

**SEMINOLE COUNTY  
LOCAL PLANNING AGENCY/  
PLANNING AND ZONING COMMISSION  
COUNTY SERVICES BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA  
BOARD CHAMBERS, ROOM 1028**

**WEDNESDAY, APRIL 3, 2024  
6:00 PM**

**MINUTES**

**CALL TO ORDER AND ROLL CALL**

*Present (7): Chairman Dan Lopez, Vice Chairman Mike Lorenz, Commissioner Lourdes Aguirre, Commissioner Brandy Ioppolo, Commissioner Richard Jerman, Commissioner Carissa Lawhun, and Commissioner Tim Smith*

**ACCEPT PROOF OF PUBLICATION**

A motion was made by Commissioner Carissa Lawhun, seconded by Commissioner Tim Smith to approve the Proof of Publication. The motion passed unanimously.

*Ayes (7): Chairman Dan Lopez, Vice Chairman Mike Lorenz, Commissioner Lourdes Aguirre, Commissioner Brandy Ioppolo, Commissioner Richard Jerman, Commissioner Carissa Lawhun, and Commissioner Tim Smith*

**APPROVAL OF MINUTES**

A motion was made by Commissioner Richard Jerman, seconded by Commissioner Lourdes Aguirre to approve the March 6, 2024 Minutes, as submitted. The motion passed unanimously.

*Ayes (7): Chairman Dan Lopez, Vice Chairman Mike Lorenz, Commissioner Lourdes Aguirre, Commissioner Brandy Ioppolo, Commissioner Richard Jerman, Commissioner Carissa Lawhun, and Commissioner Tim Smith*

**PUBLIC HEARING ITEMS**

**IOA Properties PD Rezone** – Consider a Rezone from C-1 (Retail Commercial) to PD (Planned Development) on approximately 13.66 acres, located on the north side of W SR 434 and east of Interstate 4; (IOA Properties, LLC, Applicant) District3 - Constantine (Rebecca Hammock, Development Services Director/Annie Sillaway, Project Manager).

Annie Sillaway, Senior Planner, presented this item as reflected in the Staff report. She further stated that the subject site is currently developed as the Longwood Village Shopping Plaza. There is an existing tenant within the plaza known as "Dogtopia" who provides pet daycare and grooming services. The establishment would like to expand their services to include overnight pet boarding, which is not permitted under the existing C-1 (Retail Commercial) zoning district. The additional use of overnight pet boarding will be internal to the existing establishment and the tenant will be required to provide interior soundproofing to reduce any potential sound pollution. Outside kennels will not be permitted. At the time of building permit review for the interior renovation, the Applicant will be required to demonstrate the soundproofing measures required. Staff finds the requested Planned Development zoning classification to be consistent with the Land Development Code and the Comprehensive Plan. For the record, there was an email sent from Cheryl Cuellar who was against this item because the resident thought this PD Rezone may be proposing apartments, which it is not. This email was distributed to the P&Z board prior to the meeting. Ms. Sillaway contacted Ms. Cuellar by phone and left a message explaining the request is for overnight dog boarding be added to their existing use. Staff requests approval of the IOA Properties PD Rezone as presented.

Commissioner Richard Jerman asked what is in the shopping center now other than Dogtopia. Ms. Sillaway responded that Pickles, 4 Rivers, and a few other restaurants.

Commissioner Jerman stated that he wasn't clear why this is going from C-1 Commercial to PD when C-1 Commercial uses are continuing to operate within the shopping center. Ms. Sillaway responded that the proposed uses will remain C-1 Commercial permitted uses, as well as grooming, which Dogtopia is adding overnight dog boarding to the permitted uses for the PD. Commissioner Jerman stated that it doesn't really say that and he's not clear. He asked if in the PD it will stay C-1, with the addition of overnight dog boarding. Currently, overnight dog boarding is not allowed in C-1, but rather C-2. Commissioner Jerman stated that he understands the reason, but he just doesn't get it. Commissioner Jerman asked if we are just approving the rezoning and Ms. Sillaway responded yes. He asked if there is a Development Order and Ms. Sillaway responded yes, this is part of the approval request along with the Master Development Plan, which establishes the entitlements.

