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

WEDNESDAY, AUGUST 6, 2025
6:00 PM

MINUTES

Village on the Green Small Scale Future Land Use Map Amendment and PD Major Amendment – Consider a Small Scale Future Land Use Map Amendment from High Density Residential and Planned Development to Planned Development and a Rezone from R-3 (Multiple Family Dwelling) and PD (Planned Development) to PD (Planned Development), for the addition of 6.83 acres, forty (40) residential units, an amenities building and two (2) sport courts to the existing Village on the Green Planned Development for a total of approximately 82.78 acres, located on the south side of Sabal Palm Drive, approximately 1,000 feet east of Wekiva Springs Road; (Z2025-03/02.25SS.02) (Brooks Stickler, Kimley Horn and Associates, Applicant) District3 - Constantine (**Annie Sillaway, Principal Planner**).

Annie Sillaway, Principal Planner, presented this item as stated in the Staff report. She further stated that the subject site was approved as part of the Sabal Point PD in 1979 with entitlements for single family residential, multi-family, a golf course, office and commercial uses on 3,050 acres. In 2018, the Board of County Commissioners approved a PD Major Amendment Rezone on 75.76 acres of the Sabal Point PD, now known as the Village on the Green PD; with entitlements for a continuum of care facility of 144 beds providing skilled nursing care for assisted living and memory care, along with 514 independent living units for residents fifty-five (55) years and older, with a maximum density of 10.78 dwelling units per net buildable acre, and a maximum 138,100 square feet for the health care facility and a 35,076 square foot clubhouse. The Applicant is proposing to incorporate an additional 6.83 acres, designated as POD E on the Master Development Plan, from the remaining Sabal Point PD into the Village on the Green PD for the addition of forty (40) independent living dwelling units, consisting of both duplexes and single-family units. The existing Village on the Green proposes adding a 5,500 square foot amenities building, and two (2) sports courts within the southern portion of POD B2. The overall development will maintain a maximum density of 7.09 dwelling units per net buildable acre and a maximum Floor Area Ratio (F.A.R.) of 0.60. The development proposes a new access point onto Wekiva Springs Road from the newly incorporated

6.83 acre parcel, while maintaining access via Sabal Palm Drive. Sabal Palm Drive is classified as an Urban Minor Arterial and a Local roadway. There are discussions of a gate into the proposed POD E site from Wekiva Springs Road. The County Engineer has concerns with access to the site such as possible queueing out onto Wekiva Springs Road. Based on these traffic safety concerns, a right-turn lane or other entrance requirements may be required at the time of Final Engineering. There appears to be approximately 4.80 acres of floodplain on the existing Village on the Green subject property; however, the newly incorporated POD E parcel does not contain any floodplains or wetlands. The Developer will be required to maintain a fifteen (15) foot wide landscape buffer along the south and southeast perimeter, and a ten (10) foot wide landscape buffer is proposed along the west boundary of the newly incorporated POD E parcel. The amenity area, encompassing the amenities building and sport courts, shall maintain the previously approved ten (10) foot wide buffer along its southern boundary of POD B2. The proposed project is located within the Little Wekiva Drainage Basin. A portion of the site has a Master Drainage Basin system. Due to the basin having a limited downstream capacity, the site will have to be designed to hold water quality and the pre- versus post-volumetric difference for the twenty-five (25) year, twenty-four (24) hour storm event. The overall site will be required to maintain a minimum of twenty-five (25) percent open space. The proposed PD zoning designation and the associated Master Development Plan have been evaluated for compliance with the Seminole County Land Development Code (SCLDC) review criteria for Planned Developments. The proposed Planned Development (PD) zoning and associated Master Development Plan are consistent with the Seminole County Land Development Code (SCLDC) and the Comprehensive Plan. The development supports the goals of the Future Land Use Element by promoting flexibility, incorporating a mix of housing types, and redeveloping under-utilized land, specifically through the newly integrated 6.83 acre parcel, referred to as POD E, that was previously developed as an office site and is proposed to be converted into an additional 40 independent living units. The project cannot be reasonably implemented under conventional zoning and offers greater community benefits, including Crime Prevention Through Environmental Design (CPTED), measures secure fencing and controlled access, as well as reduced vehicular trips due to on-site amenities, proximity to retail, and internal golf cart access. The design preserves approximately 90% of the existing tree canopy in key areas, enhances landscaping with native species, and provides internal sidewalks, trails, and pedestrian access to Wekiva Springs Road, ensuring strong multimodal connectivity. The applicant has demonstrated compliance with all relevant sections of the Code, including residential design standards, neighborhood improvements, and Common Useable Open Space requirements as demonstrated in the architectural rendering, while presenting an innovative and efficient development approach that aligns with adopted County planning policies. The Planned Development Future Land Use designation shall promote flexibility and creativity in the development design, especially where needed to implement adopted policies of the Comprehensive Plan. It may also be used to promote, pedestrian-oriented development, and protection of natural resources such as wetlands, lakes, and other natural amenities. Per the Seminole County Comprehensive Plan FLU Objective 1.6 Standards of Review – Category 1, Land Use Amendments are evaluated utilizing the following criteria and are addressed as follows:

