

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

**WEDNESDAY, FEBRUARY 1, 2023
6:00 PM**

CALL TO ORDER AND ROLL CALL

Present: (5) Acting Chairman Stephen Smith, Commissioner Richard Jerman, Commissioner Dan Lopez, Commissioner Mike Lorenz and Commissioner Tim Smith

Absent: (2) Commissioner Walter Grundorf and Chairman Carissa Lawhun

Senior Assistant Attorney, Mr. Desmond Morrell, opened the meeting and stated that it has been brought to his attention that the Chairman for the P&Z Board was not feeling well and will not be in attendance. Mr. Morrell advised that there was no Vice Chairman elected for this term yet and stated that for the purposes of this meeting, he suggested that the Board select a temporary Chairman for the meeting. Mr. Morrell advised the chairmanship would be a temporary position and that the first order of business in the next P&Z Meeting should be to ensure that a Vice Chairman is elected. Mr. Morrell also stated that for the purposes of this evening's meeting, a majority vote for a Chairman was needed in order to proceed accordingly. Mr. Morrell stated he would be happy to answer any questions.

A motion was made by Commissioner Jerman, seconded by Commissioner Lorenz to elect Commissioner S. Smith as the temporary Acting Chairman for the evening's meeting.

Ayes: (5) Acting Chairman Stephen Smith, Commissioner Richard Jerman, Commissioner Dan Lopez, Commissioner Mike Lorenz and Commissioner Tim Smith

Absent: (2) Commissioner Walter Grundorf and Chairman Carissa Lawhun

APPROVAL OF MEETING MINUTES

A motion was made by Commissioner T. Smith, seconded by Commissioner Jerman to approve the January 4, 2023, Minutes as submitted.

Ayes: (5) Acting Chairman Stephen Smith, Commissioner Richard Jerman, Commissioner Dan Lopez, Commissioner Mike Lorenz and Commissioner Tim Smith

Absent: (2) Commissioner Walter Grundorf and Chairman Carissa Lawhun

TECHNICAL REVIEW ITEMS:

Paddock Way Preliminary Subdivision Plan - Approve the Preliminary Subdivision Plan for the Paddock Way Subdivision containing eighty-seven (87) single-family residential lots on 34.23 acres zoned PD (Planned Development), located on the north side of Lake Hayes Road, approximately ½ mile east of Alafaya Trail; (DLC Paddock Way, LLC., Applicant) District1 - Dallari (Joy Giles, Project Manager).

Doug Robinson, Principal Planner, spoke on behalf of the Project Manager, Joy Giles. Doug Robinson presented this item as stated in the Staff Report. He further stated that the Applicant is requesting approval of the Paddock Way Preliminary Subdivision Plan (PSP). The PSP proposes eighty-seven (87) single-family residential lots on 34.23 acres with a maximum density of 2.54 dwelling units per net buildable acre. The development will be constructed in two (2) phases. The west phase will provide a minimum lot size of 10,800 square feet and the east phase will provide a minimum lot size of 8,400 square feet, which is consistent with the existing Low Density Residential Future Land Use designation and the PD (Planned Development) zoning classification. The PSP complies with all the conditions of the Paddock Way PD Master Development Plan, Development Order, and Chapter 35 of the Seminole County Land Development Code. The subdivision will be accessed from Lake Hayes Road. All internal roads will be private, and utilities will be provided by Seminole County. Staff recommends approval for the Preliminary Subdivision Plan for the Paddock Way Subdivision.

The Applicant was present and agreed with staff as presented.

Mr. Bill Hyde, Oviedo, spoke in opposition of the Plan. He stated he would like for the Applicant to apply for a Vacate of Right of Way of Lake Hayes Road during the planning process. Also, for the Vacate of Right of Way to be approved by the Board of County Commissioners so that a road could not be constructed allowing additional vehicular traffic out onto Lake Hayes Road.

