

**Land Planning Agency  
Longwood City Commission Chambers  
175 West Warren Avenue  
Longwood, Florida**

**MINUTES  
February 9, 2022  
6:00 P.M.**

**Present:** JoAnne Rebello, Chair  
Judy Putz, Vice Chair  
Michael Dodane, Member  
John Blum II, Member  
Chris Kintner, Community Development Director  
Anjum Mukherjee, Senior Planner  
Kristin Zack-Bowen, Planner I, Recording Secretary

**Absent:** Elias Khoury, Member

**1. CALL TO ORDER**

Chair Rebello called the meeting to order at 6:06 p.m.

**2. ADDITIONS AND DELETIONS**

None

**4. APPROVAL OF THE MINUTES FOR**

**A. Regular Meeting held January 12, 2022**

Member Blum moved to approve, seconded by Vice Chair Putz and carried by a unanimous voice vote.

**5. PUBLIC COMMENT**

None

**6. PUBLIC HEARING**

**A. ORDINANCE NO. 22-2218**

**AN ORDINANCE OF THE CITY OF LONGWOOD, FLORIDA, AMENDING THE COMPREHENSIVE PLAN GOALS, OBJECTIVES, AND POLICIES OF THE CITY OF LONGWOOD, FLORIDA TO AMEND THE FUTURE LAND USE MAP, FUTURE LAND USE ELEMENT, LAND USE CATEGORIES, ALLOWABLE DENSITIES, ADOPT**

**AN ECONOMIC DEVELOPMENT ELEMENT AND AMEND OTHER ELEMENTS OF THE COMPREHENSIVE PLAN TO BE CONSISTENT WITH FUTURE LAND USE MAP AND ELEMENT AMENDMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.**

**B. ORDINANCE NO. 22-2219**

**AN ORDINANCE OF THE CITY OF LONGWOOD, FLORIDA, AMENDING THE LONGWOOD DEVELOPMENT CODE, ARTICLE I GENERAL PROVISIONS, ARTICLE II LAND USE DISTRICTS AND OVERLAY DISTRICTS, ARTICLE III DEVELOPMENT DESIGN STANDARDS, ARTICLE IV RESOURCE PROTECTION STANDARDS, ARTICLE V SUPPLEMENTAL STANDARDS, ARTICLE VI SIGNS, ARTICLE IX HARDSHIP RELIEF AND SPECIAL EXCEPTIONS, ARTICLE X ADMINISTRATION, AND ARTICLE XII HERITAGE VILLAGE URBAN CODE, AND THE HISTORIC DISTRICT CODE BOOK, AMENDING THE ZONING MAP OF THE CITY OF LONGWOOD, UPDATING THE DEVELOPMENT CODE TO REFLECT CHANGES TO THE COMPREHENSIVE PLAN, ESTABLISHING NEW STANDARDS FOR MULTI-FAMILY USES AND DENSITIES, CREATING A DENSITY BONUS SYSTEM, CONSOLIDATING DISTRICTS AND STANDARDS OF THE HERITAGE VILLAGE URBAN CODE AND HISTORIC DISTRICT CODE BOOK, UPDATING ADMINISTRATIVE PROCEDURES; AND PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.**

Chris Kintner explained that in October 2021 City Commission had asked Staff to discuss some of their concerns with the number of apartments the City has and the function of them. On January 10, 2022, staff gave a presentation following a workshop with the Gibbs Planning Group regarding the retail study. During this the concept of using planned developments for apartment projects, density bonus system and creating a more streamlined pathway for mixed-use projects were discussed. Mr. Kintner explained that in 2010 a broad Comprehensive Plan Amendment was passed that made the main corridors in the City Infill and Mixed-Use which allowed for a high density of dwelling units per acre and the reasoning behind this. In the last 12 years the City has had a lot of apartments come in which it didn't have before. With growth comes concerns about traffic, of how the projects relate to existing properties in the City, and also concern about the amount of land that has been taken up with single-use apartments in a district that is intended to promote mixed-use. Staff recommendation is to provide opportunities for apartments but have more guidance in how and where they are developed. Mr. Kintner clarified that mixed-use could be horizontally or vertically, but that they are looking for the retail or restaurant component. The Gibbs Planning Group Study showed that we have a significant amount of people who leave Longwood who to go to restaurants and we want those people to stay here and have options. What staff proposed for the Land Planning Agency and Commission's review are changes to the Comprehensive Plan and to the map that include a Commercial land use category in a lot of the areas that are currently Infill and Mixed-Use.

