

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

**MINUTES  
January 12, 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, Recording Secretary

**Absent:** Elias Khoury, Member

**1. CALL TO ORDER**

Recording Secretary called the meeting to order at 6:01 p.m.

**2. ELECTIONS**

**A. Chairperson**

Member Judy Putz nominated JoAnne Rebello as Chairperson, seconded by Member Michael Dodane and carried by a unanimous voice vote.

**B. Vice Chairperson**

Member Michael Dodane nominated Judy Putz as Vice Chairperson, seconded by Member JoAnne Rebello and carried by a unanimous voice vote.

**3. ADDITIONS AND DELETIONS**

None

**4. APPROVAL OF THE MINUTES FOR**

**A. Regular Meeting held August 11, 2021**

Member Dodane 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. 21-2214**

**AN ORDINANCE OF THE CITY OF LONGWOOD, FLORIDA, AMENDING ORDINANCE**

**NO. 1019, SAID ORDINANCE BEING THE COMPREHENSIVE PLAN FOR THE CITY OF LONGWOOD, FLORIDA; SAID SMALL SCALE PLAN AMENDMENT (SPA 04-21) CHANGING THE LAND USE DESIGNATION ON THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN FROM COUNTY MIXED (MXD) AND LOW DENSITY RESIDENTIAL (LDR) TO CITY OF LONGWOOD INFILL AND MIXED USE (IMU) AND AMENDING THE FUTURE LAND USE ELEMENT OF THE CITY OF LONGWOOD COMPREHENSIVE PLAN CREATING FUTURE LAND USE CATERGORIES, OBJECTIVE IV, POLICY B, TO THE PROPERTIES WITH PARCEL ID'S 05-21-30-523-0000-00B0 AND 05-21-30-523-0000-00A8; PROVIDING FOR CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.**

Chris Kintner read Ordinance No. 21-2214 by title and presented the item.

Brent Spain spoke on behalf of the applicant and explained that they support staff's recommendation for approval and have been working with them to address any concerns in advance. He explained that this was a site specific text amendment to the City's Comprehensive Plan that imposes limitations on the property so there are no surprises down the line. Mr. Spain noted that under the current Seminole County Land Use it allows 30 dwelling units per acre. Mr. Spain's client is the commercial property owner driving the front portion of the property, and the back portion will be designed with garden apartments, which through this amendment will be capped at 50 dwelling units. They are proposing 2, 3-story buildings with 8 units on each floor for a total of 48 units. Mr. Spain reiterated that in order to lift the restrictions when are being presented will require his client to come back through the Comprehensive Plan Amendment process in order to change the text.

Member Dodane asked if the multi-family developer was on board with it already or would there be a delay between the carwash and residential phases.

Mr. Spain responded that they have the rear portion of the property under contract with the multi-family developer and there are time frames on the contract to meet.

Member Dodane asked if it was possible the apartments would go up first.

Mr. Spain said it was likely it could happen concurrently, since there is a shared access road it makes sense to do so.

Mr. Dodane asked if any screening was considered for all of the headlights coming in and out of the property and the view of the carwash from the lake.

Mr. Spain handed out a draft conceptual plan to the Board Members and pointed out that the carwash was completely shielded from the apartments in the rear and included a landscape buffer between the uses.

Mr. Dodane explained that he designs carwashes and that they were very light intensive and his biggest concern was the light spilling into the lake environment. He also added he was concerned about the driveway aimed right at the lake.

Mr. Kintner noted that there were code requirements for landscaping that the City did not have for previous projects that offer that protection.

Mr. Dodane mentioned that the 3-story buildings would do a good job of shielding lights from 17-92.

Mr. Spain shared that he anticipated downward shielded lighting to prevent offsite glare and light pollution.

Chair Rebello mentioned concerns over losing the trees and asked about having a buffer between the apartments and the lake.

Mr. Spain referred to the conceptual plan and a 45-foot building setback but presumes that a fair amount of the current vegetation will be within that setback, but they will have to look at it when they finalize plans.

