

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

**WEDNESDAY, FEBRUARY 7, 2024  
6:00 PM**

**MINUTES**

**CALL TO ORDER AND ROLL CALL**

*Present (6): Vice Chairman Mike Lorenz, Commissioner Lourdes Aguirre, Commissioner Brandy Ioppolo, Commissioner Carissa Lawhun, Commissioner Richard Jerman, and Commissioner Tim Smith*

*Absent (1): Chairman Dan Lopez*

**ACCEPT PROOF OF PUBLICATION**

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

*Ayes (6): Vice Chairman Mike Lorenz, Commissioner Lourdes Aguirre, Commissioner Brandy Ioppolo, Commissioner Carissa Lawhun, Commissioner Richard Jerman, and Commissioner Tim Smith*

**APPROVAL OF MINUTES**

A motion was made by Commissioner Tim Smith, seconded by Commissioner Richard Jerman to approve the January 10, 2024 Minutes, as submitted. The motion passed unanimously.

*Ayes (6): Vice Chairman Mike Lorenz, Commissioner Lourdes Aguirre, Commissioner Brandy Ioppolo, Commissioner Carissa Lawhun, Commissioner Richard Jerman, and Commissioner Tim Smith*

**PUBLIC HEARING ITEM**

**Sanford Avenue Small Scale Future Land Use Map Amendment** – Consider a Small Scale Future Land Use Map Amendment from Public, Quasi-Public to Medium Density Residential on approximately 0.37 acres, located on the east side of Sanford Avenue approximately 800 feet north of S. Ronald Reagan Boulevard; (Habitat for Humanity

Seminole Apopka, Applicant) District4 - Lockhart (**Joy Giles, Project Manager**).

Joy Giles, Principal Planner, presented this item as stated in the Staff report. She further stated that the purpose of the future land use amendment is to correct the inconsistency between the future land use in the existing R-1 Single Family Dwelling Zoning classification in order to construct two (2) single family homes. The existing Public Quasi Public Future Land Use is reserved for public and private recreation, as well as educational and public safety facilities. Private residential development is not currently permitted. However, the requested Medium Density Residential Future Land Use does support the existing R-1 Zoning classification. The subject site is comprised of two (2) vacant lots within an antiquated plat approved in 1954. The individual lots do not currently meet the existing R-1 Zoning district's minimum lot size of 8,400 square feet and minimum lot width of 70 feet at building line. However both lots are parcels of record and are eligible for Building permits. The subject property is also located within the East Altamonte Target Area. Per policy FLU 4.3 of the Comprehensive Plan, the County shall consider Code changes to allow for infill or redevelopment of existing lots of parcels of record within the target area on a case-by-case basis. The site is located within the City of Altamonte Springs utility service area for water; however sewer lines are not currently available. The lots will be required to connect to public utilities and septic will be provided for sewage. The requested Medium Density Residential Future Land Use is consistent with the Seminole County Comprehensive Plan and the trend of development in the area. To the north, east, and south of the property is also Medium Density Residential with R-1 Zoning classification. In compliance with the Seminole County Land Development Code the applicant conducted a community meeting on December 14, 2023 with the details of that meeting in the Board's agenda packet. Staff recommends approval of this request as presented.

Commissioner Richard Jerman asked if this will come back for Zoning approval and Ms. Giles responded that the zoning is already in place, which is R-1 Single Family Residential, and the surrounding Zoning is also R-1.

The applicant did not wish to present additional information.

Public comment was open to include the following:

Christine Watkins, of Altamonte Springs, stated that she requested clarification with two (20) separate lots being proposed. She asked if the subdivision name has always been Homeville and Ms. Giles responded yes, and that is the name of the plat. She asked what occurs after this meeting. Ms. Giles responded that the next step in the process for the land use amendment approval is for the Board of County Commissioners to hear this item and that Board will be the deciding factor of the land use change. If it is approved, the applicant can go to the building permit process. She asked to see where Blake Street is shown in conjunction to the proposed project. Ms. Giles showed Blake Street on the overhead map, to the north of the subject property. Ms. Giles stated that some of the homes are in the subdivision of Lula Blake Revision and she asked where Homeville starts on the map. Ms. Giles showed lots 7 and 8 on the map, with the remaining lots further north also part of the plat, which is part of Homeville. Ms. Watkins asked about Lake Street towards Ronald Reagan to the south, and stated that those properties are considered in Lula Blake Revision. Ms. Giles again showed on the map, where the specific areas are located. Ms. Watkins asked where the properties on Blake Street get their water and Ms. Giles responded that

she doesn't have that information, but may receive their water from the City of Altamonte Springs.

Vladimir Simonovski, Development Review Manager, responded to Ms. Watkins, which was inaudible.

Commissioner Jerman asked that if the two (2) existing lots are grandfather in, since they don't meet the R-1 size requirements and Ms. Giles responded yes, under the Comp Plan Policy FLU 4.3, because the location is within the target area, they are grandfathered in.

Rebecca Hammock, Development Services Director, stated that lots of record, platted prior to 1991, are considered lots of record and they are grandfathered in. This was platted prior to the adoption of the Seminole County Comprehensive Plan.

Alisa Adams, for the applicant, stated that Seminole County donated this property to Habitat for Humanity. They are very grateful for the property and are looking to develop a single family residence. They are requesting the land use change to develop single family homes. It would be for an affordable home buyer. They may look to do a lot split, which matches with what is in the existing area. They didn't receive any negative feedback from the community meeting. Habitat home buyers are vetted who have gone through extensive training to own a home. They need to receive 150 hours of training to pick their lot and are people who take good care of their homes, because they have to work so hard for them. This creates generational wealth for their home buyers and are an asset to the community.

A motion was made by Commissioner Carissa Lawhun, seconded by Commissioner Brandy Ioppolo to approve and refer the Sanford Avenue Small Scale Future Land Use Map Amendment to the Board of County Commissioners. The motion passed unanimously.

*Ayes (6): Vice Chairman Mike Lorenz, Commissioner Lourdes Aguirre, Commissioner Brandy Ioppolo, Commissioner Carissa Lawhun, Commissioner Richard Jerman, and Commissioner Tim Smith*

## **CLOSING BUSINESS**

Rebecca Hammock, Development Services Director, introduced herself to the two new P&Z Board members. Ms. Hammock introduced the new Planning Manager, Mr. Dale Hall.

Dale Hall, Planning & Development Manager, introduced himself to the P&Z Board. He most recently comes from the City of New Port Richey.

Ms. Hammock mentioned that the Land Development Code has been adopted effective April 1, 2024.

In the Spring of 2024, we plan to hold an Ethics Training and Orientation for new board members.

If any of the Board members need briefing on any of the agenda items in the future, you can reach out to Dale Hall, the Project Manager, or Rebecca Hammock.

Desmond Morrell, Senior Assistant County Attorney, announced that he will be leaving the County as he has accepted a position in Orange County. He thanked the Board for the time he spent assisting the Board and welcomed the new P&Z Board members.

**ADJOURNMENT**

Having no further business, the meeting adjourned at 6:20 PM.