Discussion ensued on dwelling units and floor area ratio and when each is used.

Chris Kintner gave a PowerPoint presentation on both public hearing items addressing the proposed changes to the Comprehensive Plan and Longwood Development Code.

Member Blum asked for clarification on whether apartments were referring to rental or condominiums.

Mr. Kintner replied that from a use perspective we do not distinguish between apartments and condominiums, they would have to go through the same planned development process.

Member Dodane asked if townhouses were handled the same way as apartments.

Mr. Kintner stated they were not. The current definition of multi-family includes apartments and townhouses, so those would be split out and handled differently.

Member Dodane expressed his concerns that planned developments could stop growth and wants to see avenues for development to be successful so it doesn't end up being a way to stop it.

Mr. Kintner suggested that if they made apartments allowable in Infill and Mixed Use, then all the Commission would have to consider at the land use phase is if it were an appropriate place for apartments. If so, it would go back to the administrative review. Mr. Kintner stated that for developers it would be a streamlined process.

Member Dodane added that they just need to make sure there was a route for success through the planning phase.

Chair Rebello stated the understanding for the need of apartments, but was concerned about the City being overrun with them and thought it was important for the City to maintain its character. She spoke briefly about the need for affordable housing and expressed her excitement for the Downtown Storefront.

Mr. Kintner noted that affordable housing was part of the Economic Development side of things. He mentioned Longwood's industrial park, which helped during lean times economically, and the concern about affordability to live in Longwood for those employees.

Discussion ensued about the housing market and services in Longwood and elsewhere.

Vice Chair Putz asked about the Downtown Storefront would prevent residential on the first floor under the changes.

Mr. Kintner replied that the only places with Downtown Storefront face Church Avenue, Jessup Avenue, and places that were already in Commercial use. He explained that he was trying to not take away from people who already had residential as an existing use but wanted to keep the opportunity to have retail on Church Avenue.

Vice Chair Putz agreed and expressed that she would love to see more businesses.

Mr. Kintner explained that once this change was finished he wanted to discuss the Police Station site.

Chair Rebello mentioned that they also need to think about in the Downtown area are events that happen near Reiter Park that require streets to be closed. She explained that if it a developer owns it they probably wouldn't be able to do them which may curtail some of the City events.

Vice Chair Putz mentioned businesses being cut off from customers by the road closures and the financial impact to them.

Discussion ensued over the material and design requirements for the Historic District.

Chair Rebello asked for clarification on Policy 3.17 of the Longwood Comprehensive Plan.

Mr. Kintner replied that the only reason it was changed was to correct a typo and explained that it was to prevent any legal repercussions regarding pedestrian safety.

Chair Rebello asked for clarification on New Urbanism versus traditional neighborhood development.

Mr. Kintner explained that New Urbanism is what they've talked about as far as mixed-use development and returning to some of the principals where things are walkable and easily accessible.

Chair Rebello brought up policy 2.3.7 regarding Homeowners Associations being struck through in the language.

Mr. Kintner replied that it can stay or not stay.

Chair Rebello brought up the Country Estates and not seeing where it was mentioned in the Comprehensive Plan.

Mr. Kintner clarified that it was a zoning category under the Low Density Residential Future Land Use which is mentioned in the Longwood Development Code. He added that they could make a reference to it in 3.5.1.

Chris Kintner read Ordinance 22-2218 by title.

Member Dodane moved that the Land Planning Agency recommend approval of Ordinance 22-2218 to the City Commission, seconded by Vice Chair Putz, and carried by a unanimous roll call vote.

Chris Kintner read Ordinance 22-2219 by title.

Vice Chair Putz moved that the Land Planning Agency recommend approval of Ordinance 22-2219 to the City Commission, seconded by Member Dodane, and carried by a unanimous roll call vote.

**7. DISCUSSION AND SCHEDULE FOR FUTURE AGENDA ITEMS**

Mr. Kintner spoke about the possibility of the Hartley project coming back for a third time and Meadowbend submitting an annexation application. Mr. Kintner mentioned Ms. Trippy's Emporium might come in as an applicant sponsored amendment to allow nightclubs. He also stated a potential annexation of parcels near the carwash apartments on 17-92 for a proposed mini-storage.

**8. ADJOURNMENT**

Meeting was adjourned at 7:26 p.m.

Minutes approved by the Land Planning Agency:

  
JoAnne Rebello, Chair

ATTEST:

  
Kristin Zack-Bowen, Recording Secretary