Neysa Borkert, Deputy County Attorney, stated that the Development Order is located on page 15 of the packet and on page 16 it lists the permitted uses and the C-1 Retail permitted uses are being memorialized in the Development Order.

Geoff Summit, of Lake Mary, stated he is with Summit Engineering representing the applicant. He stated that he is available for questions.

No one from the audience spoke in favor or in opposition to this request.

A motion was made by Commissioner Carissa Lawhun, seconded by Commissioner Tim Smith to approve and refer the IOA Properties PD Rezone to the Board of County Commissioners. The motion passed unanimously.

*Ayes (7): Chairman Dan Lopez, Vice Chairman Mike Lorenz, Commissioner Lourdes Aguirre, Commissioner Brandy Ioppolo, Commissioner Richard Jerman, Commissioner Carissa Lawhun, and Commissioner Tim Smith*

**Connection Point Commercial Center Rezone** – Consider a Rezone from A-1 (Agriculture) to C-3 (General Commercial & Wholesale) on approximately 3.75 acres, located on the north side of Connection Point, approximately 0.25 mile west of SR 426; (CPCC Oviedo, LLC, Applicant) District1 - Dallari (**Rebecca Hammock, Development Services Director/Annie Sillaway, Project Manager**).

Annie Sillaway, Senior Planner, presented this item as reflected in the Staff report. She further stated that the proposed request is to develop a self-storage facility on the subject property in compliance with the C-3 zoning district, which permits general office, commercial, and wholesale distribution, storage, and light manufacturing. The request is consistent with the Land Development Code of Seminole County and is compatible with the surrounding trend of development in the area. The requested C-3 zoning district has been established along Connection Point, and the surrounding parcels to the north, south, east, and west have an Industrial Future Land Use permitting the requested C-3 zoning district. At the time of Engineered Site Plan review, the development must meet all requirements for parking, access, maximum building height, minimum open space requirements, permitted uses, and maximum Floor Area Ratio, in accordance with the Land Development Code of Seminole County. Staff requests approval of the Connection Point Commercial Center Rezone as presented.

Chad Moorhead, of Maitland, with Madden, Moorhead and Stokes, stated that he is available to answer questions.

Commissioner Richard Jerman asked if the wetlands will be preserved. Mr. Moorhead responded that they are taking them out, which is currently in the process with St. Johns Water Management district.

Commissioner Jerman asked, since this is an odd-shaped property, whether the development will meet the setbacks. Mr. Moorhead responded yes, and further stated that the retention ponds will be at the tip of the northern end and the other two parcels to the west, so they will not need a variance.

No one from the audience spoke in favor or in opposition to this request.

A motion was made by Commissioner Carissa Lawhun, seconded by Commissioner Richard Jerman to approve and refer the Connection Point Commercial Center Rezone to the Board of County Commissioners. The motion passed unanimously.

*Ayes (7): Chairman Dan Lopez, Vice Chairman Mike Lorenz, Commissioner Lourdes Aguirre, Commissioner Brandy Ioppolo, Commissioner Richard Jerman, Commissioner Carissa Lawhun, and Commissioner Tim Smith*

**Orange Blvd Rezone** – Consider a Rezone from A-1 (Agriculture) and PD (Planned Development) to C-3 (General Commercial & Wholesale) on approximately 5.14 acres, located on the south side of Orange Blvd, approximately 0.25 mile west of Interstate 4; (Seminole County – Public Works, Applicant) District5 - Herr (**Rebecca Hammock, Development Services Director on behalf of Public Works/Annie Sillaway, Project Manager**).

