

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

**WEDNESDAY, MARCH 6, 2024
6:00 PM**

MINUTES

CALL TO ORDER AND ROLL CALL

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

Absent (1): Commissioner Carissa Lawhun

ACCEPT PROOF OF PUBLICATION

A motion was made by Commissioner Tim Smith, seconded by Vice Chairman Mike Lorenz to approve the Proof of Publication. The motion passed unanimously.

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

APPROVAL OF MINUTES

A motion was made by Commissioner Richard Jerman, seconded by Commissioner Lourdes Aguirre to approve the February 7, 2024 Minutes, as submitted. The motion passed unanimously.

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

PUBLIC HEARING ITEMS

Santa Ana RV Storage Small Scale Future Land Use Map Amendment and Rezone – Consider a Small Scale Future Land Use Map Amendment from Low Density Residential to Industrial, and a Rezone from A-1 (Agriculture) to C-3 (General Commercial & Wholesale) on approximately one (1) acre, located on the west side of Mathews Road, approximately

600 feet north of Hillview Drive.

Joy Giles, Principal Planner, presented this item as stated in the Staff report. She further stated that the purpose of the request is to incorporate the 1 acre parcel into the existing outdoor storage site adjacent on the north, south, east, and west. The previously approved development, known as the Adult Toy Storage facility, permits those uses under the C-3 (General Commercial & Wholesale) zoning classifications and the M-1A (Very Light Industrial) zoning classification, including outdoor storage. The Applicant proposes to utilize the 1 acre parcel for additional storage. The requested Industrial Future Land Use allows a maximum Floor Area Ratio of 0.65 and permits the requested C-3 zoning classification. As previously stated, the property is surrounded by the Adult Toy Storage development with approved access points from Hillview Drive and Matthews Road. Staff finds the requested land use amendment and rezone to be consistent with the Comprehensive plan and compatible with the surrounding trend of development in the area. Heavy commercial and industrial uses have been established on the properties adjacent to the north, south, east and west, since 1999; therefore, Staff requests approval of this request.

Chad Moorhead, for the applicant, is with Madden, Moorhead & Stokes in Maitland. He further states that they agree with Staff as presented.

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 Brandy Ioppolo to approve and refer the Santa Ana RV Store Small Scale Future Land Use Map Amendment and Rezone to the Board of County Commissioners.

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

Reagan Center PD Major Amendment Rezone – Consider a Rezone from PD (Planned Development) to PD (Planned Development) for a mixed use development on approximately 110 acres, located on the east side of US Highway 17-92 approximately 550 feet north of County Home Road; (Integra Land Company, Applicant) District 2 - Zembower (**Rebecca Hammock, Development Services Director/Joy Giles, Project Manager**).

Joy Giles, Principal Planner, presented this item as stated in the Staff report. The Applicant proposes to construct a mixed use development on 110 acres, with entitlements for general commercial and retail uses consistent with C-1 and C-2 Retail Commercial permitted uses, including but not limited to, general commercial uses; professional and medical office; and multi-family residential. The PD proposes a maximum Floor Area Ratio (F.A.R.) of 0.95 and a multi-family residential density of twenty-five (25) dwelling units per net buildable acre, for a maximum of 1,003 dwelling units. In December of 2018, the Board of County Commissioners approved the Parkside Place PD rezone on the subject site; however, subsequent applications for development approval were not submitted and the PD entitlements have since expired.

The Reagan Center PD proposes a less intense F.A.R. and density than the previously approved Parkside Place PD, which allowed a maximum F.A.R. of 1.25, with a maximum

