total building size, including lean-to, exceeds 1,440 sq. ft.
- 5) A building permit is required to be obtained prior to construction.

6) All of the above conditions shall be fully and faithfully executed or the conditional use shall become null and void.

ATTACHMENTS:

1. Maps
2. Site Plan, Elevations, Perspectives



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: July 8, 2026
Subject: SPR 25-15: Major Site Plan for PNC Bank at Casselberry Corners at 201 S.R. 436

REQUEST: Approval of a major site plan for PNC Bank at Casselberry Corners located at 201 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 Regan OLaughlin, the applicant who represents Kimley-Horn and Associates, Inc., for approval of a major site plan for Lot 2 of the Casselberry Corners project located at 201 S.R. 436.

GENERAL INFORMATION: Located on the southeast corner of the intersection of Oxford Road and S.R. 436, the subject property is ±0.74 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 located within the Oxford Park Overlay District (OPOD). Proposed improvements include developing the parcel providing for internal vehicle circulation, parking, a drive-through, and a bank. In 2026, the City Commission approved Ordinance 26-1631, providing for a Concept Plan and Planned Unit Development (PUD) Agreement outlining allowable uses, size and dimension criteria, and other performance standards.

The Planning and Zoning Commission/Local Planning Agency (P&Z) recommended approval of SPR 25-09, the Casselberry Corners project which is a Development of Community Impact, to the City Commission on April 8, 2026 which was then approved by the City Commission on April 27, 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

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 25-1631, 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 (Ordinance 25-1622) also outlines permitted and conditionally permitted principal and accessory uses. The following uses are permitted as a principal use: Business and Professional Offices, Financial Institutions, and Banks, General Retail and Services, Limited Commercial Activities, Medical Services, Micro-Brewery or Micro-Winery, Personal Services, and Restaurants. Permitted accessory uses allowable on the Subject Property include the sales of alcoholic beverages for on-site consumption. Principal uses allowable on the Subject Property, subject to the following conditional use approval include Pharmacies. Conditional accessory uses allowable on the Subject Property, subject to the following conditional use approval, including Drive-Through Establishments. All uses not expressly listed as permitted or conditional uses within the adopted PUD Agreement are prohibited. The proposed use of a bank meets all of the above criteria. 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 bank has a total of 2,959 sq. ft. and provides an internal vestibule for customers. There are entrances on the north and south sides of the building, and the drive-through is located to the east facing the site internally. The drive-through is triple-laned and has been planned to accommodate the projected demand, according to the TIA. The applicant has included a traffic analysis to support the design of the proposed drive-through and parking layout, which projects handling approximately 149 vehicles per day. The proposed site plan provides for a ±70% impervious area with ±30% open space. Further, the project offers a 0.092 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. Earth-tones and muted colors have been used in addition to the building featuring large glass windows and various overhangs which provide practical and aesthetic enhancements. Per Sec. 2-7.3.(1)(2) Trash receptacles are installed near seating areas and right-of-way areas indicated keynote 15 on Sheet C3.1. Per Sec. 2-7.3.(1)(3) The light fixture used for all streets are 50 W Mitchell LED Top Hat with Ribs, Bands & Medallions on a Victorian pole in black.

Development of the site is in accordance with the following design standards: Community Redevelopment District's Urban Design Standards, Oxford Park Overlay District Standards: Section 2-7.34 of the City's Unified Land Development Regulations, and Commercial design standards: Section 2-7.35 of the City's Unified Land Development Regulations as written within the PUD agreement.

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. The subject property is located at the intersection of Oxford Road and S.R. 436, two major roadways. To the north across S.R. 436 are commercial uses which include several drive-throughs, to the east is a large shopping plaza with several drive-through establishments within it, to the south are commercial retail properties, and across Oxford Road to the west is another large shopping plaza which contains a drive through. 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)

A dry retention pond has been utilized for stormwater management off site as per SPR 25-09. 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 landscaping will not require a mitigation fee as there are no canopy trees to be removed, given the site is almost entirely asphalt and concrete already. The proposed development will greatly increase landscaping in the area and provide for much more green space than what is currently present. Per Section 2-7.34(D)(2)(e) A decorative screen wall and landscaping to mitigate drive-through appearance has been provided in the form of a 3 f.t. high decorative wall in addition to robust landscaping featuring multiple canopy trees.

