

Seminole County Planning and Zoning Board Meeting
Beall Center
Meeting Minutes
August 11, 2025
6:00 p.m.

The Seminole County Planning and Zoning Board held a Public Hearing on Monday, August 11, 2025, at the Beall Center, at 6:00 p.m. The purpose of the Public Hearing was to receive public input regarding the Minh Luu Chicken Breeder Egg Farm Conditional Use Permit.

The meeting was called to order by Chairman Rognstad. BOC Chairman Mrs. Shelia Williams gave the invocation followed by the Pledge of Allegiance.

Board members in attendance: Mr. Stan Kennedy, Ms. Wanda Rykard, Chairman Mrs. Reed Rognstad, Mrs. Debbie Odom, and Ms. Angelia Myrick. All present, a quorum was established.

County Attorney Mr. Bill Mills stated he was present to provide assistance to the Zoning Board and made the following comments: "As I found out a little while ago, the applicant, in regard to this conditional use permit, does not have an interest in the property; the contract to purchase has run out and has not been renewed. By definition of your zoning ordinance, he is no longer considered an applicant. So, his application is moot. He is not the owner of the property, nor operator under the terms and definitions of your zoning ordinance. So, I have advised the Zoning Board to dismiss the application; so, the application will not go forward at this time if that is what the board wishes to do."

Chairman Rognstad stated the only purpose for the meeting was to review the application and there was nothing to do as it has been nulled and voided.

Mr. Matt Spooner asked if this would be on the agenda for the scheduled meeting tomorrow night, Attorney Mills responded, "this would not be on the agenda."

Attorney Mills directed the board to clarify and vote on termination of the application. Ms. Wanda Rykard made a motion to terminate the application; Mr. Stan Kennedy made a second. All in favor, motion passed.

Mr. Richard Spooner asked if there was any indication they were going to reapply; County Manager Granger stated she did not know the answer to that, all she had been made aware of was the contract ran out on August 6. Mr. Mills was questioned as well, he stated he had no contact with the applicant. County Manager Granger stated if they do come back, it will have to start completely back over.

Mr. Matt Spooner stated the following: "Neal Spooner and Richard Spooner applied for a permit to put in two dwellings to put the chicken house people aside. Greg Long came out, and we discussed it with him; everything was a to go. He needed to talk to the attorney and find out. The application was paid for; we were told to come back and get the money back. Richard came back and got the money." Mr. Richard Spooner commented "no no, I got the application." Mr. Matt Spooner stated his parents did not come back and get a check. Mr. Matt Spooner asked Mr. Richard Spooner if he got the money back, Mr. Richard Spooner stated no he got the application. County Manager Granger stated there was a lady who came back and asked for a refund. Mr. Matt Spooner then stated that it was because he was told by Greg to come back that they were not issuing a permit.

County Manager Granger stated this was inappropriate to discuss at this meeting.

Mr. Richard Spooner asked if there was a County Commissioner meeting tomorrow. County Manager Granger stated yes, however, the public hearing was cancelled and there would be no vote on this issue tomorrow night.

Angelia Myrick made a motion to adjourn, Wanda Rykard made the second. All in favor, motion passed.