

SEMINOLE COUNTY, FLORIDA

*COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468*



Meeting Minutes - Draft

Wednesday, June 3, 2026

6:00 PM

BCC Chambers

Planning and Zoning Commission

CALL TO ORDER

Present Richard Jerman, Carissa Lawhun, Mike Lorenz, Brandy Ioppolo, and Lourdes Aguirre
Absent Tim Smith, and Dan Lopez

Opening Statement

The meeting convened at 6:00 PM with Chairman Carissa Lawhun leading the Pledge of Allegiance. The Chairman then introduced each Board and Staff member present and read the procedure for conducting the meeting and voting.

Staff Present

Mike Rhodes, Development Services Director; Dagmarie Segarra, Deputy Development Services Director; Jennifer Nix, Assistant County Attorney; Joy Giles, Planning Manager; Jim Potter, Development Review Engineering Manager; Annie Sillaway, Principal Planner, Kaitlyn Apgar, Senior Planner, and Tammy Brushwood, Clerk to the P&Z Board.

Accept Proof of Publication

Motion by Vice Chairman Brandy Ioppolo, seconded by Commissioner Mike Lorenz, to approve the Proof of Publication. The motion passed unanimously, 5-0.

Aye: Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, Commissioner Ioppolo, and Commissioner Aguirre

Absent: Commissioner Smith, and Commissioner Lopez

Approval of Minutes

Motion by Vice Chairman Brandy Ioppolo, seconded by Commissioner Lourdes Aguirre, to approve the May 6, 2026 Minutes. The motion passed unanimously, 5-0.

Aye: Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, Commissioner Ioppolo, and Commissioner Aguirre

Absent: Commissioner Smith, and Commissioner Lopez

NEW BUSINESS

Public Hearing Items:

1. BioFit Rezone- Consider a Rezone from C-1 (Retail Commercial) to C-2 (General Commercial) for a proposed car dealership on approximately 1.65 acres, located on the northwest corner of Camp Rd and W SR 426; (M. Rebecca Wilson, Esq., Lowndes Law Firm, Applicant) District 1 - Dallari (Kaitlyn Apgar, Senior Planner).

Kaitlyn Apgar, Senior Planner, presented this item as stated in the Staff report. She further stated that the property has a Future Land Use of Industrial, which allows a maximum intensity of 0.65 Floor Area Ratio (F.A.R.). The current F.A.R. of the site is 0.16. The Applicant is requesting a rezone from C-1 (Retail Commercial) to C-2 (General Commercial) to redevelop the subject property as an automobile dealership without automotive repair. The site is located in the Seminole County utilities service area and is connected to water and sewer. Environmental Services is requiring the Developer to provide a utility easement for maintenance of County utility lines, as one

was not previously established during original development. The property currently has one access onto Camp Road, a County maintained local road. There is an existing sidewalk along Camp Road that connects to the site and to the trail. There is also a sidewalk existing along SR 426 that is connected to the site. Buffers and Open Space requirements will be determined at Final Site Plan approval. The site was approved for development in 2019 in compliance with the Seminole County Land Development Code. The site was previously developed as an 11,254 square foot gym in 2019. The Developer proposes to renovate the existing building to accommodate for the selling and storage of vehicles. The proposed use of automobile sales does not adversely affect the surrounding property and is required to maintain adequate buffering from SR 426, Camp Road, and the trail to the northwest. C-2 is consistent with the surrounding properties. The development pattern in this area includes public utility sites as well as light manufacturing and warehouse facilities, which are consistent with the Industrial Future Land Use designation. The proposed C-2 zoning district is considered compatible with the Industrial Future Land Use. In compliance with Seminole County Land Development Code Sec. 30.3.5 - Community Meeting Procedures, the Applicant conducted a community meeting on March 3, 2026. Details of the community meeting have been included in the agenda package. This item is anticipated to be heard on July 14, 2026, by the Board of County Commissioners. Staff requests approval of the BioFit Rezone.

McGregor Love, for the applicant, with Lowndes Law, stated that they concur with Staff’s recommendation for approval and he is available to answer any questions.

Commissioner Richard Jerman asked if there will be any automotive repair, and Mr. Love responded that there will not be. Commissioner Jerman also asked if storage of the cars will be inside or outside. Mr. Love responded storage will be inside and outside.

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

Motion by Vice Chairman Brandy Ioppolo, seconded by Commissioner Lourdes Aguirre, to approve and refer the BioFit Rezone to the Board of County Commissioners. The motion passed unanimously, 5-0.

