

LONGWOOD LAND PLANNING AGENCY

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

**MINUTES
July 10, 2024
6:00 PM**

**Present: John Blum II, Chair
Jessica Palmer, Vice Chair
JoAnne Rebello, Member
Judy Putz, Member
Mohamed Jaffer, Member
Chris Kintner, Community Development Director
Kristin Zack-Bowen, Planner/Acting Recording Secretary
Carlos Rosales, Community Development Coordinator**

1. CALL TO ORDER. Chair Blum called the meeting to order at 6:07 p.m.

2. ADDITIONS AND DELETIONS. None.

3. APPROVAL OF THE MINUTES FOR

A. Regular Meeting held March 13, 2024

Member Putz moved to approve the March 13, 2024 minutes. Seconded by Vice Chair Palmer and carried by a unanimous voice vote.

4. PUBLIC COMMENT. None.

5. PUBLIC HEARING

A. ORDINANCE NO. 24-2254

AN ORDINANCE OF THE CITY OF LONGWOOD, FLORIDA, AMENDING THE LONGWOOD DEVELOPMENT CODE ARTICLE I GENERAL PROVISIONS, ARTICLE II LAND USE DISTRICTS AND ZONING DISTRICTS, ARTICLE III DEVELOPMENT DESIGN STANDARDS, ARTICLE V SUPPLEMENTAL STANDARDS, ARTICLE VI SIGNS, ARTICLE VII CONCURRENCY MANAGEMENT SYSTEM, ARTICLE IX HARDSHIP RELIEF AND SPECIAL EXCEPTIONS, ARTICLE X ADMINISTRATION, AND REMOVING ARTICLE XI GREEN BUILDING PROGRAM TO IMPLEMENT NEW PROVISIONS OF THE LIVE LOCAL ACT AND UPDATE OTHER CODE ELEMENTS INCLUDING AMENDING STANDARDS FOR TEMPORARY SIGNS, MASSAGE THERAPY ESTABLISHMENTS, FENCES, TREE REMOVAL, AND OTHER GENERAL UPDATES OF THE LDC, PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY AND EFFECTIVE DATE.

Chris Kintner, Community Development Director, read the ordinance title and presented the staff report.

Mr. Kintner described that this was a general update ordinance and noted areas proposed for changes including sections related to the Live Local Act, the removal of fence permitting requirements for single-family and duplex properties, restrictions on national massage parlor chains, and clarifying requirements for restriping and resealing permits among other changes.

Mr. Kintner explained that the majority of conflict points staff has with residents seem to be generated by the need for scaled surveys for fence permits, as well as the need to get a permit for replacing existing fences. Mr. Kintner explained that staff's proposal is intended to reduce those conflict points and transition some of these potential issues from a permitting one to a code enforcement one.

Discussion ensued regarding the implications of the removal of the fence permit requirement on different situations, as well as other elements of the ordinance including tree replacement.

Member Putz made a motion to recommend approval of Ordinance No. 24-2254 to the City Commission as presented. Seconded by Vice Chair Palmer, and carried by a unanimous roll call vote.

B. ORDINANCE NO. 24-2255

AN ORDINANCE OF THE CITY OF LONGWOOD, FLORIDA, AMENDING ORDINANCE NO. 1019, SAID ORDINANCE BEING THE COMPREHENSIVE PLAN FOR THE CITY OF LONGWOOD, FLORIDA; CHANGING THE LAND USE DESIGNATION FOR PROPERTY WITH PARCEL ID 29-20-30-300-0100-0000 ON THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN FROM CITY OF LONGWOOD COMMERCIAL TO CITY OF LONGWOOD INDUSTRIAL AND THE ZONING DESIGNATION FROM CITY OF LONGWOOD NEIGHBORHOOD COMMERCIAL TO CITY OF LONGWOOD LIGHT INDUSTRIAL; AMENDING ARTICLE II LAND USE DISTRICTS AND ZONING DISTRICTS AND THE SUPPLEMENTAL STANDARDS FOR CERTAIN AUTO-ORIENTED USES IN LONGWOOD DEVELOPMENT CODE ARTICLE V SUPPLEMENTAL STANDARDS; AND PROVIDING FOR CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.

Chris Kintner, Community Development Director, read the ordinance and presented the staff report. At the June 3rd City Commission meeting, a Longwood City Commissioner requested that staff facilitate a property owner request to have vehicle sales at 1777 North Ronald Reagan Boulevard. The current zoning of Neighborhood Commercial does not support the use of vehicle sales with outdoor display.

Mr. Kintner explained why staff chose this particular land use and zoning change and conditions to facilitate the Commission's request. Mr. Kintner explained that the Light Industrial zoning is found across the street from this property, and that

it does not create a “spot zoning” issue and allows the applicant the uses they want while not opening up a high number of properties to expanded automotive uses.

Discussion ensued regarding the potential impacts of the changes on the aesthetics of the corridor and how the change might affect neighboring properties.

Jim Hattaway, the owner of the subject property, introduced himself and provided a history of the property and explained the nature of his request to the City Commission.

Member Jaffer asked why this issue is coming up now. Mr. Hattaway responded that a tenant was going through the permitting process and found that the use was no longer allowable under the new zoning of the property. Member Putz asked Mr. Kintner to confirm elements of that discussion, and Mr. Kintner clarified the timeline and some specifics.

Member Rebello asked Mr. Hattaway about the history of the property and concessions that were made when it was brought into the city, discussion ensued regarding the nature of the uses on the site.

Mr. Hattaway explained that he was willing to impose conditions on the property through the ordinance to address some of the LPA’s concerns.

Mr. Kintner proposed that, based on the discussion, the LPA could consider including some of their concerns in a motion, and send that recommendation to the City Commission for their consideration.

Member Putz made a motion to recommend approval of Ordinance No. 24-2255 with the following amendments to the City Commission as presented. Seconded by Vice Chair Rebello, and carried by a unanimous roll call vote.

- That there be a limitation on the parking associated with each tenant
- That temporary signage be prohibited
- That the vehicle sales be limited to “boutique/small batch” operations
- That the property has no code enforcement violations

6. DISCUSSION AND SCHEDULE FOR FUTURE AGENDA ITEMS

Mr. Kintner informed the board that there will be presentations on the new mobility fee ordinance as well as the updated Bicycle-Pedestrian Master Plan at the next two City Commission meetings.

7. ADJOURNMENT. Chair Blum adjourned the meeting at 8:21 p.m.

Chair

ATTEST:

Carlos Rosales, Recording Secretary