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

The plan proposes 25 parking spaces, including 1 ADA-accessible space. Per the TIA, the proposed development is required to accommodate 9 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 6' sidewalks connect to State Road 436, Oxford Road, Lot 1, and Lot 3. As required by Section 2-7.34.(D)(3)(b)(ii) Pedestrian connections through parking areas are clearly identifiable to pedestrians and motorists by means of stamped brick crosswalks. Connections have been made to the perimeter sidewalks created via SPR 25-09 in addition to the internal circulation sidewalks which go around the building and connect pedestrians to future Lot 1 and future Lot 3. A bike rack will be provided on the southwest corner of the building 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)

One new 10 ft. high monument ground sign with a maximum copy area of 50 sq. ft. is proposed at this time with one future 10 ft. high monument ground sign with a maximum copy area of 50 sq. ft. to be added on Lot 2, once Lot 1 has been completed. All signage will require a separate building permit and shall adhere to the applicable standards within ULDR Article XVI in addition to the PUD agreement.

STAFF RECOMMENDATION: Staff recommends that the P&Z recommend approval of case number SPR 25-15, 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) The site plan approval shall be valid for one (1) year; an extension request may be submitted prior to the expiration of this approval.
- 3) Provide copies of all local, regional, state, and federal permits for the project to the City prior to the commencement of development.
- 4) All of the above conditions shall be fully and faithfully executed, or the site plan shall become null and void.

ATTACHMENTS:

1. Maps
2. Photometric Plan
3. Site Plan
4. Landscaping Plan
5. Traffic Impact Analysis
6. Exterior Building Perspectives
7. Building Elevations
8. Amended and Restated PUD - Oxford Redevelopment (recorded)



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: July 8, 2026
Subject: FLU 26-01: Brightwater - Low Density Residential (LDR) to Recreation and Open Space (ROS) for two (2) parcels located at 535 Queens Mirror Circle, 700 South Lost Lake Lane

REQUEST: Approval of an ordinance to amend the City's *Future Land Use Map* to change the designation of two (2) parcels generally located at 535 Queens Mirror Circle and 700 South Lost Lake Lane, from Low Density Residential (LDR) to Recreation and Open Space (ROS), 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 26-01: An application to amend the City's *Future Land Use Map* (FLUM) designation of two properties from Low Density Residential (LDR) to Recreation and Open Space (ROS). 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: This request was prompted at the request of the City Manager and Community Development Director in anticipation of a future recreational site at the subject properties. This is a necessary first step as the sites currently have a FLUM designation of Low Density Residential, which is intended solely for single family residential uses per ULDR Section 2-5.2, Purpose and Intent of Zoning Districts both parcels are owned by the City and total approximately 11.6 acres. Specifically, 535 Queens Mirror Circle is ±2.70 acres and 700 South Lost Lake Lane is ±8.93 acres. The rezoning of these properties will assist to facilitate future grant funding opportunities.

Currently, the parcel located at 535 Queens Mirror Circle is vacant. The other parcel, located at 700 South Lost Lake Lane, is formally known as the Brightwater property and served as the original Casselberry family estate around the time of the City's inception. In short, the property was purchased by the City for \$1.25 million in 2021 (see *Resolution 21-3243*) to improve blighted conditions resulting from long-term vacancy on a historically significant property, benefiting both the City and residents. More recently, it has undergone several different interior and exterior renovations (such as roof repairs) following the approval of the Brightwater Final Conceptual Master Plan (see *Resolution 22-3306*) in May 2022.

ANALYSIS: Consistency with Comprehensive Plan

The proposed FLUM amendment is consistent with the following policies and objectives found 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 proposed amendment would change the Future Land Use of the subject properties to Recreation and Open Space (ROS). The purpose and intent of this designation is to accommodate existing and future needs for recreational sites and all other land uses for the ROS zoning district provided in *ULDR Section 2-5.3, Land Uses by District*. In general, the ROS zoning district precludes substantial development of any kind considering the restrictive building criteria provided for it in *ULDR Table 2-5.4, Size and Dimension Criteria*. In other words, the designation typically reflects an environment similar to, or less intensive than, the average single family zoning district. As such, staff has no concerns about adverse impacts on adjacent parcels.