Chad Moorhead, the Applicant, stated that the City of Oviedo wrote a letter that was presented to the Board of County Commissioners Hearing for the Paddock Way PD Rezone. In the letter, the city wrote that they were working on a mobility plan and they (City of Oviedo) wanted the ability to construct a road that would connect Alafaya Woods to Lake Hayes Road. Mr. Moorhead stated that during the BCC Meeting, he agreed to submit a Vacate Right of Way. Mr. Moorhead stated that it was included in his Development Order as a condition that the Applicant submit for a Vacate of Right of Way.

Doug Robinson stated to the Board that the condition information for the vacate was Item "W" in the Development Order and Mr. Robinson then read the condition aloud to the Board.

A motion was made by Commissioner Jerman, seconded by Commissioner Lopez to approve the Myrtle Preliminary Subdivision Plan with the condition that the a Vacate of Right of Way Application with the required documents, survey, sketch and description, be

submitted for review and the request must be scheduled for a public hearing with the Board of County Commissioners prior to Final Engineering approval.

Ayes: (5) Acting Chairman Stephen Smith, Commissioner Richard Jerman, Commissioner Dan Lopez, Commissioner Mike Lorenz and Commissioner Tim Smith

Absent: (2) Commissioner Walter Grundorf and Chairman Carissa Lawhun

Langford Villas Subdivision Preliminary Subdivision Plan - Approve the Preliminary Subdivision Plan for the Langford Villas Subdivision containing eight (8) single-family residential lots on 1.16 acres zoned PD (Planned Development), located at the northwest corner of C.R. 419 and Langford Drive; (Oakwood Construction, Applicant) District1 - Dallari (Joy Giles, Project Manager).

Doug Robinson, Principal Planner, spoke on behalf of the Project Manager, Joy Giles. Doug Robinson presented this item as stated in the Staff Report. He further stated that the Applicant is requesting approval of the Langford Villas Preliminary Subdivision Plan (PSP) located at the northwest corner of C.R. 419 and Langford Drive. The PSP proposes eight (8) single-family residential lots on 1.16 acres with a maximum density of 6.9 dwelling units per net buildable acre and a minimum lot size of 3,060 square feet.

The subject property has a Low Density Residential Future Land Use designation, which allows a maximum density of four (4) dwelling units per net buildable acre, with a density bonus allowing seven (7) dwelling units per net buildable acre for affordable and workforce housing. Under Policy FLU 10.1, density bonus incentives along with a reduced minimum lot size and reduced building setbacks are permitted when a percentage of the proposed units qualify as workforce housing. This PSP complies with all the conditions of the Langford Villas PD Master Development Plan, Development Order, and Chapter 35 of the Seminole County Land Development Code. The subdivision will be accessed from both Stevens Avenue and Langford Drive. All roads are public, and utilities will be provided by Florida Governmental Utility Authority (FGUA). Staff recommends approval of the Preliminary Subdivision Plan for the Langford Villas Subdivision.

The Applicant was present and agreed with staff as presented.

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

A motion was made by Commissioner T. Smith, seconded by Commissioner Lopez to approve the Langford Villas Preliminary Subdivision Plan.

Ayes: (5) Acting Chairman Stephen Smith, Commissioner Richard Jerman, Commissioner Dan Lopez, Commissioner Mike Lorenz and Commissioner Tim Smith

Absent: (2) Commissioner Walter Grundorf and Chairman Carissa Lawhun

CLOSING BUSINESS

Mary Moskowitz, Planning and Development Division Manager, stated that an annual

training session will be scheduled at the next P&Z Board Meeting, which is March 1, 2023.

A motion was made by Commissioner Jerman, seconded by Commissioner Lopez to hold the election of the Vice Chairman on the next regularly scheduled P&Z Meeting, March 1, 2023.

Ayes: (5) Acting Chairman Stephen Smith, Commissioner Richard Jerman, Commissioner Dan Lopez, Commissioner Mike Lorenz and Commissioner Tim Smith

Absent: (2) Commissioner Walter Grundorf and Chairman Carissa Lawhun

ADJOURNMENT – Having no further business, the meeting adjourned at 6:20 P.M.