

SEMINOLE COUNTY, FLORIDA

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



Meeting Minutes

Tuesday, October 24, 2023

9:00 AM

BCC Chambers

Board of County Commissioners

Reconvene Meeting at 1:30 P.M.

Chairman Lockhart reconvened the meeting at 1:30 p.m.

Public Hearing Agenda**ACCEPT PROOFS OF PUBLICATION**

Motion by Commissioner Zembower, seconded by Commissioner Dallari, to authorize the filing of the proofs of publication for this meeting's scheduled public hearing into the Official Record. The motion carried unanimously.

Districts 1, 2, 3, 4, and 5 voted AYE.

PUBLIC HEARINGS - QUASI-JUDICIAL

31. Whealey Acres Administrative Small Scale Future Land Use Map Amendment and Rezone - Consider a Small Scale Future Land Use Map Amendment from Commercial to Low Density Residential and a Rezone from A-1 (Agriculture) to R-1A (Single Family Dwelling) for eleven (11) existing single-family residential lots on approximately 3.7 acres, located north of W SR 426 and southeast of SR 417 (Z2023-09/04.23SS.01) (Seminole County Development Services, Applicant). District1 - Dallari (Maya Athanas, Project Manager) **2023-1075**

Ordinance #2023-25

Ordinance #2023-26

Ms. Athanas addressed the Board and presented the item as outlined in the agenda memorandum. Commissioner Zembower inquired about opposition from the neighborhood. Rebecca Hammock, Development Services Director, addressed the Board and advised they have confirmation that everyone received notification of the map amendment and rezone. Three landowners did not respond in either support or opposition.

With regard to public participation, Tamara Dowling, representing the Whealey Acres community, spoke in support. No one else spoke, and public input was closed.

Public Comment Form was received and filed.

Motion by Commissioner Dallari, seconded by Commissioner Zembower, to adopt Ordinance #2023-25 enacting a Small Scale Future Land Use Map Amendment from Commercial to Low Density Residential; and Ordinance #2023-26 enacting a Rezone from A-1 (Agriculture) to R-1A (Single Family Dwelling) for eleven (11) existing single-family residential lots on approximately 3.7 acres, located north of W SR 426 and southeast of SR 417; as described in the proof of publication.

Districts 1, 2, 3, 4, and 5 voted AYE.

PUBLIC HEARINGS - LEGISLATIVE

32. Land Development Code Rewrite and Associated Comprehensive Plan **2023-1129**

Amendments - Continued from the September 26, 2023 BCC Meeting
Consider the first reading of an Ordinance amending Chapter 1 - General Provisions, Chapter 5 - Administration, Chapter 35 - Subdivisions, Chapter 40 - Site Plan Approval, Chapter 60 - Arbor, and Chapter 80 - Construction, and a Repeal and Replace of Chapter 2 Definitions and Chapter 30 - Zoning of the Seminole County Land Development Code and consider transmittal of an Ordinance amending the Introduction and Future Land Use Element of the Comprehensive Plan. Countywide (Rebecca Hammock, Development Services Director)
end

Ms. Hammock addressed the Board and advised this is the first reading of an ordinance to adopt Land Development Code amendments and the transmittal hearing for the associated Comprehensive Plan amendments. This will come before the Board again for a second reading and adoption once they've transmitted the amendments to the State and regional review agencies. Ms. Hammock noted this item was continued from the September 26 meeting. She introduced Eliza Harris Juliano, Kimley-Horn, who presented the item as outlined in the agenda memorandum.

Ms. Hammock advised staff recommends the Board adopt the first reading of the ordinance amending Chapter 1 - General Provisions, Chapter 5 - Administration, Chapter 35 - Subdivisions, Chapter 40 - Site Plan Approval, Chapter 60 - Arbor, and Chapter 80 - Construction; and a Repeal and Replace of Chapter 2 - Definitions and Chapter 30 - Zoning of the Seminole County Land Development Code; and transmit an ordinance amending the Introduction and Future Land Use Element of the Comprehensive plan. She also recommended that the Board make a motion to hold a second reading of the ordinance on December 12, 2023, at 1:30 p.m.

With regard to public participation, George Sellery and Cindy Haller spoke in support. No one else spoke, and public input was closed.

Public Comment Forms were received and filed.

Motion by Commissioner Zembower, seconded by Vice Chairman Herr, to hold a second reading of the ordinance on December 12, 2023, starting at 1:30 p.m.

Districts 1, 2, 3, 4, and 5 voted AYE.

Discussion ensued regarding what happens between the first and second reading.

Commissioner Zembower requested to amend his motion to include the adoption of the first reading and transmittal to the state. Vice Chairman Herr, as the seconder, agreed.

Districts 1, 2, 3, 4, and 5 voted AYE.

COUNTY ATTORNEY'S REPORT

No report.