Annie Sillaway, Senior Planner, presented this item as reflected in the Staff report. She further stated that the proposed request is to develop an internal roadway and parking lot in compliance with the C-3 zoning district which permits commercial, general office, wholesale distribution, and light storage. The development site directly adjacent to the east of the subject property is known as the La Mesa RV Center dealership, which provides the sale and service of recreational vehicles. The dealership located on the south side of Orange Blvd utilizes the property directly across the street on the north side of Orange Blvd as an overflow parking lot for the facility. The overflow parking lot parcel is in the process of being acquired by Seminole County for the Orange Blvd Road widening capital improvement program project. The parcel subject to the rezone request is intended to replace the previous La Mesa parking lot. The remaining portion of the PD to the south of the subject site will be amended at a later date, once the owner is ready to develop. Staff has determined the request is consistent with the trend of development in the area which consists of M-1 (Industrial) zoning to the north and C-3 (General Commercial & Wholesale) to the east, and is consistent with the Seminole County Comprehensive Plan, which consists of Industrial, Commercial, and Office. At the time of Site Plan review, the development must meet all requirements for parking, access, open space, and permitted uses in accordance with the Land Development Code of Seminole County (LDCSC). Staff requests approval of the Orange Blvd Rezone as presented.

Commissioner Richard Jerman asked why the applicant isn't rezoning the whole site. Ms. Sillaway responded that they decided to only rezone the northern portion and leave the southern portion for the owner to either rezone or amend the PD. Commissioner Jerman asked how they will handle the pond that straddles both portions of the site with different zoning districts. Ms. Sillaway responded that they will rezone the northern portion and later, Staff will get with the applicant to amend the PD and re-do the Master Development Plan.

Chad Moorhead, representing a different role, stated he is with KBC Development who is the owner of the property. There will need to be a property owner's association in order to deal with the maintenance of the storm water pond at the next phase. There will be a Development Order for access and utilities.

Ed Barfield, with the Barfield Group, in Orlando, stated that he did the coordination and acquisitions for Seminole County for the Orange Blvd project. The other, KBC and La Mesa are already in discussions on doing the property owner's association and they will be handling the internal roadway as well as all of the storm water drainage as part of the property owner's association.

Audience participation included one speaker as follows:

Reginald Campbell, of Sanford, with the Bookertown Improvement Association, stated that the subdivision west of this project is an historical black community. They are primarily concerned and making sure this development doesn't disrupt the people living there. The area was full of trees at one point and was sold and all of the trees were removed. The trees buffered the sound from I-4 and kept the community cooler than what it is now. They are concerned they don't know what the property will be used for. At one point there was discussion about widening the retention pond, as he was told that was not going to happen now. He has concerns with water on both sides of Dunbar, even if one will be a dry pond.

Chairman Dan Lopez responded that it was unfortunate the applicant wasn't present to address his concerns. Chairman Lopez asked Ms. Sillaway if she was able to respond to Mr. Campbell's concerns. Ms. Sillaway said that the applicant stated they are proposing an internal roadway from the established connection point and a parking lot for overflow parking for La Mesa. Regarding any landscape buffers or storm water pond requirements, that will be addressed and required at the time of Site Plan review, which is a Staff level approval.

A motion was made by Commissioner Tim Smith, seconded by Commissioner Brandy Ioppolo to approve and refer the Orange Blvd Rezone to the Board of County Commissioners. The motion passed unanimously.

*Ayes (7): Chairman Dan Lopez, Vice Chairman Mike Lorenz, Commissioner Lourdes Aguirre, Commissioner Brandy Ioppolo, Commissioner Richard Jerman, Commissioner Carissa Lawhun, and Commissioner Tim Smith*

### **CLOSING BUSINESS**

Dale Hall, Planning & Development Manager, stated that this Board was notified of the Planning Official's training and zoning workshop coming up in Ocoee by the Florida Chapter of the American Planning Association. This is not the only opportunity, as we will have others in the future. Also, as of April 1, 2024, the new sections of the Land Development Code were enacted and in force. Information is being pushed out to citizens, contractors, and homeowners regarding certain changes.

### **ADJOURNMENT**

Having no further business, the meeting adjourned at 6:25 PM.