- *Policy FLU 1.1 – Low Density Residential.* Low Density Residential areas shall be served by sidewalks and where practical, bikeways. They should have convenient access to recreation, schools, libraries, and shopping. Flexibility for sidewalks may be appropriate for parcels of one acre or more that are not located in residential subdivisions.

The Comprehensive Plan expressly recognizes that low density residential areas should have convenient access to recreation. This policy establishes that recreational uses are intended to be integrated with and serve low density residential neighborhoods. Recreation and Open Space future land use designation is compatible with and supportive of the Low Density Residential future land use category.

- *Policy FLU 1.13 – Recreation and Open Space. Properties in this designation shall consist of public or private recreational facilities, park lands, and open space preservation areas. Recreational areas shall be designated to ensure their protection, proper development, and future public use. A maximum of 30% impervious area shall be allowed in areas designated as Recreation and Open Space. Development in recreation/open space areas must meet applicable State rules, provide appropriate mitigation, must be in the public interest and must be consistent with any adopted recreation master plans.*

While no official plans for development have been confirmed, all future design proposals will prioritize the preservation of the natural environment in perpetuity. Additionally, development will first require Site Plan Review and will be reviewed according to the building criteria provided for the ROS zoning district in *ULDR Table 2-5.4, Size and Dimension Criteria*.

- *Objective 2 – Blighted Area Renewal and Redevelopment. The City shall encourage the redevelopment and renewal of economically underutilized or blighted areas.*

Both the purchase of this property and subsequent approval of the Brightwater Conceptual Master Plan was grounded in the notion that the main structure on historically significant property was in physical decline and that the City needed to play a more active role in addressing this situation. Future facilities on the property will be open to the public and will provide a new recreational amenity for residents and visitors alike.

- *Policy FLU 2.3 – Pursuit of Funding. The City shall continue to pursue Community Development Block Grant funding and other funding sources as a tool to address the redevelopment and renewal of economically underutilized or blighted areas.*

The City may look to seek funding from Community Development Block Grant (CDBG), should the proposed redevelopment align with CDBG requirements and the City's redevelopment goals.

- *Policy FLU 8.1 – Future Land Use Map Amendments. 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.*

This application and public hearing process will adhere to all requirements provided in the above sections of the Florida Statutes.

- *Policy FLU 11.1 – Neighborhood Intrusion. Encroachment due to incompatible development shall be discouraged in areas of the City of Casselberry which are predominately Low Density Residential as seen on the Future Land Use Map.*

Given the restrictive nature of the uses and building criteria provided for the ROS zoning district, in addition to the overall combined size of the subject properties, staff has no concerns about incompatibility with neighboring residential uses.

- *Policy FLU 13.2(a) – Arbor Regulations. The City shall continue to generally require the preservation of trees on development sites and require the replacement of trees removed during development activities through provisions in the Unified Land Development Regulations.*

The subject properties are home to numerous healthy trees consisting of a variety of species and sizes. Preservation of said trees will be a priority during any future development and will adhere to *ULDR Article XIV, Tree Protection*.

- *Policy MTE 3.1 – Preserve Residential Character through Design. During site plan review, either residential or non-residential development, the City shall require neighborhood traffic considerations to limit or prohibit cut-through traffic in neighborhoods. This will be primarily accomplished through site design that discourages non-residential traffic from using residential neighborhoods for cut-through. Developers shall be required to evaluate the traffic impacts of their development on adjacent neighborhoods. The City can mandate to developers conditions for approval that will mitigate transportation impacts from their development on adjacent neighborhoods. This policy shall not be construed, however, to prohibit valid multimodal connections between residential and non-residential developments that are appropriately considering context and the goals of a balanced, safe, and efficient multimodal transportation system.*

During future development of the site, it will be a priority to ensure that access to and from the site does not adversely impact traffic flow in the nearby neighborhood. Given the combined size of the subject properties, staff is confident that providing adequate parking away from the roadway and efficient ingress/egress for pedestrians and motorists are achievable goals.

