

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

**WEDNESDAY, OCTOBER 2, 2024
6:00 PM**

MINUTES

CALL TO ORDER AND ROLL CALL

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

ACCEPT PROOF OF PUBLICATION

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

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

APPROVAL OF MINUTES

A motion was made by Commissioner Richard Jerman, seconded by Commissioner Tim Smith to approve the September 4, 2024 Minutes, as submitted. The motion passed unanimously.

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

PUBLIC HEARING ITEMS

Ronald Reagan Plot Rezone – Consider a Rezone from A-1 (Agriculture) and R-1A (Single Family Dwelling) to R-1 (Single Family Dwelling) for a proposed single family residential subdivision on approximately 4.76 acres, located on the northeast side of Ronald Reagan Boulevard, southwest of Nolan Road; (Z2024-006) (Vincent Peluso, Applicant) District 2 - Zembower (**Kaitlyn Apgar, Planner**).

Kaitlyn Apgar, Planner, presented this item as reflected in the Staff report. She further stated that the applicant proposes to develop the subject site as a single-family residential subdivision in compliance with the R-1 zoning classification with a minimum lot size of 5,000 square feet and minimum lot width at building line of 50 feet. The parcel currently has split zoning, with the western half being R-1A, Single-Family zoning district and the eastern half being A-1, Agriculture zoning. The property is currently developed as a Single-Family residence. The request for the rezone to R-1 is to allow the property to be subdivided into single family lots. The proposed subdivision intends to include the current residence on the eastern side. The number of lots is formally undetermined at this stage, but the applicant approximates 14 lots, as allowable, and in compliance with all applicable Seminole County regulations. The property has a Future Land Use of Low Density Residential (LDR), which allows a maximum density of 4 dwelling units per net buildable acre. This equates to a density of a maximum of 19 dwelling units per acre for the subject property. Proposed access is via Ronald Reagan Boulevard, which is considered an Urban Minor Arterial roadway and operating at a level of service "A". There is an existing sidewalk along Ronald Reagan Boulevard. The Developer will be required to provide internal sidewalks for the development to comply with the Land Development Code of Seminole County. The requested R-1 zoning classification does not require a plan for review during the rezone process; however, at the Preliminary Subdivision Plan review stage, the development will be evaluated for buffer requirements. The R-1 zoning district does not require open space. The subject site is currently located within the City of Sanford's utility service area, but will be transferred to Seminole County's service area and will be required to connect to Seminole County water and sewer. There is an Interlocal Agreement between the City of Sanford and Seminole County for the service boundary change, and it is pending the Memorandum of Agreement for final execution. In compliance with Seminole County Land Development Code Sec. 30.3.5 – Community Meeting Procedures, the Applicant conducted a community meeting on July 8, 2024. Staff finds the request to be consistent with the Seminole County Comprehensive Plan and compatible with the trend of development in the area. The proposed subdivision of the property into 14 lots equates to approximately three (3) dwelling units per acre, which is in compliance with the LDR Future Land Use maximum of four (4) dwelling units per acre. The standard dimensional requirements within the R-1 zoning district provide a transition between similar lot sizes to the west and larger parcels to the east. Staff recommends approval of this request, as submitted.

Matthew Osborne, for the applicant, of Orlando, Florida, stated that Staff covered everything and had nothing further to add.

Commissioner Richard Jerman asked if he is the owner of the property and Mr. Osborne responded that his father-in-law is the owner. He will be the contractor/developer.

No one from the audience spoke in favor of this request.

One person from the audience spoke in opposition to this request as follows:

Robert Bradbury, of Rooster Court, Sanford, stated that he owns the property directly adjacent to the north of this property. When Sunland Estates was built, it blocked off overflow to two sides of his property. Former owners brought in a lot of fill dirt, which necessitated a drainage easement across the property. With all of the fill that was brought in, he is at the bottom of the barrel now. The land to the south of his property was raised six feet in some

places and at least two feet everywhere. When there is a ten inch rain, before the stormwater starts flowing through the drainage easement, his septic tank stops working and his yard gets flooded. His only recourse is to block off the drainage easement and pump over a berm to bring the water down on his side just to get the water to go into the storm water system along the side of Ronald Reagan. He's concerned that with the roads and roofs will create so much runoff that even a small rain will put water in his house. The hurricanes we had two years ago he prayed for a miracle, as one inch was all it needed before it was inside his house. He thinks the amount of retention on the property is inadequate in size and in depth. He would appreciate it if topo levels will be taken into account to see where his yard and the overflow drainage is operating.

Mr. Osborne, in his rebuttal, stated that in the community meeting, Mr. Bradbury expressed his concerns and his engineers, whom are not at tonight's meeting, explained that his concerns would be considered with the Preliminary Subdivision Plan as they move forward with their design.

Commissioner Carissa Lawhun asked if Staff knows when that will be addressed.

Vladimir Simonovski, Development Review Engineering Manager, responded that Staff is aware of these issues with regards to drainage in that area. He further stated that they've already made comments as part of the project review process. His concerns will be addressed at Final Engineering stage of the project. The pond will be required, with a minimum 25/24 hour storm pre-post not to exceed the volume from existing. This request tonight is only for the Rezone stage of the project.

Commissioner Jerman asked if this is a closed basin and they will be required to retain all of their drainage on-site or is there an outfall anywhere. Mr. Simonovski responded that there is an outfall near the road in front of the property, which will carry it to the south side into the existing storm water system that is owned by the County.

Public comment was closed.

A motion was made by Commissioner Mike Lorenz, seconded by Commissioner Richard Jerman to approve and refer the Ronald Reagan Plot Rezone to the Board of County Commissioners. The motion passed unanimously.

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

Master's Academy Special Exception Amendment – Consider an amendment to an existing private school Special Exception to allow three (3) existing temporary portables for permanent placement located at 1500 Lukas Lane, Oviedo, in the A-1 (Agriculture) district; BS2024-01 (McCree Construction, Applicant) District1 - Dallari (**Kathy Hammel, Principal Planner**).

Kathy Hammel, Principal Planner, presented this item as reflected in the Staff report. She further stated that this amendment is to allow three (3) portable buildings to become permanent. The Master's Academy Special Exception was approved in 1998 and has

expanded over the years. The school is now requesting that the temporary portables, which were allowed in 2021 for school renovation purposes, to now become permanent. This requires an Amendment to their Special Exception. This amendment will not increase the number of trips on the road, students, nor staff; and it will not impact the surrounding area. Staff is recommending approval of this request, as submitted.

Commissioner Richard Jerman asked what happened that this is being heard tonight, since these portables have been there since 2021, and now it's 2024. Ms. Hammel responded that it was brought to Staff's attention that the portables were still on-site and Staff then started the amendment process to get them in compliance.

Marcus Mennenga, for the applicant, located in Winter Springs, stated that their request is not an expansion project. They are at near maximum on their campus, so in order for them to refurbish existing buildings to allow more capacity later, they will need to utilize the existing portables for a few years longer. The next step recommended to them was to apply for a permanent status. However, they do not plan for the portables to be permanently placed on their campus.

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

Public comment was closed.

A motion was made by Commissioner Carissa Lawhun, seconded by Commissioner Lourdes Aguirre to approve and refer the Master's Academy Special Exception Amendment to the Board of County Commissioners. The motion passed unanimously.

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

CLOSING BUSINESS

No report.

ADJOURNMENT

Having no further business, the meeting adjourned at 6:17 P.M.