

SEMINOLE COUNTY, FLORIDA

*COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468*



Meeting Minutes - Final

Wednesday, May 6, 2026

6:00 PM

BCC Chambers

Planning and Zoning Commission

CALL TO ORDER

Present Tim Smith, Carissa Lawhun, Dan Lopez, Mike Lorenz, Brandy Ioppolo, and Lourdes Aguirre
Absent Richard Jerman

Opening Statement

The meeting convened at 6:00 PM with Chairman Carissa Lawhun leading the Pledge of Allegiance. The Chairman then introduced each Board and Staff member present and read the procedure for conducting the meeting and voting.

Staff Present

Mike Rhodes, Interim Development Services Director; Dagmarie Segarra, Deputy Development Services Director; Kate Latorre, County Attorney, Jim Potter, Development Review Engineering Manager; Joy Giles, Planning & Development Manager; Annie Sillaway, Principal Planner; Kaitlyn Apgar, Senior Planner; and Tammy Brushwood, Clerk to the P&Z Board.

Accept Proof of Publication

Motion by Commissioner Brandy Ioppolo, seconded by Commissioner Tim Smith, to approve the Proofs of Publication. The motion passed unanimously, 6-0.

Aye: Commissioner Smith, Commissioner Lawhun, Commissioner Lopez, Commissioner Lorenz, Commissioner Ioppolo, and Commissioner Aguirre
Absent: Commissioner Jerman

Approval of Minutes

Motion by Commissioner Dan Lopez, seconded by Commissioner Lourdes Aguirre, to approve the April 1, 2026 P&Z Minutes, as submitted. The motion passed unanimously, 6-0.

Aye: Commissioner Smith, Commissioner Lawhun, Commissioner Lopez, Commissioner Lorenz, Commissioner Ioppolo, and Commissioner Aguirre
Absent: Commissioner Jerman

NEW BUSINESS

Public Hearing Items:

1. Land Development Code Amendment - Continued from the April 1, 2026 P&Z Meeting - Consider an Ordinance amending Chapter 2- Definitions, Chapter 5- Administration, Chapter 20- Development Orders/Approvals and Denials of Application for Development Approvals, Chapter 30- Zoning Regulations, Chapter 35- Subdivision Regulations, Chapter 70- Dredge and Filling, and Chapter 90- Uniform Building Numbering System of the Seminole County Land Development Code; Countywide (Maya Athanas, Principal Planner)
 Dagmarie Segarra, Deputy Development Services Director - presented this item as stated in the Staff report. She further stated that this item was continued from the April

1, 2026 to today. Nothing has changed since the initial presentation that staff provided on April 1. A few of the P&Z Board members were separately briefed on the details of the LDC Amendments prior to the meeting. Staff can present the item as done in April, proceed with a question and answer format, or anything specific way the Board would like to proceed. There was proposed language to be stricken from the R-3 designation regarding density and Staff is considering to keep that language in the Land Development Code in the meantime, prior to the BCC meeting. Therefore, the density language in the R-3 section of the LDC will remain as is.

No questions from the Board were presented.

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

The Chairman mentioned that a written comment was received by Dave Axel, of Oviedo, which she read for the record, regarding the preclusion of gating in the Missing Middle and Alternative Design Standards sections of the proposed LDC Amendments. His concerns are that there are times when it is impractical or impossible to get connectivity, so gating should not be prohibitive. Chairman Lawhun asked Staff why we are strictly prohibiting gating in these two sections. Dagmarie Segarra responded that the Missing Middle zoning designation is to incentivize and provide the Missing Middle typology that is missing in Seminole County. One of the struggles is with infill areas in the County. The main reason why Staff is recommending that it not be gated is to allow for flexibility of housing types and accessibility through the community, if they can connect to existing subdivisions. The Land Development Code already has a provision which would allow the Development Services Director to make a determination in cases where there are wetlands, lack of connectivity, or where it is not feasible to make that determination of waiving the requirement. It is not a good Planning practice, however they understand certain situations where gated communities are more appropriate, but for these specific types, it is not encouraging the purpose and intent of the (MM) zoning.

Chairman Lawhun asked if she is suggesting that the example brought forth by Mr. Axel, which is the northeast corner of Celery Avenue and Cameron, which has wetlands on one side and a gated subdivision on another, and in that case Staff would be able to make a determination that a gated community could be put there. Ms. Segarra responded it would be a case-by-case situation. Chairman Lawhun asked then, why we can't put language in the Land Development Code that it will be decided on a case-by-case basis. Ms. Segarra responded that it is not good Planning practice and not conducive to the intent of that (MM) zoning district. Chairman Lawhun stated that she thinks he made some good points and wanted to make sure it was on the record. Staff requests approval of this request.

Motion by Commissioner Lourdes Aguirre, seconded by Commissioner Brandy Ioppolo, to approve and refer the Land Development Code Amendments to the Board of County Commissioners. The motion passed unanimously, 6-0.

