

**CITY OF LONGWOOD
Land Planning Agency**

**Longwood City Commission Chambers
175 West Warren Avenue
Longwood, Florida**

**MINUTES
April 26, 2023
6:00 P.M.**

**Present: Judy Putz, Chair
JoAnne Rebello, Vice Chair
Michael Dodane, Member
John Blum II, Member
Mohamed Jaffer, Member
Michelle Longo, City Clerk
Chris Kintner, Community Development Director
Anjum Mukherjee, Senior Planner
Kristin Zack-Bowen, Planner/Recording Secretary**

1. CALL TO ORDER. Chair Putz called the meeting to order at 5:58 p.m.

2. ADDITIONS AND DELETIONS. None.

3. APPROVAL OF THE MINUTES FOR

A. Regular Meeting held February 8, 2023

Member Dodane moved to approve the February 8, 2023 minutes. Seconded by Member Blum and carried by a unanimous voice vote.

4. PUBLIC COMMENT. None.

5. PUBLIC HEARING

A. ORDINANCE NO. 23-2237

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 (P23-00156; SPA 01-23) CHANGING THE LAND USE DESIGNATION ON THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN FROM CITY OF LONGWOOD INDUSTRIAL TO CITY INFILL AND MIXED-USE AND THE ZONING DESIGNATION FROM CITY INDUSTRIAL CORE TO CITY INFILL AND MIXED-USE FOR THE PROPERTY WITH PARCEL ID 06-21-30-300-031B-0000; PROVIDING FOR CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.

Mr. Kintner read Ordinance No. 23-2237 by title.

Bryan Borland from Wood Partners made a presentation regarding Alta Cypress II to the Land Planning Agency.

Vice Chair Rebello questioned if there was an agreement with the commercial property owners that are between the subject property and Ronald Reagan Boulevard allowing access to the site from Ronald Reagan Boulevard as shown in the presentation.

Mr. Borland responded that the seller has the commercial properties under contract inclusive of an existing access easement off of Ronald Reagan Boulevard already in place. Mr. Borland added that they were not opposed to taking ownership of the sliver of land and construct the roadway.

Vice Chair Rebello asked what type of improvements would be made to accommodate the added traffic coming out on to intersection of Dog Track Road and Ronald Reagan Boulevard.

Mr. Borland noted that they anticipate Seminole County will require signalization improvements and that the next step would be to contact them and figure out what is needed to begin that process.

Discussion ensued over the development and character of the immediate area around the subject property.

Mr. Kintner presented the staff report. Mr. Kintner also mentioned the recent passage of the Live Local Act that was passed through state legislation and its impact on the potential for multi-family affordable housing development in commercial and industrial areas.

Member Blum asked if the Live Local Act allowed for apartments to go into any commercial parcel without going in front of the Land Planning Agency and Mr. Kintner affirmed that was correct.

Vice Chair Rebello mentioned the letters received not supporting the land use change and asked what assurances will be put into place to ensure that this will not impact the existing businesses.

Mr. Kintner explained that the industrial properties have vested rights and the potential buyer for the subject property is aware of the area they are in. He also mentioned that prospective residents will also be aware of what to expect moving in there.

Chair Putz reaffirmed that the only thing being voted on at the meeting was changing the land use on the parcel to Infill and Mixed Use.

Member Dodane indicated that he had a conflict and would abstain from voting.

Member Jaffer made a motion to recommend approval of Ordinance No. 23-2237 to the City Commission as presented. Seconded by Member Blum and carried by a unanimous roll call vote with Member Dodane abstaining from voting.

6. DISCUSSION AND SCHEDULE FOR FUTURE AGENDA ITEMS

The American Muslim Community Center will have a small-scale comprehensive plan

amendment at the May 10, 2023 Land Planning Agency Meeting. Mr. Kintner mentioned the site plan approval was very close for Huey Magoo's as well as the Orlando Health free-standing emergency room.

7. ADJOURNMENT. Chair Putz adjourned at 6:38 p.m.

Minutes approved by the Land Planning Agency: May 10, 2023

Judy Putz, Chair

ATTEST:

Kristin Zack-Bowen, Recording Secretary