

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

**WEDNESDAY, JULY 2, 2025
6:00 PM**

MINUTES

CALL TO ORDER AND ROLL CALL

Present (5): Chairman Mike Lorenz, Commissioner Lourdes Aguirre, Commissioner Carissa Lawhun, Commissioner Dan Lopez, and Commissioner Richard Jerman

Absent (2): Vice Chairman Brandy Ioppolo and Commissioner Brandy Ioppolo

ACCEPT PROOF OF PUBLICATION

A motion was made by Commissioner Carissa Lawhun, seconded by Commissioner Richard Jerman to accept the Proof of Publication. **The motion passed unanimously.**

Ayes (5): Chairman Mike Lorenz, Commissioner Lourdes Aguirre, Commissioner Carissa Lawhun, Commissioner Dan Lopez, and Commissioner Richard Jerman

APPROVAL OF MINUTES

A motion was made by Commissioner Richard Jerman, seconded by Commissioner Carissa Lawhun to approve the May 7, 2025 Minutes, as submitted. **The motion passed unanimously.**

Ayes (5): Chairman Mike Lorenz, Commissioner Lourdes Aguirre, Commissioner Carissa Lawhun, Commissioner Dan Lopez, and Commissioner Richard Jerman

TECHNICAL REVIEW ITEMS:

Nodding Pines Preliminary Subdivision Plan - Approve the Preliminary Subdivision Plan for the Nodding Pines Subdivision containing thirty-one (31) residential lots on 17.42 acres zoned R-1AA (Single Family Dwelling) located east of Nodding Pines Way, approximately ¼ mile south of Red Bug Lake Road; (William J. Crawford, Applicant) District 1 - Dallari (**Annie Sillaway, Senior Planner**).

Annie Sillaway, Principal Planner - presented this item as stated in the Staff report. She further stated that the subject property has a Low Density Residential Future Land Use, which allows a maximum of four (4) dwelling units per net buildable acre. The Preliminary Subdivision Plan (PSP) proposes 31 single family residential lots with a maximum density of 2.45 dwelling units per net buildable acre. The development will have one (1) access point onto Notting Pines Way and the proposed development is located within the Seminole County utilities district and will be required to connect to water and sewer. Staff finds the PSP is in compliance with all applicable provisions of Chapter 35 of the Seminole County Land Development Code and requests approval of this Technical Review item.

Ben Beckham, for the applicant, with Madden, Moorhead & Stokes in Maitland, Florida. Mr. Beckham stated that he is available to answer any questions the Board may have.

No one from the audience spoke on this item and no written comments were received.

A motion was made by Commissioner Carissa Lawhun, seconded by Commissioner Richard Jerman to approve the Nodding Pines Preliminary Subdivision Plan. **The motion passed unanimously.**

Ayes (5): Chairman Mike Lorenz, Commissioner Lourdes Aguirre, Commissioner Carissa Lawhun, Commissioner Dan Lopez, and Commissioner Richard Jerman

PUBLIC HEARING ITEMS

Miyaji Sushi & Hibachi Special Exception – Consider a Special Exception to allow a restaurant within 1,000 feet of a school to obtain an alcohol license in the PD (Planned Development) district on 9.51 acres, located on the south side of W. Lake Mary Boulevard, east of Sun Drive; BS2025-08 (Wen Zheng, Applicant) District4 – Lockhart (**Hilary Padin, Planner**).

Hilary Padin, Planner - presented this item as stated in the Staff report. She further stated that the applicant currently operates a bonafide restaurant and would like to serve beer and wine for on-site consumption. The restaurant is 2,000 square feet in size and seats 56 patrons, with no outdoor seating. The hours of operation are Monday through Thursday from 11:00 AM to 10:00 PM, Friday and Saturday from 11:00 AM to 10:30 PM, and Sunday from noon to 9:30 PM. The restaurant is located within an existing planned shopping center 544 feet from UCP Early Seminole Learning Center off of Sun Drive to the north, which does not meet the 1,000 foot separation from the school as required by Section 30.6.6.2(d) of the Seminole County Land Development Code (SCLDC). The SCLDC states that certain criteria must be met for the Board of County Commissioners to approve a Special Exception request. Staff finds that the requests meets the four (4) criteria. On June 8, 2025, the applicant held a community meeting in compliance with the SCLDC. Details of this community meeting have been provided to the P&Z Board's agenda packet. Staff recommends that the Planning & Zoning Commission recommends the Board of County Commissioners approve the Miyaji Sushi & Hibachi Special Exception request with the conditions stated in the Development Order to allow a restaurant within 1,000 feet of a school to obtain an alcohol license in the associated PD Zoning district.

Commissioner Carissa Lawhun stated that the Staff analysis reflects existing restaurants in

the same shopping center that serves alcohol and asked if those restaurants also received Special Exceptions previously granted. Ms. Padin responded that some were “grandfathered” in, as they existed prior to the school. She further stated that no Special Exceptions for any other restaurants were found.

Wen Zheng, the applicant, of Orlando, Florida, stated that this shopping plaza has multiple restaurants and are currently serving alcohol. The Don Julio’s restaurant has a full liquor license and they are only planning to sell beer and wine at their Japanese Fusion restaurant. The saki or sushi will be perfectly matched with beer or wine as requested in their application. Mr. Zheng further stated that he feels approving this request will not affect the community, but rather will only bring in more patrons.

Commissioner Dan Lopez asked if the applicant planned to have any outdoor dining and Mr. Zheng responded that they have no space to have outdoor dining.

