

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

**WEDNESDAY, NOVEMBER 1, 2023  
6:00 PM**

**MINUTES**

**CALL TO ORDER AND ROLL CALL**

*Present: (7) Chairman Carissa Lawhun, Vice Chairman Dan Lopez, Commissioner Walter Grundorf, Commissioner Richard Jerman, Commissioner Mike Lorenz, Commissioner Stephen Smith, and Commissioner Tim Smith*

*Absent: (0)*

**ACCEPT PROOF OF PUBLICATION**

A motion was made by Commissioner Stephen Smith, seconded by Commissioner Walter Grundorf to approve the Proof of Publication. The motion passed unanimously.

*Ayes: (7) Chairman Carissa Lawhun, Vice Chairman Dan Lopez, Commissioner Walter Grundorf, Commissioner Richard Jerman, Commissioner Mike Lorenz, Commissioner Stephen Smith, and Commissioner Tim Smith*

**APPROVAL OF MINUTES**

A motion was made by Commissioner Tim Smith, seconded by Commissioner Walter Grundorf to approve the October 4, 2023 Minutes, as submitted. The motion passed unanimously.

*Ayes: (7) Chairman Carissa Lawhun, Vice Chairman Dan Lopez, Commissioner Walter Grundorf, Commissioner Richard Jerman, Commissioner Mike Lorenz, Commissioner Stephen Smith, and Commissioner Tim Smith*

**TECHNICAL REVIEW ITEMS**

**Hindu Senior Living Community Preliminary Subdivision Plan** - Approve the Hindu Senior Living Community Preliminary Subdivision (PSP) containing thirty-seven (37) single-family residential lots on 6.74 acres zoned PD (Planned Development) located on the south side of Center Dr, just west of Bluestone Pl (Suresh Gupta, Applicant). District1 - Dallari

**(Doug Robinson, Project Manager).**

Doug Robinson, Principal Planner, presented this item as stated in the Staff report. He stated that this project was formerly known as Vasant Vatika. The applicant is requesting approval of the senior living community Preliminary Subdivision Plan. The Future Land Use and Zoning classification of the subject project is Planned Development. On March 28, 2017, the Board of County Commissioners approved a Small Scale Future Land Use Map Amendment from Low Density Residential to Planned Development and a Rezone from R-1A to Planned Development. Per the approved Development Order and Master Development Plan, the Preliminary Subdivision Plan proposes 37 single family lots on 6.74 acres with a maximum density of six (6) dwelling units per net buildable acre. The minimum lot size is 3,850 square feet. The PSP complies with all conditions of Chapter 35 of the Seminole County Land Development Code and the Hindu Senior Living Community Development Order and Master Development Plan. All internal roads will be private. Seminole County is the utility provider for water and sewer. Public access will be provided from Center Drive. The open space requirement has been met, which is 25%, and they have slightly exceeded that. There are buffers on all four (4) sides of the project and in compliance with the Development Order. Staff recommends approval of this Technical Review item as requested.

David Evans, of Evans Engineering in Orlando, Florida, stated that he is available to answer questions on behalf of the applicant. He further stated that they concur with Staff's comments.

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

A motion was made by Commissioner Walter Grundorf, seconded by Commissioner Tim Smith to approve the Hindu Senior Living Community Preliminary Subdivision Plan. The motion passed unanimously.

*Ayes: (7) Chairman Carissa Lawhun, Vice Chairman Dan Lopez, Commissioner Walter Grundorf, Commissioner Richard Jerman, Commissioner Mike Lorenz, Commissioner Stephen Smith, and Commissioner Tim Smith*

**PUBLIC HEARING ITEMS**

**Evaluation and Appraisal Report (EAR)- Based Comprehensive Plan Amendments –** *Staff is Requesting a Continuance to December 6, 2023 for Re-Advertisement* - Consider an Ordinance approving the Evaluation and Appraisal Report (EAR)- Based Amendments to the Seminole County Comprehensive Plan amending the text and exhibits for Conservation, Drainage, Future Land Use, Potable Water, Recreation and Open Space, Sanitary Sewer, and Transportation Elements. **(Tyler Reed, Project Manager and Project Consultant, Eliza Harris Juliano, Kimley-Horn and Associates, Inc.)**

Rebecca Hammock, Development Services Director, stated that the item will be re-advertised prior to the December meeting, as there was an error in what was published for this meeting.