> The proposed land use amendment and redevelopment of the subject site are justified by significant changes in the surrounding area's character, notably the declining demand for office space post-COVID and the increased need for senior housing. The project repurposes an underutilized commercial parcel into a residential development, reducing sprawl and enhancing community integration by expanding the existing Village on the Green. Public facilities and services; including water, sewer, and road access, are already in place with sufficient capacity. The redevelopment is expected to reduce peak traffic impacts compared to the previous office use, and all infrastructure improvements will comply with adopted service levels. The site is suitable for development, with no wetlands or floodplain concerns, though karst features will require appropriate buffering and conservation easements. The proposed use creates a compatible transition between existing commercial and residential developments, incorporating appropriate setbacks, landscaping, and open space. While no public facility contributions beyond minimum requirements are anticipated, the applicant will need to provide a sidewalk and potentially a right-turn lane due to access concerns. Although the project does not include workforce housing or directly support economic development or mass transit, it reduces transportation impacts and aligns with local, regional, and state planning policies by redeveloping underutilized land, preserving natural resources, and enhancing neighborhood compatibility in accordance with the Central Florida Regional Growth Vision.

The Applicant conducted a community meeting on May 8, 2025, and no one from the public attended the meeting. Details of the community meeting have been provided in the agenda package. For the record, I have received three emails of concern for this project from adjacent neighbors and these emails were emailed to the Planning and Zoning Commission, as well as two additional emails received this afternoon, have also been provided to this Board tonight.

Staff requests the Planning and Zoning Commission recommend the Board of County Commissioners adopt the proposed Small Scale Future Land Use Map Amendment and concurrent Rezone as per the following two motions:

Commissioner Carissa Lawhun asked if the concerns by the County Engineer with the proposed access off of Wekiva Springs Road can be resolved with the right turn lane, or could this access be eliminated entirely in the future.

Jose Gomez, Development Services Director and Professional Engineer, responded that it is a concern for ingress and egress, as well as stacking due to the proposed gate placement. There are ways to mitigate that at Site Plan, but if they can't provide the sufficient stacking then they'd have to provide a turn lane. If they could not, then the gate would not be allowed at the proposed location. The applicant is proposing access at that location.

McGregor Love, for the applicant, with Lowndes Law, of Orlando, Florida, stated that Staff

did a great and thorough job presenting this project. Mr. Love stated that the existing building was built in 1983, and has over 67,000 square feet, with an almost entirely impervious surface. Allowing this parcel to be re-developed under the current Code in a manner that integrates a residential use with existing development is why Staff appropriately noted that this is consistent with the Planning objectives of the County. The project engineer is also here tonight to answer more detailed questions for the Board or members of the public.

No one from the audience spoke in support of this request.