- *Objective RO 1 – Public Access to Identified Recreation Sites. The City of Casselberry shall take specific action to ensure that the public has access to identified recreation sites.*

Staff will ensure during the design phase that access is provided for both motorists and pedestrians alike. Additionally, staff will work to update the City's Comprehensive Plan during the next revision to include the Brightwater properties as being formally identified as a recreation site, as it is currently not on the list (see "Map ROE-M1: City Recreation and Open Space Areas").

- *Objective RO 2 – Adequate and Efficient Provision of Open Space, Parks, Recreation Facilities and Programs. The City of Casselberry shall take specific action to adequately and efficiently provide public open space and recreation facilities and to expand those opportunities for the residents of Casselberry.*

As mentioned previously, changing the FLUM of these properties is the first step in establishing a new recreational amenity for residents and visitors.

- *Policy RO 3.1 – Designate/Acquire Open Space. Sufficient public open space shall be designated or acquired by the City through the annual Capital Improvements Program such that the adopted level of service for recreation areas is maintained and/or achieved.*

The City acquired this property from the Casselberry Family in 2021 with an overall intent of turning it into a public space or recreational site of some kind, and these plans are slowly coming to fruition.

- *Policy RO 3.3 – Level of Service. The City of Casselberry shall, based on relevant analysis in the Comprehensive Plan Recreation and Open Space Element, provide recreation areas and facilities to the public at a level of service at least equal to or in excess of a level of service of 5.00 acres per 1000 population concurrent with the impacts of development.*

According to "MAP ROE M3: Location and Service Radii of Parks By Type," this is one of only a few areas in the City that does not have any recreational amenities within the specified radius. Thus, redevelopment of this site would fill that gap in the City's park system.

- *Policy RO 3.6 – Greenways and Recreational Trail Systems. The City will seek recreational opportunities that create, and/or enhance, greenways and trailways, or link into existing recreational trail systems.*

The subject properties are located in adjacent to the City's golf course, and the redevelopment could enhance the aesthetic and atmosphere of an existing amenity. Additionally, while no direct trail connections are present from the subject properties, the roadways adjacent to them are marked with shared bicycle lanes. With both of these considerations in mind, this project that will ultimately benefit greenways and pedestrian facilities alike.

- *Policy RO 5.3 – Educational Events. The City shall promote and encourage educational events that explain the history of the Casselberry Community.*

Changing the land entitlements for these properties will help to preserve a unique piece of the

City's history that would otherwise be lost and ultimately developed for profit. As such, this is an opportunity to help educate residents and visitors regarding the history of the City.

Land Use Compatibility

To the north, east and south of the subject properties are single family homes belonging to the Lost Lake Subdivision, Triplet Lake Shores Subdivision and Queens Mirror Circle Subdivision. To the west of the properties is Triplet Lake and on the other side is the Casselberry Golf Course. As mentioned previously in this report, staff does not have a concern from a compatibility perspective given the restrictive nature of the ROS FLUM and zoning district. However, it should be acknowledged that rezoning properties of this size in a single-family neighborhood will have a lasting impact on the appearance and functionality of this part of the City and will be a positive impact for the community. Lastly, the site plan review process will assess site conditions for compatibility such as landscape buffers, lighting, parking, and connectivity.

Adequate Public Facilities

Police services are provided to the subject properties by the City of Casselberry, and fire services are currently provided by Seminole County. The locations for vehicular and pedestrian access have not been determined, but the existing rights of way provide an abundance of good options for this. Regarding a school impact analysis from Seminole County Public Schools demonstrating school concurrency prior to rezoning the subject properties, this is not necessary given that the proposed FLUM designation is non-residential. City water and sanitary sewer services are available to the subject properties.