density of eighty-five (85) dwelling units per net buildable acre. The comparison between the current request and the previously approved entitlements are shown in the “Entitlements Comparison Table” in the Board’s agenda packet. The PD proposes four (4) developable tracts and a 35-acre tract designated as passive recreation, open space, and wetland conservation. Multi-family residential will be developed solely on tract 2 and shall be developed in three (3) phases. The remaining three (3) developable tracts in the PD will consist of general commercial, retail, and office uses, and may be developed independently from the multi-family phases. A Trip Conversion Matrix has been included in the Development Order allowing for the conversion of uses between tracts, as long as the total number of project trips are not exceeded. However, as previously stated, the multi-family units are to be developed solely on tract 2 and no additional residential units may be added through the Trip Conversion Matrix. The site is located within the Seminole County Utilities service area and is required to connect to public utilities. Due to the intensity of the project, water and wastewater system capacity improvements are anticipated; therefore, a separate utility agreement will be required for the design and construction of the improvements. The total cost associated with the water and wastewater system improvements, shall be funded via a proportionate share contribution by the Developer of 45% for water and 46% for wastewater. The development will access onto Ronald Reagan Boulevard and U.S. Highway 17-92. A traffic impact analysis (TIA) will be required at Final Engineering review of each phase of development. The TIA will determine any offsite improvements required in the County right-of-way, and will also evaluate internal vehicular cross access needed to facilitate each phase’s internal access to adjacent land uses. However, tract 3 will access solely from Ronald Reagan Blvd and will not have internal vehicular access to the remaining tracts in the PD due to existing wetlands and floodplain. The site is located within the Lake Jesup Drainage Basin, which has limited downstream capacity; therefore, the site’s design will be required to hold water quality, and not exceed the pre-development rate and volume for the 25- year, 24- hour storm event. Staff has evaluated the proposed development for consistency with the Comprehensive Plan and Land Development Code. The proposed development supports the objectives of the PD zoning designation in that it provides the minimum required 25% open space, perimeter buffers, and a maximum building height; as well as defined permitted uses with maximum intensity. The development will provide vehicular interconnectivity between tracts and uses to promote a well-connected internal vehicular network, as well as a pedestrian circulation system giving access to all portions of the development as each tract and phases are constructed. The Developer will provide the construction of one (1) bus shelter located on the east side of U.S. Highway 17-92 just north of Senator Lane. At each phase of development, the project will be evaluated for impacts to traffic and utilities to determine required improvements. Staff finds the proposed development to be consistent with the Comprehensive Plan and Land Development Code, with a mix of uses that are compatible with the high intensity nature of the U.S. Highway 17-92 corridor. In compliance with Seminole County Land Development Code Sec. 30.49 – Community Meeting Procedure, the Applicant conducted a community meeting on December 6, 2023 with those details of the community meeting provided in the Board’s agenda packet. Staff requests approval of this request.

Board and Staff discussion ensued.

Neysa Borkert, Deputy County Attorney, stated that the Board received the memo from Ms. Giles on March 5, 2024 with the updated level of service and capacity memo, attachments, updated Development Order, and updated Master Development Plan.

Ms. Giles entered this into the public record.

Randy Morris, for the applicant, of RM Strategies showed a presentation on the details of their plan, along with other speakers representing the project.

No one from the audience spoke in favor of this request. Speaking in opposition to the project included:

- Adam Jackson
- John Guy
- Robert and Tally Sinclair
- Jack Wayne
- Rachel Wayne

Mr. Morris provided more information in his rebuttal.

Board and Staff discussion ensued.

A motion was made by Commissioner Richard Jerman, seconded by Commissioner Neysa Borkert, County Attorney's Office, stated that the applicant's request comes to this Board and that request cannot be changed by the Planning & Zoning board. If the motion by Mr. Jerman is have a condition in the Development Order that requires subsequent tracts to come back for Site Plan Approval, there is no Code requirement for a "bubble plan", which doesn't exist. She would recommend this Board not recommend something to the Board of County Commissioners that references a request that doesn't exist in our Code.

Rebecca Hammock, Development Services Director, stated that she is hearing Mr. Jerman's request is to have a Master Development Plan for each plan go back through the process. However, normally what happens is the Master Development Plan approves the entitlements for each tract, and then each tract comes through for a Final Development Plan and a Developer's Commitment Agreement, which is done administratively by Staff.

Commissioner Jerman stated that all we have with this request are a few sentences of what might be on tract one (1), and that's not good enough, because it is the Boys and Girls' Club and we have no idea what will be there. Ms. Borkert responded that she thinks the Board does have a really good idea as to what will be on the tracts. The traffic shows how it will be reviewed, the ingress and egress is shown, a community park will be around the retention pond and shown on the Master Plan. What this Board doesn't have are the specific things that the P&Z Board would like to see, such as what the architectural requirements will look like. As far as this Board is concerned for Planned Developments, is not something before this Board at this time.

A motion was made by Commissioner Richard Jerman, seconded by Commissioner Lourdes Aguirre to approve and refer the Reagan Center PD Major Amendment (Rezone) to the Board of County Commissioners, with the condition to amend the Development Order requiring all individual Site Plans for the development tracts to come back to the Planning & Zoning board and the BCC for approval.

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

CLOSING BUSINESS

Rebecca Hammock, Development Services Director, introduced Neysa Borkert as our new land use attorney. Ms. Hammock also mentioned that the Clerk sent out materials on this Board's roles and responsibilities to help guide you. We are planning for a new member orientation and training in April, 2024.

ADJOURNMENT

Having no further business, the meeting adjourned at 7:27 PM.