Commissioner Richard Jerman asked if the packet would be re-distributed to the Board and

Ms. Hammock responded yes.

A motion was made by Commissioner Stephen Smith, seconded by Commissioner Walter Grundorf to continue the Evaluation and Appraisal Report (EAR) Based Comprehensive Plan Amendments to the December 6, 2023 Planning & Zoning Commission meeting. The motion passed unanimously.

*Ayes: (7) Chairman Carissa Lawhun, Vice Chairman Dan Lopez, Commissioner Walter Grundorf, Commissioner Richard Jerman, Commissioner Mike Lorenz, Commissioner Stephen Smith, and Commissioner Tim Smith*

**Wayside Assemblage PD Rezone** – Consider a Rezone from A-1 (Agriculture) and OP (Office) to PD (Planned Development) for a mixed use development consisting of multi-family, office, and retail commercial uses on approximately 19.46 acres, located on the south side of Wayside Drive, east of International Parkway; (Z2023-06) (Douglas Hoeksema, Applicant). District5 - Herr (**Annie Sillaway, Project Manager**).

Annie Sillaway, Senior Planner, presented this item as stated in the Staff report. She further stated that the proposed development consists of 2.40 acres of C-2 (Retail Commercial) and OP (Office) uses; 8.51 acres of Multi-Family; and 8.55 acres of High Intensity Planned Development-Target Industry (HIP-TI) uses, as listed under FLU Exhibit-40 of the Seminole County Comprehensive Plan. The proposed development encompasses three (3) public County owned roads known as Old Brick Road, Grant Line Road, and Woodruff Springs Road. The Applicant proposes to vacate all three (3) rights-of-way and incorporate the acquired acreage into the development. Therefore, approval of the rezone will be contingent upon approval of the requested vacates and will be presented to the Board of County Commissioners the same day as this project. The Applicant proposes a maximum F.A.R. of 1.5 for the HIP-TI uses and a maximum density of 37.49 dwelling units per net buildable acre, which equates to no more than forty-nine percent (49%) of the total square footage of the development, and 0.35 F.A.R. for Commercial, which is consistent with the future land use. The property will access from Wayside Drive, which is classified as a local road and does not have improvements programmed in the County's five (5) year Capital Improvement Program. The Developer may be required to dedicate right-of-way along the northern property boundary facing Wayside Drive in order to facilitate the required improvements. The specific area of right of way dedication will be determined at the time of Final Development Plan. The Applicant is requesting a waiver from the off-street parking requirements to allow a reduction in parking stall size from the standard ten (10) foot by twenty (20) foot stall, to a nine (9) foot by eighteen (18) foot stall size, which is consistent with the previously approved Integra PD (Planned Development) to the south of the subject site. Parking for the multi-family portion of the development is proposed at a ratio of 1.70 spaces per dwelling unit; all other uses will meet the parking requirements of the Seminole County Land Development Code. The Applicant proposes six (6) electric car charging stations; three (3) for the multi-family use, two (2) for the HIP-TI uses, and one (1) for the commercial uses. The proposed project supports the objectives of the PD zoning designation in that it provides the required minimum of twenty-five (25) percent open space for mixed use development and provides adequate buffering to foster compatibility with the adjacent existing zoning classifications. Staff finds the request to be consistent with the Seminole County Comprehensive Plan and the Land Development Code, and compatible with the trend of development in the surrounding area. Staff recommends approval of the Wayside Assemblage PD Rezone.

Chad Moorhead, of Madden, Moorhead and Stokes in Maitland, Florida, stated that they agree with the conditions and Staff's recommendations. They are asking that the Board approve and refer this item to the Board of County Commissioners. A concept plan of the site was shown as was shown at the community meeting. They are not asking for a land use change and they are staying within the HIP-TI parameters. It is called "Assemblage" because there are 22 parcels assembled for this project.

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

A motion was made by Commissioner Stephen Smith, seconded by Commissioner Tim Smith to approve and refer the Wayside Assemblage PD Rezone to the Board of County Commissioners. The motion carried unanimously.

*Ayes: (7) Chairman Carissa Lawhun, Vice Chairman Dan Lopez, Commissioner Walter Grundorf, Commissioner Richard Jerman, Commissioner Mike Lorenz, Commissioner Stephen Smith, and Commissioner Tim Smith*

### **CLOSING BUSINESS**

No report.

### **ADJOURNMENT**

Having no further business, the meeting adjourned at 6:23 PM.