

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

**WEDNESDAY, JUNE 5, 2024  
6:00 PM**

**MINUTES**

**CALL TO ORDER AND ROLL CALL**

*Present (4): Vice Chairman Mike Lorenz, Commissioner Lourdes Aguirre, Commissioner Brandy Ioppolo, and Commissioner Tim Smith*

*Absent (3): Chairman Dan Lopez, Commissioner Carissa Lawhun, and Commissioner Richard Jerman*

**ACCEPT PROOF OF PUBLICATION**

A motion was made by Commissioner Tim Smith, seconded by Commissioner Brandy Ioppolo to approve the Proof of Publication. The motion passed unanimously.

*Ayes (4): Vice Chairman Mike Lorenz, Commissioner Lourdes Aguirre, Commissioner Brandy Ioppolo, and Commissioner Tim Smith*

**APPROVAL OF MINUTES**

A motion was made by Commissioner Brandy Ioppolo, seconded by Commissioner Lourdes Aguirre to approve the May 1, 2024 Minutes, as submitted. The motion passed unanimously.

*Ayes (4): Vice Chairman Mike Lorenz, Commissioner Lourdes Aguirre, Commissioner Brandy Ioppolo, and Commissioner Tim Smith*

**PUBLIC HEARING ITEMS**

**Mission Road Rezone** – Consider a Rezone from A-1 (Agriculture) to R-1AAA (Single Family Dwelling) for a single-family residential home on approximately 0.45 acres, located on the west side of Mission Road, approximately ¼ mile north of Chapel Street, more particularly known as 347 Mission Road.

Annie Sillaway, Senior Planner, presented this item as stated in the Staff report. She further stated that the existing A-1 (Agriculture) zoning classification allows for a single family

dwelling; however, it requires a minimum lot size of one (1) acre and a minimum lot width of 150 feet at building line. The vacant undeveloped site is approximately 0.45 acres with a lot width of 105 feet, which does not meet the minimum lot size requirements in A-1 (Agriculture). The requested R-1AAA (Single Family Dwelling) zoning classification requires a minimum lot size of 13,500 square feet and a minimum lot width at building line of 100 feet. The subject property does meet the R-1AAA zoning requirements. The R-1AAA zoning is consistent with the existing Future Land Use of Medium Density Residential that allows for Low Density Residential Future Land Use Zoning. The site has direct access onto a public right-of-way named Mission Road. The property is located in the City of Oviedo utility service area and has water capacity to service the site for a single family home, and an enhanced nutrient reducing septic system will be installed by the owner. A community meeting was held on April 4, 2024. The request is consistent with the Seminole County Comprehensive Plan and compatible with the surrounding area, which consists of single-family detached and two-family residential development. Staff requests approval of this request.

Shea Smith, the applicant, stated that he did not have anything further to add than what Annie presented and is available for questions.

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

A motion was made by Commissioner Tim Smith, seconded by Commissioner Brandy Ioppolo to refer and approve the Mission Road Rezone to the Board of County Commissioners. The motion passed unanimously.

*Ayes (4): Vice Chairman Mike Lorenz, Commissioner Lourdes Aguirre, Commissioner Brandy Ioppolo, and Commissioner Tim Smith*

**Land Development Code Amendment** - Consider an Ordinance amending Chapter 2 Definitions, Chapter 30 - Zoning, Chapter 35 – Subdivisions, Chapter 60 - Arbor, and Chapter 90 – Uniform Building Numbering System of the Seminole County Land Development Code; Countywide (**Maya Athanas, Project Manager**).

Dale Hall, Planning & Development Manager, presented this item by stating that this Amendment will correct typographical errors and omissions, and provide clarification in certain sections of the Land Development Code (LDC) identified after the adoption of the LDC Rewrite, which was approved by the Board of County Commissioners on January 9, 2024, which went into effect in April of 2024. This Amendment is primarily needed to address omissions from a newly created Permitted Uses table in Chapter 30; however, typographical and scrivener's errors in other chapters have also been identified and corrected with this Amendment. The attachments within the Staff report include the following:

1. Summary of Changes spreadsheet, which outlines specific revisions and updates including:
  - Special Event Language regarding requirements for security plans and certificates of insurances; and
  - Uncombining Platted Lots in Urban Areas with specific requirements clarified
2. The Ordinance, which includes a strikethrough and underline in the document
3. Private Property Rights Analysis, which states the proposed Amendment will improve clarity of the Code

4. Economic Impact Analysis Statement, which states changes will have little to no direct economic impacts

Staff requests approval of this request.

Neysa Borkert, Deputy County Attorney, stated that she worked specifically on the Special Events Ordinance. Inadvertently, the Special Events Ordinance was left out of the LDC Rewrite. The Board adopted a Resolution, which was a temporary Resolution which adopted the Special Events Code, but coming back now to include it in this "Fix-It" Ordinance, with direction from the Board of County Commissioners (BCC) and the Seminole County Sheriff's Office (SCSO). What has changed in the Special Events Ordinance are more specific and defined requirements with the event's security plan, including the requirement for the County to have the SCSO review and comment on the plan. Additionally, we've added in a requirement for applicants to provide a Certificate of Insurance and an Indemnification Clause with their event application. This proposed Ordinance includes all of these changes and also deletes the exemption for churches and schools with getting a special events permit. For outdoor and open events to the public, such as a carnival, that exemption was found to be in conflict with the Fire Code. This would not affect a typical church or school gathering, such as dances or weddings. The Fire Code requires the Fire Department go to the site of the proposed event to evaluate public safety needs. This primarily affects events at churches, since school districts have their own event permitting process. Another change added to the Special Events Ordinance is when a Special Event permit has to go to the Board of County Commissioners (BCC) for a public hearing, If an event occurs again in the next year and that event is exactly the same as the previous year, and providing no significant changes have occurred, then the applicant doesn't need subsequent Board approval, but rather Staff would review it. The applicant still needs to submit the request. The exception to that is if the Board placed special conditions on the event and something went wrong, then they would have to go back to the Board for approval. Added to the Amendment includes language that security personnel be off-duty officers or deputies' be on-site during the event. If an applicant is unable to secure an off-duty officer, then they can provide their own private security.

Commissioner Tim Smith asked how long it takes to get this approved and is it a cumbersome process and a deterrent for events. Ms. Borkert responded that the process is essentially the same as before, except now the security plan provides more guidance on requirements for the review.

Dale Hall, Planning & Development Manager, stated that no additional time has been added to the review process.

Ms. Borkert stated that the County worked with the SCSO and they reviewed the language in the Ordinance.

Commissioner Lourdes Aguirre asked 1) if churches will be required to hire security, do they need to be approved for who they hire, and 2) if something happened would modifications need to be made specifically for churches. Ms. Borkert responded that there was confusion with exempting churches from holding certain events. Churches are still required to comply with the Fire Code. A special event by definition is outside of what you already do as a use.

An in-kind service for security would be allowed. The applicant isn't required to necessarily pay for security.

Commissioner Brandy Ioppolo stated that she thinks these changes are a responsible action by the County with these safety considerations for special events.

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

A motion was made by Commissioner Brandy Ioppolo, seconded by Commissioner Lourdes Aguirre to refer and approve the Land Development Code Amendment to the Board of County Commissioners. The motion passed unanimously.

*Ayes (4): Vice Chairman Mike Lorenz, Commissioner Lourdes Aguirre, Commissioner Brandy Ioppolo, and Commissioner Tim Smith*

### **CLOSING BUSINESS**

None.

### **ADJOURNMENT**

Having no further business, the meeting adjourned at 6:21 P.M.