Aye: Commissioner Smith, Commissioner Lawhun, Commissioner Lopez, Commissioner Lorenz, Commissioner Ioppolo, and Commissioner Aguirre

Absent: Commissioner Jerman

2. Slavia Station PD Rezone - Consider a Rezone from PD (Planned Development) to PD (Planned Development) for a proposed coffee shop and renovation of a historical building on approximately 1.45 acres, located on the east side of SR 426, south of Red Bug Rd; (Z2025-011) (Jan Postava, Applicant) District 1 - Dallari (Kaitlyn Apgar, Senior Planner).

Kaitlyn Apgar, Senior Planner, presented this item as stated in the Staff report. She further stated that the subject property had previously secured approval of PD zoning entitlements and a Planned Development Future Land Use, approved on August 14, 2007. In accordance with Seminole County Land Development Code, the required Final Development Plan was not submitted within five (5) years and substantial development had not occurred within eight (8) years after approval. As a result, the PD entitlements have expired, necessitating the rezone. There was no maximum Floor Area Ratio (F.A.R.) established per the previously approved PD; however, the applicant is proposing a maximum F.A.R. of 0.24. The proposed development as depicted in the Master Development Plan has an F.A.R. of 0.10. The previous PD entitlements included permitted uses of OP (Office) and CN (Neighborhood Commercial) zoning districts. Additional previously approved uses included banks, civic assembly, daycares, and restaurants. The current request includes less extensive permitted uses consisting of permitted uses in CN (neighborhood commercial) zoning district, office, and civic assembly as an accessory limited to sixteen seats. The 1,370 square foot building existing on the property is considered to be historical in nature. The structure was utilized as a filling station and general store for the early Slavia community around 1929. The applicant proposes to utilize the existing structure as a coffee shop as well as construct a pavilion, bathroom facilities, and additional office building to the rear. This development is within Seminole County's potable water service area and sanitary sewer area and is required to connect to public utilities. The developer will be required to build a private pump station to connect to the County's force main system. The property will access onto Red Bug Road, which is classified as a local Road. The developer is required to build a five (5) foot wide sidewalk along the property's frontage on Red Bug Road. Landscape buffers required include a ten (10) foot wide buffer along the northern property line and a fifteen (15) foot wide buffer with a three (3) foot hedge enhancement along the east, south, and west property lines. Specific buffer components will be established at Final Development Plan. Twenty-five percent (25%) common usable open space will be provided on the subject property. The proposed PD Zoning designation and the associated Master Development Plan have been evaluated for compatibility with the Seminole County Land Development Code (SCLDC). The existing PD Future Land Use is consistent with the proposed PD zoning. The proposed Master Development Plan (MDP) and Development Order (DO), appropriately address compatibility with the surrounding development pattern. The proposed development is providing an innovative concept that allows the preservation of a historical building while serving the greater residential community through the provision of neighborhood

compatible commercial uses. The cultural preservation of this historic building in the Slavia community is a nod to the existing roots of the community and works to serve as an amenity to conserve a piece of heritage while developing a new expression of the site. The proposed development is expected to assist in reducing vehicle miles traveled (VMT) per household. The project is located across the street from the Cross Seminole Trail and is providing a sidewalk network and bicycle parking to bolster pedestrian accessibility to the site, thus incentivizing pedestrian over vehicle conveyance. The applicant conducted a community meeting on February 10, 2026. Details of the community meeting are included in the agenda package. Staff requests approval of this request.

Vice Chairman Brandy Ioppolo asked what the purpose is for the 3,700 sf building currently on the property. Ms. Apgar responded that it is labeled as Office on the Master Development Plan. The applicant can speak more on their proposed use.

John Frith, for the applicant, of Frith and Associates, stated that he is the Civil Engineer on the project. He stated that the office building is a future use, but is not being addressed at this time. They will renovate the existing gas station into a coffee shop and they add another building with restrooms, as well as a pavilion and associated parking.

Vice Chairman Ioppolo asked about the noise from the pavilion when functions are there. Mr. Frith responded that there will be weekend functions, with a seating area, an art show that is compatible with the coffee shop. They don't anticipate a loud band, it would be acoustical if anything and he doesn't believe there will be a lot of noise.

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

Ms. Apgar stated that there is a condition in the Development Order (DO), prohibiting outdoor amplification of sound without County Staff approval of a Special Event permit.

A motion was made by Commissioner Brandy Ioppolo, seconded by Commissioner Mike Lorenz, to approve and refer the Slavia Station PD Rezone to the Board of County Commissioners. The motion passed unanimously, 6-0.