Natural Environment

The site plan review processes will ensure that environmental impacts (i.e., such as tree removal, shoreline impacts, etc.) associated with any development of the subject properties 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 properties be rezoned to an appropriate zoning designation. The applicant has expressed their intent to rezone to ROS (Planned Mixed-Use: Low Intensity), which is consistent with the Recreation and Open Space (ROS) FLUM designation per ULDR Section 2-4.2, Future Land Use Map Designations and Corresponding Zoning Districts. Additionally, all plans to develop the subject properties 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 26-01 to the City Commission, based on the staff report and the testimony and evidence presented, that the request meets the applicable provision of the ULDR and is consistent with the City's Comprehensive Plan as per the written findings in the staff report.

ATTACHMENTS:

1. Ordinance 26-XXXX FLU 26-01
2. Proposed FLU Layout
3. Legal Ad
4. Notice of Public Hearing
5. FLU 26-01 Property Posting



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: July 8, 2026
Subject: ZMA 26-03: Brightwater - R12.5 (Low Density Single-Family) to ROS (Recreation and Open Space) for three (3) parcels located at 535 Queens Mirror Circle, 700 South Lost Lake Lane, and Parcel ID 09-21-30-5BO-0A00-001C

REQUEST: Approval of an ordinance to amend the City's *Official Zoning Map* for three (3) parcels located at 535 Queens Mirror Circle, 700 South Lost Lake Lane, and Parcel Identification Number 09-21-30-5BO-0A00-001C, from R-12.5 (Low Density Single-Family) to ROS (Recreation and Open Space), 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 26-03: An application to amend the City's *Official Zoning Map* (FLUM) for three (3) parcels from R-12.5 (Low Density Single-Family) to ROS (Recreation and Open Space). 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 official zoning map 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: This request was prompted at the request of the City Manager and Community Development Director in anticipation of a future recreational site at the subject properties. This is a necessary first step as the sites are currently zoned R-12.5 (Low Density Single-Family), which is intended solely for single family residential uses per ULDR Section 2-5.2, Purpose and Intent of Zoning Districts. All three parcels are owned by the City and total approximately 15 acres. Specifically, 535 Queens Mirror Circle is ±2.70 acres, 700 South Lost Lake Lane is ±8.93 acres, and Parcel ID 09-21-30-5BO-0A00-001C is approximately 3.36 acres. The rezoning of these properties will assist to facilitate future grant funding opportunities.

The parcel located at 535 Queens Mirror Circle is currently vacant. The second parcel, located at 700 South Lost Lake Lane, is formally known as the Brightwater property and served as the original Casselberry family estate around the time of the City's inception. In short, the property was purchased by the City for \$1.25 million in 2021 (see *Resolution 21-3243*) to improve blighted conditions resulting from long-term vacancy on a historically significant property, benefiting both the City and residents. More recently, it has undergone several different interior and exterior renovations (such as roof repairs) following the approval of the Brightwater Final Conceptual Master Plan (see *Resolution 22-3306*) in May 2022. The third parcel (Parcel ID 09-21-30-5BO-0A00-001C) is vacant and is part of the City's Golf Course.

ANALYSIS: The proposed zoning map amendment is consistent with the following policies and objectives found 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 proposed amendment would change the zoning designation of the subject properties to ROS (Recreation and Open Space). This zoning district is intended to accommodate existing and future needs for recreational sites, and all other land uses for the ROS zoning district provided in *ULDR Section 2-5.3, Land Uses by District*. In general, the ROS zoning district precludes substantial development of any kind considering the restrictive building criteria provided for it in *ULDR Table 2-5.4, Size and Dimension Criteria*. In other words, the designation typically reflects an environment similar to, or less intensive than, the average single family zoning district. As such, staff has no concerns about adverse impacts on adjacent parcels.

- *Policy FLU 1.1 – Low Density Residential. Low Density Residential areas shall be served by sidewalks and where practical, bikeways. They should have convenient access to recreation, schools, libraries, and shopping. Flexibility for sidewalks may be appropriate for parcels of one acre or more that are not located in residential subdivisions.*

The Comprehensive Plan expressly recognizes that low density residential areas should have convenient access to recreation. This policy establishes that recreational uses are intended to be integrated with and serve low density residential neighborhoods. Recreation and Open Space future land use designation is compatible with and supportive of the Low Density Residential future land use category.

