

**MINUTES FOR THE REGULAR MEETING OF  
THE SEMINOLE COUNTY LAND PLANNING AGENCY /  
PLANNING AND ZONING COMMISSION**

**WEDNESDAY, AUGUST 1, 2007  
7:00 P.M.**

**Members present:** Matthew Brown, Dudley Bates, Walt Eismann, Kim Day, and Melanie Chase.

**Members absent:** Ben Tucker and Rob Wolf

**Also present:** Dori DeBord, Director of Planning and Development; Tina Williamson, Acting Planning Manager; Herman Wright, Principal Planner; Sheryl Stolzenberg, Principal Coordinator; Ian Sikonia, Senior Planner; Tony Walter, Principal Planner; Jim Potter, Senior Engineer; Kathy Furey-Tran, Assistant County Attorney; and Candace Lindlaw-Hudson, Clerk to the Commission.

**OPENING BUSINESS**

The Chairman called the meeting to order at 7:03 P.M. He introduced the five members present to the audience.

**ACCEPTANCE OF PROOF OF PUBLICATION OF LEGAL ADVERTISING**

**Commissioner Eismann made a motion to accept the proof of publication.**

**Commissioner Bates seconded the motion.**

**The motion carried 5 – 0.**

**APPROVAL OF MINUTES**

**Commissioner Eismann made a motion to accept the minutes.**

**Commissioner Chase seconded the motion**

**The motion passed 5 – 0.**

**NEW BUSINESS**

**Technical Review Item**

**A. Longwood Hills Preliminary Subdivision Plan; Mike Towers, applicant; 3.8 acres; Preliminary Subdivision approval for an 16 Lot Townhome Residential**

Subdivision zoned PUD (Planned Unit Development) located on the north side of Longwood Hills Road, 300 feet west of Ronald Reagan Boulevard.

Commissioner Henley – District 4  
Tony Walter, Principal Planner

Tony Walter introduced the Preliminary Subdivision Plan for Longwood Hills PUD which will be a 16-lot townhome residential subdivision on 3.8 acres located on the north side of Longwood Hills Road. The proposed plan meets all of the requirements of the Seminole County Land Development Code.

Commissioner Brown asked about the retaining wall and land clearance questions that had previously been noted on the property.

Mr. Walter said that the property was in compliance and that things were moving forward.

**Commissioner Eismann made a motion to recommend approval of the requested Preliminary Subdivision Plan for Longwood Hills PUD Subdivision.**

**Commissioner Bates seconded the motion.**

**The motion carried 5 – 0.**

**B. Savannah Park Townhomes PSP; Greg Bryant, Ashton Woods Homes, applicant; 34.66± acres; Preliminary Subdivision Plan for 156 lots zoned PUD; located on the west side of International Parkway between Wilson Road and Wayside Drive. (07-05500018)**

Commissioner Carey – District 5  
Brian Walker, Senior Planner

Tony Walter presented the Preliminary Subdivision Plan for the Savannah Park Townhomes. Mr. Walter said that there was now a different developer. The property is zoned PUD and 156 townhomes are now proposed in this plan. 163 units had been requested in the Master Plan submitted by the previous developer.

**Commissioner Eismann made a motion to recommend approval of the PSP.**

**Commissioner Bates seconded the motion.**

**The motion carried 5 – 0.**

**Public Hearing Items:**

**C. PROPOSED TEXT AMENDMENT TO THE VISION 2020 COMPREHENSIVE PLAN**

Transmittal of a Public School Facilities Element into the Comprehensive Plan as required by Section 163.3180(13)(a) and 163.3177(12), Florida Statutes, and Amendments to the Capital Improvements Element of the Comprehensive Plan to include the financially feasible Public School Capital Facilities Program from the Seminole County School Board as well as Amendments to the Implementation and Intergovernmental Coordination Elements.

County Wide Item  
Sheryl Stolzenberg, Principal Coordinator

Sheryl Stolzenberg stated that the proposed text amendment is consistent with the County Comprehensive Plan and should be transmitted to the state. This is being done to comply with state law which was adopted in 2005 by the Legislature. School planning and land use approvals will now work much closer, setting goals, objectives and policies for coordination. One element of this is school concurrency. There will be one concurrency process and level of service for the County and each incorporated city.

Ms. Stolzenberg explained that there will be no School Board presentation this evening since no representative was available.