Aye: Commissioner Smith, Commissioner Lawhun, Commissioner Lopez, Commissioner Lorenz, Commissioner Ioppolo, and Commissioner Aguirre

Absent: Commissioner Jerman

3. Henderson Hill Rezone - Consider a Rezone from A-1 (Agriculture) to C-1 (Retail Commercial) for three (3) restaurants with drive-through service lanes on approximately 4.32 acres, located on the northwest corner of W SR 46 and Henderson Lane; (Z2025-025) (Andrew Hill/Grey Seven LLC, Applicant) District 5 - Herr (Annie Sillaway, Principal Planner)

Annie Sillaway, Principal Planner, presented this item as stated in the Staff report. She further stated that the rezone to C-1 will allow development in accordance with the C-1

zoning district, which permits uses including, but not limited to, banks, convenience stores, and restaurants. The subject property has an existing Future Land Use of Commercial, which allows a maximum Floor Area Ratio (F.A.R.) of 0.35. The intent of the Commercial land use designation is to provide appropriate locations to identify locations for a variety of commercial uses including neighborhood and community shopping centers, convenience stores and retail sales. This land use should be located at intersections or along major roadways as infill development where this use is established. The Applicant proposes to develop the property with three (3) restaurants, each with a drive-through lane, and does not intend to subdivide the property into separate parcels. The Applicant proposes access via Henderson Lane, which is classified as a local road, with a cross-access connection extending west through the existing commercial plaza. A full traffic study and cross access easement agreement will be required at the time of site plan approval. The subject property is within the SR 46 Gateway Corridor and will require the Applicant to maintain a minimum landscape buffer of 25 feet and a 50-foot building setback. The request is consistent with the Seminole County Land Development Code (SCLDC) and the surrounding area. The C-1 zoning district is intended to permit and encourage a full range of essential commercial uses, while at the same time protecting neighboring residential properties from any possible adverse effects of commercial activity. The Applicant will be providing the required open space and adequate landscape buffers to be consistent with the Land Development Code in order to provide adequate buffering for the residential district to the north, which will be demonstrated at the time of site plan approval. The proposed C-1 zoning classification is consistent with the established development pattern along SR 46, that consists and aligns with the intent and allowable intensity of the Commercial Future Land Use category by supporting comparable commercial activities and is compatible with the zoning designation of the properties located to the west of the subject site and consistent with the Commercial Future Land Use designation. The Applicant conducted a community meeting on February 26, 2026. An opposition email was received today from a resident at 5471 Glen Oak Place, which was provided to the P & Z Board prior to the meeting. Staff requests approval of this request.

Bob Ziegenfuss, Z Development Services, of Orlando, stated that he is representing the developer and he is also the engineer for the project. He further stated that the Future Land Use map reflects the property is Commercial and they are adjacent to an existing C-1 use, which is compatible with the area. He heard about the one comment received today, which was relative to the proximity of their pool to the back property line. He stated that there is an existing six foot (6') block concrete wall back there, which is adjacent to all of the residential properties. They are also providing a thirty foot (30') landscape buffer and leaving the existing natural vegetation in that buffer. They will add more plantings along their curve line, as you come into the development, away from the natural landscape buffer. They will clean up the area and will repair the concrete wall. The community meeting was very positive and they were happy to see that no two-story buildings would be looking into their backyard.

Commissioner Tim Smith asked if there will be one or two points of entry/exist access to the property. Mr. Ziegenfuss responded that there are two. He further stated that they will be utilizing an existing access point to the neighboring C-1 development off of

SR 46. They will have access off of Henderson as well.

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

Chairman Lawhun stated that they received one comment card in support of this request not wanting to speak, but had a question for Staff regarding whether or not the ten foot (10') buffer would be in writing in the Development Order (DO).

Annie Sillaway, of Staff, responded that the rezoning is a straight zoning, which does not have a Development Order. Instead, the applicant will be held to the established Land Development standards for that zoning, for the landscape buffers. The additional commitments the applicant is making is not within a Development Order, but will be determined at site plan review.

Mr. Ziegenfuss, in his rebuttal, stated that if the neighbor's desire to have the ten foot (10') buffer provision, the developer is committed to it and they are moving forward right now to show a 30 foot (30') landscape buffer between the back rear access road and that neighbor's rear property line. It is on their current plan that they are working on to submit for permits after the public hearing process. They are willing to commit to that, if it's something the Board wants to add as a stipulation or a condition for approval.

A motion was made by Commissioner Brandy Ioppolo, seconded by Commissioner Tim Smith, to approve and refer the Henderson Hill Rezone to the Board of County Commissioners. The motion passed unanimously, 6-0.

Aye: Commissioner Smith, Commissioner Lawhun, Commissioner Lopez, Commissioner Lorenz, Commissioner Ioppolo, and Commissioner Aguirre

Absent: Commissioner Jerman

CLOSING BUSINESS

Development Services Director's Report

Dagmarie Segarra, Deputy Development Services Director, stated that the Development Services Citizens Academy will be held on May 7, 2026, which will showcase the department from 6:00 to 8:00 PM, which is a family event held at the County Services Building.

Board Comments

Vice Chairman Brandy Ioppolo thanked Staff for the extra time spent on providing the briefing on the Land Development Code. It really helped and provided a lot of clarity.

ADJOURNMENT

Having no further business, the meeting adjourned at 6:29 PM.