- *Policy FLU 1.13 – Recreation and Open Space. Properties in this designation shall consist of public or private recreational facilities, park lands, and open space preservation areas. Recreational areas shall be designated to ensure their protection, proper development, and future public use. A maximum of 30% impervious area shall be allowed in areas designated as Recreation and Open Space. Development in recreation/open space areas must meet applicable State rules, provide appropriate mitigation, must be in the public interest and must be consistent with any adopted recreation master plans.*

While no official plans for development have been confirmed, all future design proposals will prioritize the preservation of the natural environment in perpetuity. Additionally, development will first require Site Plan Review and will be reviewed according to the building criteria provided for the ROS zoning district in *ULDR Table 2-5.4, Size and Dimension Criteria*.

- *Objective 2 – Blighted Area Renewal and Redevelopment. The City shall encourage the redevelopment and renewal of economically underutilized or blighted areas.*

Both the purchase of this property and subsequent approval of the Brightwater Conceptual Master Plan was grounded in the notion that the main structure on historically significant property was in physical decline and that the City needed to play a more active role in addressing this situation. Future facilities on the property will be open to the public and will provide a new recreational amenity for residents and visitors alike.

- *Policy FLU 2.3 – Pursuit of Funding. The City shall continue to pursue Community Development Block Grant funding and other funding sources as a tool to address the redevelopment and renewal of economically underutilized or blighted areas.*

The City may look to seek funding from Community Development Block Grant (CDBG), should the proposed redevelopment align with CDBG requirements and the City's redevelopment goals.

- *Policy FLU 8.1 – Future Land Use Map Amendments. 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.*

This application and public hearing process will adhere to all requirements provided in the above sections of the Florida Statutes.

- *Policy FLU 11.1 – Neighborhood Intrusion. Encroachment due to incompatible development shall be discouraged in areas of the City of Casselberry which are predominately Low Density Residential as seen on the Future Land Use Map.*

Given the restrictive nature of the uses and building criteria provided for the ROS zoning district, in addition to the overall combined size of the subject properties, staff has no concerns about incompatibility with neighboring residential uses.

- *Policy FLU 13.2(a) – Arbor Regulations. The City shall continue to generally require the preservation of trees on development sites and require the replacement of trees removed during development activities through provisions in the Unified Land Development Regulations.*

The subject properties are home to numerous healthy trees consisting of a variety of species and sizes. Preservation of said trees will be a priority during any future development and will adhere to *ULDR Article XIV, Tree Protection*.

- *Policy MTE 3.1 – Preserve Residential Character through Design. During site plan review, either residential or non-residential development, the City shall require neighborhood traffic considerations to limit or prohibit cut-through traffic in neighborhoods. This will be primarily accomplished through site design that discourages non-residential traffic from using residential neighborhoods for cut-through. Developers shall be required to evaluate the traffic impacts of their development on adjacent neighborhoods. The City can mandate to developers conditions for approval that will mitigate transportation impacts from their development on adjacent neighborhoods. This policy shall not be construed, however, to prohibit valid multimodal connections between residential and non-residential developments that are appropriate considering context and the goals of a balanced, safe, and efficient multimodal transportation system.*

During future development of the site, it will be a priority to ensure that access to and from the site does not adversely impact traffic flow in the nearby neighborhood. Given the combined size of the subject properties, staff is confident that providing adequate parking away from the roadway and efficient ingress/egress for pedestrians and motorists are achievable goals.

- *Objective RO 1 – Public Access to Identified Recreation Sites. The City of Casselberry shall take specific action to ensure that the public has access to identified recreation sites.*

Staff will ensure during the design phase that access is provided for both motorists and pedestrians alike. Additionally, staff will work to update the City's Comprehensive Plan during the next revision to include the Brightwater properties as being formally identified as a recreation site, as it is currently not on the list (see "Map ROE-M1: City Recreation and Open Space Areas").