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

A motion was made by Commissioner Richard Jerman, seconded by Commissioner Dan Lopez to approve and refer the Miyaji Sushi & Hibachi Special Exception to the Board of County Commissioners. **The motion passed unanimously.**

Ayes (5): Chairman Mike Lorenz, Commissioner Lourdes Aguirre, Commissioner Carissa Lawhun, Commissioner Dan Lopez, and Commissioner Richard Jerman

Midway Loop Trail Rezone – Consider a Rezone from A-1 (Agriculture) to PLI (Public Lands and Institutions) for a proposed trail and other future recreational facilities on approximately 106.96 acres, located on the west side of Brisson Avenue, north of State Road 46; (Z2025-05) (Daniel Heacock, Seminole County Leisure Services / Greenways & Natural Lands, Applicant) District 5 - Herr (**Kaitlyn Apgar, Senior Planner**).

Kaitlyn Apgar, Senior Planner, presented this item as stated in the Staff report. She further stated that this parcel currently has a Future Land Use designation of Low Density Residential and a zoning classification of A-1, Agriculture. The intent of the Low-Density Residential land use designation is to provide appropriate locations for standard detached single-family residences and allows for limited public uses including publicly owned parks and recreational areas. The request for this rezone is to permit the proposed trail and recreation amenities, which is currently not a permitted use in the A-1 zoning district. The parcel currently exists as a stormwater retention pond and was historically utilized as a borrow pit. The Applicant proposes to develop the subject site as a public trail to be approximately 4,947 feet in length. The site would also contain exercise equipment and a pavilion. The subject site is currently located within the City of Sanford’s utility service area. At this time, the proposed trail project does not require any utility services. Additional amenities constructed in the future may require utility connection and will be appropriately reviewed at that time. There is an existing sidewalk along Brisson Avenue that will provide pedestrian access to the subject property. The proposed trail project will modify some of the existing sidewalk to be incorporated into the proposed trail. The trail also proposes connection into Roseland Park at a future phase. The proposed PLI (Public Lands and Institutions) zoning designation has been evaluated for compatibility with the Land Development Code of Seminole County in accordance with Chapter 30, Part 8. The

proposed zoning is compatible with the PLI zoned property to the south that currently operates as a school and the surrounding residentially zoned property, as the trail aims to serve the neighborhoods to the north, east, and west. Publicly owned parks and recreational areas are considered Special Exception uses in the Low Density Residential land use designation, however, are permitted by right if included in a zoning district compatible with the Low Density Residential land use designation. PLI is an allowable zoning classification for the Low Density Residential land use designation, per the Comprehensive Plan. Pursuant to Seminole County Land Development Code Sec. 30.3.5.1., the Applicant previously conducted adequate community meetings and outreach initiatives, thus the requirement for an additional community meeting was waived by the Planning Division Manager. The applicant conducted a community meeting on August 22, 2024 and details of this meeting has been provided in the Board's agenda package. Staff requests the Planning and Zoning Commission approve and refer the Midway Loop Trail Rezone to the Board of County Commissioners.

Chairman Mike Lorenz asked if the retention pond will remain onsite without any changes and Ms. Apgar responded yes, that is correct.

Commissioner Lourdes Aguirre asked if the site is currently used as a trail. Ms. Apgar responded no, there is not an existing trail. This request as presented is to allow the Rezone for the development of the trail.

Dan Heacock, of Seminole County Parks and Recreation, is the Project Manager for this request. Mr. Heacock stated that this is a simple and straightforward request for a trail. He further stated that this is a community that hasn't seen a lot of investment and they feel this will be a valuable project for the community.

Emory Green, Jr., of Sanford, stated that he is the Executive Director of the Midway Coalition. He recognized all of the residents from historic Midway that showed up at this meeting tonight. He further stated that this project has been underway for decades. It has been an eyesore in the past from dilapidated fences to Code Enforcement, but the residents have remained steadfast in their focus to make sure that this becomes a beautiful green space for the thousands of residents that are now in this historic community. One of the great things about this project is that they've seen it come from a cow pasture to producing the overpasses by taking the fill dirt for SR 417, to now becoming one of Seminole County's most beautiful assets. With the support of our County Commissioners and specifically the surrounding residents, they feel the preservation of this park is enriched by the history of the migrants in which it was established back in the 1920's. They have a utility, called the Midway Canaan Community Water Association and they want to ensure that, if and when the time comes, that all parties including the City of Sanford, Midway Canaan Community Water Association, and the residents are at the table to figure out the long term plans of their community. They feel this park will be a treasured asset for Seminole County.

The Chairman passed the provided audience written comments in support for this request to each Board member.

No one else spoke in favor or in opposition to this request.

A motion was made by Commissioner Carissa Lawhun, seconded by Commissioner Lourdes

Aguirre, to approve and refer the Midway Loop Trail Rezone to the Board of County Commissioners. **The motion passed unanimously.**

Neysa Borkert, Deputy County Attorney, addressed the members of the public and stated that if anyone has any specific questions on this request, to please speak with the project manager, Kaitlyn Apgar or the County representative, Mr. Dan Heacock. The next hearing of this request will be before the Board of County Commissioners, currently scheduled for August 12, 2025 at 1:30 PM. This is subject to change.

Ayes (5): Chairman Mike Lorenz, Commissioner Lourdes Aguirre, Commissioner Carissa Lawhun, Commissioner Dan Lopez, and Commissioner Richard Jerman

CLOSING BUSINESS

The Planning & Development Manager had nothing to report.

ADJOURNMENT

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