

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

**WEDNESDAY, DECEMBER 6, 2023  
6:00 PM**

**MINUTES – FINAL/CORRECTED**

**CALL TO ORDER AND ROLL CALL**

*Present: (4) Chair Pro Tem Commissioner Richard Jerman, Commissioner Walter Grundorf, Commissioner Mike Lorenz, and Commissioner Stephen Smith*

*Absent: (3) Chairman Carissa Lawhun, Vice Chairman Dan Lopez, and Commissioner Tim Smith*

**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: (4) Chair Pro Tem Commissioner Richard Jerman, Commissioner Walter Grundorf, Commissioner Mike Lorenz, and Commissioner Stephen Smith*

**APPROVAL OF MINUTES**

A motion was made by Commissioner Stephen Smith, seconded by Commissioner Walter Grundorf to approve the November 1, 2023 Minutes, as submitted. The motion passed unanimously.

*Ayes: (4) Chair Pro Tem Commissioner Richard Jerman, Commissioner Walter Grundorf, Commissioner Mike Lorenz, and Commissioner Stephen 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 further stated that on October 10, 2023, the Board of County Commissioners approved a Rezone from A-1 Agriculture and R-1A Single Family Dwelling to R-1A Single Family Dwelling. The Preliminary Subdivision Plan (PSP) proposes eighteen (18) single family lots on approximately 6.67 acres with a maximum density of 2.7 dwelling units per net buildable acre. The minimum lot size is 9,000 square feet with a minimum lot width of seventy-five (75) feet. The PSP complies with all conditions of Chapter 35 of the Seminole County Land Development Code. All internal roads will be public and access will be provided from Tucker Drive. A correction from the Staff report is that the utility provider will be the City of Sanford and not Seminole County. Staff recommends approval of this Technical Review item.

Board and Staff discussion ensued.

The applicant from the audience indicated he had nothing further to add to Staff's comments.

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

A motion was made by Commissioner Walter Grundorf, seconded by Commission Mike Lorenz to approve The Bradbury Preliminary Subdivision Plan. The motion passed unanimously.

*Ayes: (4) Chair Pro Tem Commissioner Richard Jerman, Commissioner Walter Grundorf, Commissioner Mike Lorenz, and Commissioner Stephen Smith*

## **PUBLIC HEARING ITEMS**

**Advanced Autobody Small Scale Future Land Use Map Amendment** – Consider a Small Scale Future Land Use Map Amendment from Commercial to Industrial for an existing autobody shop on approximately 0.62 acres, located on the west side of S Ronald Reagan Boulevard, approximately 1/2 mile south of North Street; (Z2023-01/07.23SS.01) (JHR Consultants, Applicant) District4 - Lockhart (**Annie Sillaway, Project Manager**).

Annie Sillaway, Senior Planner, presented this item as stated in the Staff report. She further stated that the request is to correct an inconsistency between the Commercial Future Land Use and the M-1 (Industrial) Zoning district. The site is currently developed under the M-1(Industrial) zoning classification as an autobody shop. Upon preliminary review of a proposed site plan application for an additional covered structure, Staff determined that the existing Commercial Future Land Use is inconsistent with the existing M-1 (Industrial) zoning classification. Prior to approval of additional development, the Future Land Use must be brought into compliance. Staff finds the existing development of an autobody shop to be consistent with the M-1(Industrial) zoning designation, and the requested Industrial Future Land Use is compatible with the Seminole County Comprehensive Plan seeing that the site accesses onto an urban arterial road and is surrounded by Industrial Future Land Uses. Staff recommends approval of the Advanced Autobody Small Scale Future Land Use Map Amendment as requested.

Board and Staff discussion ensued.

John Reynolds, the applicant, stated that he is the President of JHR Consultants in Altamonte Springs, Florida. He further stated that the owner is in the audience, Chris Radosevich, owns all of the adjacent properties, which is roughly five (5) acres. Once they submitted the site plan showing the 1,800 square foot shed roof is when it was determined that the shed roof is projecting onto other properties that didn't have the same Future Land Use. Before they can build the structure, they have to come into compliance with the Future Land Use. They are available to answer questions.

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

A motion was made by Commissioner Stephen Smith, seconded by Commissioner Walter Grundorf approve and refer the Advanced Autobody Small Scale Future Land Use Map Amendment as requested. The motion passed unanimously.

*Ayes: (4) Chair Pro Tem Commissioner Richard Jerman, Commissioner Walter Grundorf, Commissioner Mike Lorenz, and Commissioner Stephen Smith*

**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.)**

Tyler Reed, Senior Planner, presented this item as stated in the Staff report and tonight he will review the final changes to the Comprehensive Plan, based on the Envision Seminole 2045 Plan and approved Evaluation and Appraisal (EAR) Report of the Comprehensive Plan submitted last year in November. Everything presented tonight has already been presented to the Board of County Commissioners (BCC) and to the Planning & Zoning Commission (P&Z) in work sessions. Staff has provided three (3) work sessions with the BCC, a community meeting, and a work session with the P&Z Board. This meeting tonight will provide the BCC a recommendation to authorize the transmittal of the EAR-Based Amendments to the Seminole County Comprehensive Plan.