- *Objective RO 2 – Adequate and Efficient Provision of Open Space, Parks, Recreation Facilities and Programs. The City of Casselberry shall take specific action to adequately and efficiently provide public open space and recreation facilities and to expand those opportunities for the residents of Casselberry.*

As mentioned previously, changing the zoning designations of these properties is a necessary step in establishing a new recreational amenity for residents and visitors.

- *Policy RO 3.1 – Designate/Acquire Open Space. Sufficient public open space shall be designated or acquired by the City through the annual Capital Improvements Program such that the adopted level of service for recreation areas is maintained and/or achieved.*

The City acquired this property from the Casselberry Family in 2021 with an overall intent of turning it into a public space or recreational site of some kind, and these plans are slowly coming to fruition.

- *Policy RO 3.3 – Level of Service. The City of Casselberry shall, based on relevant analysis in the Comprehensive Plan Recreation and Open Space Element, provide recreation areas and facilities to the public at a level of service at least equal to or in excess of a level of service of 5.00 acres per 1000 population concurrent with the impacts of development.*

According to "MAP ROE M3: Location and Service Radii of Parks By Type," this is one of only a few areas in the City that does not have any recreational amenities within the specified radius. Thus, redevelopment of this site would fill that gap in the City's park system.

- *Policy RO 3.6 – Greenways and Recreational Trail Systems. The City will seek recreational opportunities that create, and/or enhance, greenways and trailways, or link into existing recreational trail systems.*

The subject properties are located in adjacent to the City's golf course, and the redevelopment could enhance the aesthetic and atmosphere of an existing amenity. Additionally, while no direct trail connections are present from the subject properties, the roadways adjacent to them are marked with shared bicycle lanes. With both of these considerations in mind, this project that will ultimately benefit greenways and pedestrian facilities alike.

- *Policy RO 5.3 – Educational Events. The City shall promote and encourage educational events that explain the history of the Casselberry Community.*

Changing the land entitlements for these properties will help to preserve a unique piece of the

City's history that would otherwise be lost and ultimately developed for profit. As such, this is an opportunity to help educate residents and visitors regarding the history of the City.

Land Use Compatibility

To the north, east, and south of the subject properties are single family homes belonging to the Lost Lake Subdivision, Triplet Lake Shores Subdivision, and Queens Mirror Circle Subdivision. To the west of the properties is Triplet Lake and on the other side is the Casselberry Golf Course. As mentioned previously in this report, staff does not have a concern from a compatibility perspective given the restrictive nature of the ROS FLUM and zoning district. However, it should be acknowledged that rezoning properties of this size in a single-family neighborhood will have a lasting impact on the appearance and functionality of this part of the City and will be a positive impact for the community. Lastly, the site plan review process will assess site conditions for compatibility such as landscape buffers, lighting, parking, and connectivity.

Adequate Public Facilities

Police services are provided to the subject properties by the City of Casselberry, and fire services are currently provided by Seminole County. The locations for vehicular and pedestrian access have not been determined, but the existing rights of way provide an abundance of good options for this. Regarding a school impact analysis from Seminole County Public Schools demonstrating school concurrency prior to rezoning the subject properties, this is not necessary given that the proposed zoning designation is non-residential. City water and sanitary sewer services are available to the subject properties.

Natural Environment

The site plan review processes will ensure that environmental impacts (i.e., such as tree removal, shoreline impacts, etc.) associated with any development of the subject properties are mitigated. Therefore, the proposed zoning map amendment is not anticipated to have any negative effect on the natural environment.

Orderly Development

The proposed zoning designation is consistent with the proposed FLUM designation requested in relation to this rezoning (Recreation and Open Space (ROS)), per ULDR Section 2-4.2, Future Land Use Map Designations and Corresponding Zoning Districts. Additionally, all plans to develop the subject properties 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 ZMA 26-03 to the City Commission, based on the staff report and the testimony and evidence presented, that the request meets the applicable provision of the ULDR and is consistent with the City's Comprehensive Plan as per the written findings in the staff report.

ATTACHMENTS:

1. Ordinance 26-XXXX (ZMA 26-03) ROS
2. Legal Ad
3. Proposed Zoning Layout
4. Notice of Public Hearing
5. ZMA 26-03 Property Posting