The following audience members spoke in opposition to this request, as follows:

1) Kevin Boyle, of Longwood, stated that he lives immediately behind this lot. He is opposed due to the development of the recreational area and the open sports courts (pickle ball). This has been a big issue with the noise ordinance and the disruption it causes; as well as the drainage and retention pond issues.
2) Melissa Sukanek, of Longwood, asked if there will be a traffic light for people leaving the development, making a left turn onto Wekiva Springs Road, since this is a heavily travelled roadway. She also asked if this development would take away the wooded areas that will interrupt the lives of the deer present on the property now.
3) Alexi Wyatt, of Longwood, stated that she lives close to Kevin Boyle, and she has noise concerns with the proposed pickle ball courts, with the impacts on the environment, and with changing the character of the Springs.
4) Edna Rosen, of Longwood, stated that she is the President of the condominium association, Fairway Villas, which is located directly behind the proposed project. She is opposed to most of the development due to the substantial impacts on their community regarding noise, traffic, wildlife, and flooding. They live in a 100 acre nature preserve with a lot of wildlife in the area and asked what will be done to mitigate the displacement of the wildlife in their nature preserve. She also has drainage concerns. They are located a little higher, but if that changes due to this new development, what will happen to all of the storm water and will this flood them.
5) Sherri Barwick, of Longwood, stated that she lives in the Springs and is the President of a sub-association. There are ten sub-associations in the Springs. This development will adversely impact the wildlife in their area. Her biggest concern is water, as the Spring's drainage system was established to be an engineered system without any underground pipes. It's important that all of the communities surrounding them contain their own water, so that her community and the other surrounding communities are not adversely affected by the new development.
6) Asher Wildman, of Longwood, stated that he thinks that the County is over-looking regarding drainage. They have no issues with Village on the Green. In 2010, their community did an engineering study on Willow Run, which is drainage for 40% of their community. Willow Run is supposed to be taking care of the water from the Springs, portions of Springs Landing, and portions of Sabal Point, but not Village on the Green and not the golf course. This was done by Hardin Engineering in

2010 and a copy was provided to the County in 2010. He stated that there was no public input on May 8th, because they didn't receive a notification letter for public input for the community meeting. However, he did receive the meeting notification letter from the County. The water they get from Fairway comes underneath their neighborhood, flows behind Wisteria Drive, which services 45% of their neighborhood, plus all of the water from Sabal, which is who they're supposed to get it from and not from Village on the Green. During Hurricane Ian there was flooding in their area and they had to pump out water. The burden has been on them to figure out where to put the water and their number one concern. He's terrified for his community that people are going to lose their homes due to flooding.

7) Howard Moss, of Longwood, stated that he moved into the area because of the nature preserve and green space. He also has concerns with the flooding. He has concerns about the recreational area proposed and traffic in the area. He doesn't think Village on the Green can be trusted based on everything they've done in the past with drainage. People don't want their wildlife disrupted with a sports facility or flooding. The residents are scared.
8) Anthony Renda, of Longwood, stated that he is the President of Shadow Wood Village, which is part of the Springs. They are one area with a retention pond, which becomes a lake during a hurricane. The drainage goes into the area that Asher described and, over the years with development around the Springs, has created more and more water runoff into their area. They've done mechanical pumping systems to move water away and dug pits for retention of water. There is no place for the water to go. They don't have an underground system and their main concern is with drainage. They've had previous flooding into their homes and roadways. Any development that does not adequately consider and improve the way that water comes towards the Springs, does need to be considered. Videos were shown of flooding in the Springs.
9) Deanna Sims, of Longwood, stated that she lives in the Live Oak Village and she is the President of their association. She is yielding all of her time to Asher Wildman.
10) Asher Wildman, of Longwood, stated that back when they did their expansion it was noted with the County that two things would be done; engineer and design the stormwater system that does not discharge water onto the adjacent Springs development, and the proposed retention area designed to retain storm water runoff prior to discharging minimal amounts to the north away from the Springs neighborhood. History has repeated itself. They have dredged Willow Run and taken care of the vegetation in Willow Run at the expense of the private HOA. Willow Run is at the mercy of the County to make sure that the amount of water gets to the river in a timely manner that doesn't flood people's homes.
11) Gregory Miller, of Longwood, stated that his concerns are with drainage and flooding. His lot backs up to Village on the Green. Willow Run runs through his backyard. The past two hurricanes, in 2022 and 2024, flooded his yard up to his house. He's concerned that the new construction will have more flooding trouble for him. He opposes any project without guarantees that they will not get more water and flooding risk. He's not convinced that this project won't cause more trouble down the line.