Aye: Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, Commissioner Ioppolo, and Commissioner Aguirre

Absent: Commissioner Smith, and Commissioner Lopez

2. Alafaya Beasley Rezone - Consider a Rezone from R-1AA (Single Family Dwelling) to R-1 (Single Family Dwelling) for a proposed single family residential subdivision of three (3) lots on approximately 1.14 acres, located on the west side of Alafaya Trail, south of Beasley Rd.; (Z2025-023) (Stephen Ratcliff, Applicant) District 1 - Dallari (Kaitlyn Apgar, Senior Planner)

Kaitlyn Apgar, Senior Planner, presented this item as stated in the Staff report. She further stated that the property has a Future Land Use of Low Density Residential, which allows a maximum density of 4 dwelling units per net buildable acre. The proposed three (3) lot subdivision equates to a proposed density of approximately 2.63

dwelling units per acre. The current R-1AA zoning designation requires a minimum lot size of 11,700 square feet with a minimum lot width at building line of ninety (90) feet. The proposed R-1 zoning district requires a minimum lot size of 8,400 square feet with a minimum lot width at building line of seventy (70) feet. The property is currently developed as a single family residence. The proposed subdivision intends to include the existing single family home. The property proposes access onto Alafaya Trail, which is classified as an Urban Principal Arterial roadway. Alafaya Trail is currently operating at a level-of-service "A - C" depending on the direction and time of day. Future development on the property is permitted to use the existing FDOT-approved access as a common driveway serving all future residential lots. The access would function as a shared private access point, and the existing location and configuration of the driveway would remain unchanged unless otherwise approved by FDOT and Seminole County. There is an existing sidewalk along Alafaya Trail; therefore, the Developer will not be required to build a sidewalk along the property frontage. The requested R-1 zoning classification does not require a plan for review during the rezone process; therefore, at time of preliminary subdivision plan review or minor plat review, the development will be evaluated for buffer requirements. The R-1 zoning district does not require open space. The proposed lots are within Seminole County's potable water service area and are required to connect. The proposed lots are also within the County's sanitary sewer service area and reclaim irrigation area, but will not be required to connect. The portion of Beasley Estates located directly to the southeast of the proposed development is characterized by lots that have a minimum lot width of seventy (70) feet and a minimum lot size of 8,400 square feet. The adjacent Beasley Estates development is consistent with the proposed R-1 zoning district dimensional standards and this request provides an appropriate transition from the larger lot sizes and widths to the north and southwest. This request is consistent with the Seminole County Land Development Code and the prevailing trend of development characterized by single family residences in the area. The overall density complies with the Future Land Use designation of four (4) dwelling units per net buildable acre and the proposed zoning designation is compatible. In compliance with Seminole County Land Development Code Sec. 30.3.5 - Community Meeting Procedures, the Applicant conducted a community meeting on April 21, 2026. Details of the community meeting have been included in the agenda package. This item is anticipated to be heard on July 14, 2026, by the Board of County Commissioners. Staff requests approval of this request.

Commissioner Richard Jerman asked what it means on the diagram that shows the three (3) lots and states legal access and no vehicles. Ms. Apgar responded that it was presented at the community meeting by the applicant and based on the information we have, the lots would have to be accessed via the one access point on SR 434, but the applicant will be better able to respond better as to what that diagram means.

Stephen Ratcliff, for the applicant, of Oviedo, stated that in regard to Mr. Jerman's question on the legal access question, that when the subdivision was developed behind this property, they gave him an easement at the back of the property that goes onto Beasley Road. This was part of the deal for them to develop the subdivision. They are going to use that easement for access to the house in the back to minimize the amount of access points onto SR 434/Alafaya Trail. Only the two front lots will primarily utilize

the shared driveway onto SR 434. The back easement for approximately 30-40 years has been used by the existing house.

Commissioner Jerman stated that the access is not restricted like it says. Mr. Ratcliff stated that he is going to present that to the Department of Transportation (DOT) and Seminole County. He doesn't mind restricting the access to allow continuing the access they've been using all of these years. It would just be a legal access, like a pedestrian access or whatever, but not to drive their cars through there, as they will go out through a legal access onto Beasley Road.

Public Comment in opposition to this request included the following:

- 1) Sheila Lockhart, of Oviedo, stated that she lives right behind the project and asked what the sizes of the houses to be built, since it doesn't look like enough land to build houses. She wants to know the square footage of the houses proposed. She also asked if the entry to all of the houses will be off of Alafaya Trail.

Mr. Ratcliff responded by stating that once the property is split, one lot will be ½ acre and the other 1/3 acre, so they will be consistent with the other houses built along Alafaya Trail. They will be approximately in the 2,600 to 3,000 square foot range, which seems to be the norm in that area. The two houses facing Alafaya Trail will definitely go onto Alafaya Trail through an existing common driveway. The house in the back will utilize an easement that runs north towards Beasley Road.

Motion by Vice Chairman Brandy Ioppolo, seconded by Commissioner Mike Lorenz, to approve and refer the Alafaya Beasley Rezone to the Board of County Commissioners. The motion passed unanimously, 5-0.

Aye: Commissioner Jerman, Commissioner Lawhun, Commissioner Lorenz, Commissioner Ioppolo, and Commissioner Aguirre

Absent: Commissioner Smith, and Commissioner Lopez

CLOSING BUSINESS

Director's Report

Dagmarie Segarra, Deputy Development Services Director, stated that the July Planning & Zoning Commission meeting will be held on July 1st. Our draft agenda looks to be about six items and Staff wants to check and see if the Board plans to attend and if not, we would like to propose to move the meeting to July 7th. It was decided to keep the meeting on July 1st and Staff will reach out to the Board in plenty of time to determine quorum.

ADJOURNMENT

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