Chair Rebello asked Chris Kintner about replacement tree requirements for Site Plans.

Mr. Kintner responded about the number of trees per inch requirements, the burden of proof being on the applicant to show it is necessary for the site, and the buffer requirement.

Chair Rebello mentioned the leaching of gas and oils getting into the lake based on the parking placement being closer to 17-92.

Mr. Kintner confirmed this, and added that with it being on the lake it is something we look at even further.

Barbara Dirienzo, 1441 S Grant St, Longwood, FL 32750, spoke in opposition. She asked if the new residents of the apartments would have access to the lake.

Mr. Spain responded that at this juncture he didn't know whether or not they were proposing anything, but did not see anything on the conceptual plan showing a boat ramp or dock. He noted he would find out from his client and follow up with staff.

Barbara Dirienzo added that she didn't like seeing and hearing all of the construction around the lake and had concerns about it being a slippery slope or development. She also asked if the proposal could change or if this was a guarantee.

Mr. Kintner responded that the number of units and setbacks allowed will be memorialized in the Comprehensive Plan, so a developer would not be able to go beyond that without going through the entire process again to change it. He continued with saying that specifics such as lake access would be handled later in the site development plan process, and this process is about figuring out if the land use is appropriate.

Chair Rebello added that the County rules were less restrictive than the City's rules would be.

Peter Katauskas, 1401 S Grant St, Longwood, FL 32750, spoke. He mentioned the overall environmental impact to the area and the runoff due to natural buffers being eliminated, and asked if environmental impact studies had been done or would come about in the process.

Mr. Kintner replied that it would be part of the site development review process

for any development that comes out of the land use change.

Mr. Katauskas said he couldn't imagine how it could not be detrimental to the lake and that anything within a mile radius runs into the lake. Mr. Katauskas mentioned that he was not notified of the building across the lake that had already taken place. He also added that he was not speaking against it or anti-development, but was concerned about the view on the lake and the environmental impact on the lake.

Discussion ensued about the estimate of frontage on the lake.

Mr. Katauskas asked for clarification on the approval process for the project.

Mr. Kintner explained that there were 3 parts to it. The first was to seek Annexation into the City from the County, which has happened and received Commission approval. He continued by saying that they are within the City and the applicant intends to pursue the Infill and Mixed Use designation, which is the process tonight. Mr. Kintner described that the applicant was in the City, and did not have a land use for the City, only the County, so it needed one. What was going before the LPA was to assign an appropriate land use for this parcel. Mr. Kintner explained that all of the other parcels along 17-92 had the Infill and Mixed Use designation which allowed for apartments, carwashes as a Conditional Use, and so on. By assigning it a Land Use it allows them to pursue anything on the table of allowable uses through the site development plan process. The site development plan process is where Staff reviews it, as well as St. John's River Water Management District who will be very interested in the carwash component to ensure there is no pollution going into the lake. Mr. Kintner continued explaining that during the site development phase, the applicant must meet what is in the Longwood Development Code. The standards in the Code were established by the Commission, but administered by Staff. He pointed out that if a City land use was not assigned, they would have the County land use and could pursue development under that, which actually allows them to have more development rights under what they are proposing for the City. Staff sees this as a benefit because it limits them compared to what they could do in the County.

Discussion ensued about the process of granting land use and the development that has occurred prior to this along the lake.

Mr. Katauskas expressed a few more of his concerns with and suggestions for the project.

Mr. Spain clarified that with stormwater the rule is post-development runoff cannot exceed pre-development runoff. He added that the carwash facility would be sloped towards a central drain that would hold the water on site. He also mentioned the concerns about the dock that he would bring to the attention of the developer.

Sharon Wesson, 481 Columbus Circle, Longwood, FL 32750, asked for clarification on whether WaterVue was built under the City or County, and if this project was going to City or County directed.