12) Paul Reklaitis, of Wekiva Springs, showed pictures of the Springs development.
13) John Lasine, of Longwood, stated that he lives and has property in the area, and also serves as Treasurer for Fairway Villas. He is reinforcing what has been said tonight, that the water runoff has been a challenge, and the loss of quality of life with the flooding in their area. The proposed development will add to this and he is firmly opposed to it.
14) Christine Lauretano, of Longwood, submitted a written comment opposed to this project.
15) Brandon Culver and Warren Holley, of Longwood, submitted a written comment stating that a 10 foot concrete sound wall should be built between Fairway Villas and the project at the builder's expense, if it is built.

McGregor Love, in his rebuttal, stated the following:

- All of the concerns are legitimate concerns, as there is a problem in this area with flooding.
- Traffic and environment concerns are also perfectly legitimate concerns.
- What separates this development from others is that this is an infill, re-development of a very intensely developed parcel.
- There is over 67,000 square feet of commercial building on this parcel, subject to this request.
- They have to adhere to the twenty-five percent (25%) open space requirement, per the Code, for impervious surface area.
- There is far too much impervious surface area.
- Mr. Renda mentioned that it should be incumbent upon developers to improve the drainage issue that they're experiencing.
- There will be significantly more pervious area, with the proposed project, and the main contributing factor for storm water runoff is impervious surface. There will be a substantial reduction in impervious surface.
- There should be an improvement with storm water runoff that's caused by this parcel.
- This parcel's contribution to that issue should be reduced.
- Regarding the traffic issue, the current use with its current build-out generates 119 PM peak hour trips. This proposed use generates 20.
- A lot of the questions asked will be addressed at Final Engineering; such as wetlands, setbacks, etc.
- It's natural to think of an application request to increase the amount of developed square footage, but this is a reduction in the existing development of this area.

Jeff Swisher, Project Engineer with Kimley-Horn, of Orlando, for the project stated the following:

- The subject site building roof is massive and there's a lot of impervious area, which is a main contributor for water runoff from a site is the amount of impervious area that is on the site.
- When rooftops and parking areas removed and more grass added back, that helps

a lot to reduce the runoff.

- The site is old, but it now has to meet the new County standards and also the water management district's requirements.
- The wet ponds adjacent to the site will be enhanced.
- By changing the current plan to the new development plan, will actually reduce the impervious area, which will help a ton for reducing water runoff from the site.

The project architect stated that they are showing some sports areas for recreational uses, as with any development there are trails, open space, and something for people to do. As far as pickle ball goes, their average age is 83 in their communities. They are willing to work on the location of the sports areas and he doesn't think that will be an issue. In response to the statements about taking away wildlife and natural areas, they are doing none of that. They are concentrated on the areas that are paved. The goal is to get rid of the building and pavement, preserve the trees in the islands, put back pervious area, and get rid of impervious areas. The County suggested enclosed rain gardens, which helps divert water away from our homes. If this site remains undeveloped, the next buyer will likely leave it as a commercial use. That will not do anything to help the water situation. Their proposed project will help both the neighborhood and the adjacent community. They are willing to work together with the neighbors and want to have their input on the sports court.

Someone from the audience asked the project engineer what the reduction in the impervious surface will be. The project engineer responded that when they get into design, they will work with the County on quantifying and doing the analysis for exactly how much water will be reduced. They will have water reduction that goes to the ponds. They have to meet the current criteria with the water management district, as well as the County, to ensure they're not making the flooding any worse. This will all be done during the engineering phase.

Another person from the audience, who was not recorded on the record, asked a question that was not audible. Mr. Swisher responded by stating that exact impervious surface ratios or area calculations are not done at this stage of the process. However, Staff noted in their report that there will be a substantial reduction in impervious surface area.