Commissioner Brown asked if school concurrency began July 1.

Dori DeBord said that the County has 18 months from January 1, 2008 to begin implementation of school concurrency. Unlike other concurrency, the School Board will be managing the school concurrency, issuing the letters of compliance to the various developments and notifying the local government.

Commissioner Eismann asked about the turn around times for developers with this process and concurrency.

Dori DeBord said that each municipality would have their own interlocal agreement. The turn around time for developers should be 14 days. All of the review processes have time-frames that have been delineated in the interlocal agreements with the School Board.

Chairman Brown said that the School Board will be in charge of their own budget and funding. The County is not tied to that.

Ms. DeBord said that the County will be adopting the School Board's capital improvement plan.

No one spoke from the audience concerning this item.

**Commissioner Bates made a motion to recommend transmittal of the text amendments to the Comprehensive Plan, including the Public School Facilities**

**Element, amendments to the Capital Facilities Element, amendments to the Intergovernmental Coordination Element and the Implementation Element to the State Department of Community Affairs.**

**Commissioner Eismann seconded the motion.**

**The motion carried 5 – 0.**

**D. Orange Boulevard Rezone and Land Use Amendment; Rob Wassum, P.E., applicant; 4.25± acres; Small Scale Land Use Amendment from Suburban Estates (SE) to Planned Development (PD) and Rezone from A-1 (Agriculture) to PUD (Planned Unit Development); located on the north side of Orange Boulevard, approximately ¼ mile west of the intersection of Amanda Kay Circle and Orange Boulevard. (Z2006-16 / 03-06SS.01)**

Commissioner Carey – District 5  
Ian Sikonia, Senior Planner

Ian Sikonia said that zoning and land use amendment will allow for a 9 unit subdivision with a recreation area and retention pond. The proposed density is 2.86 units per net buildable acre. Staff finds that the proposed density and the proposed maximum 9 units is an appropriate transition to the adjacent uses. This site will be required to connect to public utilities. Required plantings and buffers will be determined at the time of Final Master Plan. The applicant is required to build a sidewalk along the frontage of Orange Boulevard. Staff recommendation is for approval of the request. Mr. Sikonia said that he would like to amend the Development Order to include the addition of a few words to condition "E". Condition E will now read: "The front setbacks shall be measured from the front lot line or the nearest edge of sidewalk, whichever is closer to the single family structure."

The applicant was not present at the hearing.

No one spoke from the audience.

**Commissioner Chase made a motion to recommend approval of the request for a Small Scale Land Use Amendment from Suburban Estates (SE) to Planned Development (PD) and rezone from A-1 (Agriculture) to PUD (Planned unit Development) on 4.25 acres, located on the north side of Orange Boulevard, approximately ¼ mile west of the intersection of Amanda Kay Circle and Orange Boulevard, and recommend approval of the attached Preliminary Master Plan, subject to the conditions in the attached Development Order (with amended language to condition "E") subject to staff findings.**

**Commissioner Bates seconded the motion.**

**The motion carried 5 – 0.**

**E. E. Semoran Blvd Rezone / Snowball Dental Lab; Mostafa Howeedy, applicant; 0.47± acres; Rezone from RP (Residential Professional) to OP (Office Professional); located on the south side of SR 436 and Avery Lane. (Z2007-37)**

Commissioner Van Der Weide – District 3  
Herman Wright, Principal Planner

Herman Wright introduced the application for a rezone from RP (Residential Professional) to OP (Office Professional) in order to modify the site to add to an existing building for a dental lab. The proposed use is consistent with the character of the neighborhood. Staff recommends approval of the request.

Mostafa Howeedy said that he is an architect representing the owner who is requesting a rezone to accommodate the new plan for the site.

There were no questions from the members of the board.

**Commission Bates made a motion to recommend approval of the request for a rezone from RP (Residential Professional) to OP (Office Professional) on 0.47 acres located on the corner of state Road 436 and Avery Lane, based on staff findings.**

**Commissioner Eismann seconded the motion.**

**The motion carried 5 – 0.**

### **CLOSING BUSINESS**

Dori DeBord stated that staff has completed a review of Chapters 1 through 4 of the proposed new Land Development Code. These chapters will be submitted to the commissioners for review with next month's agenda books.

The meeting adjourned at 7: 25 P.M.

Respectfully submitted,

Candace Lindlaw-Hudson  
Clerk to the Commission