Mr. Kintner responded that it was built under the City, and in that situation that

developer was operating under a Code with no restrictions because they were allowed 25-35 dwelling units per acre. In this case they are proposing 50 units total, which is in the Comprehensive Plan, adopted by the Commission, and cannot go past that. The same applies to the 45-foot setback. The density under the same land use that WaterVue had would allow 171 units, but the applicant is voluntarily limiting themselves to 50 units for the whole site. Mr. Kintner reiterated that the applicant cannot exceed that without going through the process again. Under the County it would be their development regulations that the City has no control over, whereas with the City land use we have control over it.

Discussion ensued about the land use designation process, approval of WaterVue Apartments, and the current proposal.

Mr. Katauskas added that he believed they could not let it go back to the County, because it was going to happen and needed to keep it in City control.

Member Dodane moved that the Land Planning Agency recommend approval of Ordinance 21-2214 to the City Commission, seconded by Vice Chair Putz, and carried by a unanimous roll call vote.

#### **B. ORDINANCE NO. 21-2216**

**AN ORDINANCE OF THE CITY OF LONGWOOD, FLORIDA, AMENDING ORDINANCE NO. 1019, SAID ORDINANCE BEING THE COMPREHENSIVE PLAN FOR THE CITY OF LONGWOOD; SAID SMALL SCALE PLAN AMENDMENT (SPA 05-21) CHANGING THE FUTURE LAND USE MAP OF THE CITY OF LONGWOOD COMPREHENSIVE PLAN FROM CITY OF LONGWOOD INDUSTRIAL (IND) TO INFILL AND MIXED USE (IMU) FUTURE LAND USE CATEGORY TO +/- 2.47 ACRES OF LAND LOCATED AT 811 AND 655 WILMA STREET, LONGWOOD, FLORIDA AND WITH PARCEL ID'S 06-21-30-502-0R0D-0000 AND 06-21-30-502-0R0C-0000; PROVIDING FOR CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.**

Chris Kintner read Ordinance No. 21-2216 by title and presented the item.

Hatem Abou-Senna, 13504 Phoenix Drive, Orlando, FL 32828 gave a PowerPoint presentation on behalf of the American Muslim Community Center about the proposed changes.

Member Dodane recommended they pursue getting Wilma connected to Florida Central Parkway.

Chair Rebello commended the Community Center on being such a great community partner and expressed her gratitude to them. She also mentioned the potential effect on the intersection of 434 and 427 if AMCC decided to move.

Atif Fareed, 255 Morton Lane, Winter Springs, FL 32708 spoke in favor. He shared that he was the former Chairman of the Mosque and now ran the clinic. Mr. Fareed wanted to reiterate that they have been excellent neighbors and have a great relationship with the City of Longwood and want to continue that. He explained it was disconcerting for those watching religious services from the gym

in order to promote social distancing, which is why they want to open it up. He also thanked everyone for their support.

Member Dodane moved that the Land Planning Agency recommend approval of Ordinance 21-2216 to the City Commission, seconded by Chair Rebello, and carried by a unanimous roll call vote.

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

Mr. Kintner indicated that at the February 9, 2022 meeting they will consider the Land Use and Comprehensive Plan Amendments related to the Commission's discussion as it relates to multi-family apartments. The proposal will be less density, but still provide pathways for people to get to it. With higher density projects the Commission would have a role in assigning density that they don't have now. Also proposed is merging the Heritage Village Code book, the Historic District Code book and the main Code book into one zoning map rather than have it split up. Mr. Kintner explained that after the LPA meeting February 9<sup>th</sup>, the Commission will consider it the first meeting in March, then it gets reviewed by the State, so it could be approved by April but may take more than the time mentioned. Another item that may be on the February or March agenda will be the Hartley project previously seen by the LPA.

## **8. ADJOURNMENT**

Meeting was adjourned at 7:27 p.m.

Minutes approved by the Land Planning Agency: February 9, 2022

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**JoAnne Rebello, Chair**

**ATTEST:**

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**Kristin Zack-Bowen, Recording Secretary**