Neysa Borkert, Deputy County Attorney, stopped the yelling from the audience, since it is not on the record and not in front of the microphone where public speaking is allowed, which includes the name of the person speaking. From the audience, we don't know who is yelling. She further explained to the audience that this meeting is a recommendation hearing, and it will go to the Board of County Commissioners. The applicant and staff are available to answer questions. We cannot allow yelling from the audience because it is not on the record.

Mr. Love supported Ms. Borkert's comment that they will assist with answering questions.

Ms. Borkert mentioned that the audience was worried about a left turn lane and a traffic light at the entrance, and Mr. Love stated there would be a reduction with the trip count,

if someone could explain to the audience as to how the process works.

The project engineer stated that there is currently one entrance to the community, and they are adding 40 homes. The one entrance does not have a substantial impact on traffic right now. A second entrance makes a lot of sense for safety purposes. Most communities of this size have two entrances. There will be a right in, right out provision for the entrance, which is what is there now. There won't be the ability to make a left turn out of the community. The number of trips will be dramatically reduced due to the changed use. A signal warrant analysis will have to be done, as an applicant can't volunteer to install a traffic light on their own, as it is not within their authority. During engineering, if one is found to be needed, based on the signal warrant analysis, then one will be required to be installed at the developer's expense. They can't agree to a condition, as they don't have the authority to do that on their own.

Ms. Borkert mentioned that there was a concern and question about the noise from the potential pickle back court and asked the applicant to address the noise mitigation or moving the court if needed. The project engineer referred to the County's current sound ordinance, but if it is not sufficient to cover noise of this type, they would be happy to discuss it between now and the Board of County Commissioners meeting to assure there won't be any nuisance noise from the athletic amenity. He is hesitant to craft one now, but happy to work on something before the BCC meeting.

Commissioner Carissa Lawhun asked about the maximum allowable impervious area compared with the current impervious area.

Ms. Sillaway, Principal Planner, responded that she cannot state how much existing impervious is on site, but the site is in a high re-charge area, so they are limited to 60% of impervious for any future development, which will be demonstrated at the time of Final Engineering. We are currently only at the rezoning stage.

Commissioner Lourdes Aguirre had concerns about some of the residents not getting the meeting notice.

Jose Gomez, Director of Development Services, stated that the notices for the community meeting, per the Land Development Code is a 1,000 foot radius from the property. The notices that were sent recently, which were courtesy notifications, were sent out to those within 1,500 feet from the proposed project. We do have record that the notices were sent out and has been provided in the agenda packet.

Mr. Borkert stated that the P&Z Board is to make a recommendation to the Board of County Commissioners and in making that recommendation, can state on the record that they recommend additional conditions go with it; for example, the applicant may reach out to the community again, and maybe to a larger area or, be made available to answer questions to work out the neighbor's concerns. When we present it to the BCC Board, we include what your recommendation is, with any comments, concerns, or additional conditions. That is an option for this Board.

Commissioner Lawhun stated that another option is to table the project until the next meeting to give the applicant/public time to work out some of these issues. Ms. Borkert responded that they can table the item. If so, this Board would need to continue it to a date certain for the record, so there is no expense of re-noticing. She further stated that she would recommend if they table/continue a project, to make very specific reasons why the Board is continuing the project and state exactly what is needing to be done within during that period. Also, if the Board continues an item to a date certain, all of the evidence that was put on the record at the meeting, and all of the public comment made are still part of the record. At the continued meeting, if there is any public comment on new items that come up, then this Board would allow public comment, but the same members of the public wouldn't be allowed to speak again on the same item, since we already have that on the record.

Board discussion ensued. The applicant stated that they would be happy to host a Teams meeting before the Board of County Commissioners on September 9, 2025.

A motion was made by Commissioner Brandy Ioppolo, seconded by Commissioner Carissa Lawhun to approve and refer the Village on the Green Small Scale Future Land Use Map Amendment and PD Major Amendment to the Board of County Commissioners, *with the condition that the developer engage with the community, based on the conversations discussed at tonight's meeting.* **The motion passed unanimously**.

Ayes (5): Chairman Mike Lorenz, Vice Chairman Tim Smith, Commissioner Lourdes Aguirre, Commissioner Carissa Lawhun, and Commissioner Brandy Ioppolo