There are five vision goals from the Envision Seminole 2045 Plan: 1) protect wildlife, 2) maintain rural places, 3) grow walkable, 4) get active, and 5) be green. Each of these came with a set of strategies and recommendations, some of which were directly related to the Comprehensive Plan, and some of which are outside the Comprehensive Plan or related to some elements that are currently being updated.

Some of the major updates we have accomplished with the EAR-Based Amendments include the removal of all non-policy sections in all Elements to streamline and establish a policy based comprehensive plan, a reorganization of the Future Land Use Element for a more coherent structure and to align with the vision goals. We incorporated the necessary updates from multiple departments, updated the sanitary element to align with Florida Statutes, and we included the recognition of rural enclaves outside of the East Rural Area.

In addition to the vision-based Elements, we are organizing the Future Land Use Element. The current organization of the Future Land Use element is modeled on the Central Florida Regional Growth vision “How Show We Grow” Plan. This plan was done on a regional level with community support.

The proposed organization is modeled on the Envision Seminole 2045 Plan, which allows us to target Seminole County specifically and meet specific needs of the community within the County. The County is dedicated to protecting our Wildlife and Natural Resources through the preservation and enhancement of natural habitats and sustainable management of vital natural resources including air, water, energy, and land.

We introduced new objectives and policies that support Wildlife, Natural Resources, and Sustainability, to include Habitat, Dark Skies, and Green Buildings policies and reorganized each existing policies to improve cohesiveness and clarity. We are protecting Florida’s environment and water systems through our updated policies reflecting areas within the Basin Management Action Plan and implementing enhanced septic tank requirements per the Florida Statutes. It is our intent to encourage efficient use of land, housing choices, and economically vibrant active places that enable multimodal transportation.

Our goals were to streamline. The current Comprehensive Plan had a lot of existing language based on the “How Shall we Grow” plan, but there was a lot of repetition. We had standards for incentive programs that were fairly complicated, and we found that developers were not utilizing these programs that included the MXD standards and the Urban Centers and Corridors Overlay Bonus Program.

The County is committed to supporting rural lifestyles and landscapes, and preserving the rural character through protecting rural neighborhoods, natural resources, and maintaining economic viability of these areas. The County will help preserve rural enclaves for the areas of the County outside of the East Rural area that have maintained their rural character. Another area we looked at was the revision of the Cluster Development Policy and clarifying the existing language on Clustering and density bonus in the R10 Future Land Use.

There are two other goals withing the FLU Element that did not have any substantial changes, which are to ensure the Counties commitment to pursuing these objectives, which are “Enhance Existing Places” and “Property Rights”.

Staff recommends the Board of County Commissioners authorize transmittal of EAR-Based Amendments to the Seminole County Comprehensive Plan amending the text and exhibits of the Capital Improvements, Conservation, Drainage, Future Land Use, Housing, Implementation, Intergovernmental Coordination, Introduction, Potable Water, Preface, Property Rights, Public School Facilities, Recreation and Open Space, Sanitary Sewer, Solid Waste, and Transportation Elements, as required by Chapter 163.3191, Florida Statutes to the Florida Department of Commerce.

Board discussion with Staff ensued.

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

A motion was made by Commissioner Stephen Smith, seconded by Commissioner Walter Grundorf to approve and refer the EAR Based Comprehensive Plan Amendments to the Board of County Commissioners. The motion carried unanimously.

*Ayes: (4) Chair Pro Tem Commissioner Richard Jerman, Commissioner Walter Grundorf, Commissioner Mike Lorenz, and Commissioner Stephen Smith*

## **CLOSING BUSINESS**

1. **2024 P&Z Meeting Schedule** – The Board had no changes to the proposed meeting schedule for 2024. The dates will be 1/10/24, 2/7/24, 3/6/24, 4/3/24, 5/1/24, 6/5/24, 7/3/24, 8/7/24, 9/4/24, 10/2/24, 11/6/24, and 12/4/24. Meetings are subject to change.

A motion was made by Commissioner Stephen Smith, seconded by Commissioner Mike Lorenz to adopt the 2024 P&Z Meeting Schedule as stated.

2. Rebecca Hammock, Development Services Director stated the following:

- Staff is in the process of hiring a new Planning Division Manager. The position has been offered to Dale Hall, which he has accepted. He is an AICP planner coming from the city of New Port Richey with plans to start the beginning of January, 2024.
- Commissioner Jay Zembower, District 2, was elected Board of County Commissioners Chairman at the 11/14/2023 BCC Meeting. He has appointed a new member to the Planning & Zoning Commission, which is a rotating seat currently occupied by Mr. Walter Grundorf.
- Commissioner Zembower, District 2, has also appointed Lourdes Aguirre, who was in attendance in the audience at this meeting. Ms. Aguirre introduced herself to the Board and plans to be in attendance at the January 10, 2024 meeting.
- The remaining appointments will be announced at the December 12, 2023 BCC meeting.
- Elections for Chairman and Vice Chairman for the Planning & Zoning Commission will occur at the January 10, 2024 P&Z meeting.

## **ADJOURNMENT**

Having no further business, the meeting adjourned at 6:26 PM.