

**Minutes**  
**Planning and Zoning Commission**  
**December 4, 2014 - 10 AM**  
**City Commission Chambers**  
**City Hall, Sanford, Florida**

**Members Present**

Jerry Mills, Chairman  
Steve Esler, Vice Chairman  
Carsandra Buie  
Michael Loader  
Lindsay Oyewale  
Eddie Green

**Members Absent**

Michael Padgett – excused  
Joshua Dane, alternate – excused

**Others Present**

Jennifer Barrington Nix, Assistant City Attorney  
Russ Gibson, Planning & Development Services Director  
Eileen Hinson, Development Services Manager  
Sabreena Colbert, Planner  
Mary Muse, Administrative Coordinator

Mr. Mills called the meeting to order at 10 AM.

**Moment of Silence**

**Pledge of Allegiance**

**Approval of Minutes**

Mr. Esler moved to approve the November 6, 2014 Meeting Minutes. Mr. Loader seconded. Motion carried 6-0.

**Public Hearings**

**PH-1** Hold a Public Hearing to consider a request to rezone 4 acres at 4400 St. Johns Parkway to Planned Development for a proposed medical facility.  
Tax Parcel Number: 28-19-30-506-0000-037A  
Property Owner: Eoghan N Kelley Family LP  
Representative: David Evans – Evans Engineering

Mr. Green moved to recommend the City Commission adopt an ordinance to rezone 4 acres located at 4400 St Johns Parkway from AG, Agriculture to PD, Planned Development for the Medical Clinic PD subject to the conditions as recommended by the Development Review Team. Ms. Buie seconded. Motion carried 6-0.

**PH-2** Hold a Public Hearing to consider a request to rezone 4.751 acres at 2306 W. 1st Street from AG, Agriculture to PD, Planned Development for a proposed multi-family residential use.  
Tax Parcel Number: 26-19-30-300-0070-0000  
Property Owner: Peggy J. Nestor, Trustee  
Representative: Heather Himes – Ackerman LLC

Present to speak were Debra Winn, Bruce Rhea, Deborah Dupuy, Diane McCauley, and Virgil Hurley. Their main concerns were traffic, storm water, and pedestrian safety. Ms. Winn also requested the buffer wall be at least eight feet along her property line and Mr. Rhea stated a four-story building is not in character with the area.

Mr. Loader moved to recommend the City Commission adopt an ordinance to rezone 4.75 acres at 2306 W. 1st Street to PD, Planned Development for a multi-family residential use subject to the conditions as recommended by the Development Review Team, with the exception to condition #5 that the wall along Ms. Winn's property (2310 W 1<sup>st</sup> Street) will be eight feet tall, but can be reduced to six feet past her property. Mr. Green seconded. Motion carried 6-0.

### **Citizen Participation**

None.

### **Staff Reports**

Mr. Gibson informed the board no Public Hearings have been scheduled for the December 18<sup>th</sup> meeting and if there is no other time sensitive matters to be reviewed, staff will cancel the meeting if the Chairman concurs.

Staff is working on architectural standards and is near completion. The Development Review Team will review and make comments/recommendations and then it will be presented to the Planning and Zoning Commission.

A 2015 calendar from the Sanford Historic Trust was distributed to each board member.

Mr. Gibson informed the board the certificate of occupancy has been issued for the new 7-Eleven on CR 46A.

### **Commissioners Reports**

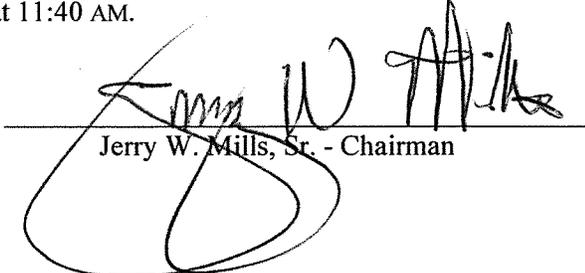
Mr. Loader asked if there were other consultants involved with the downtown redevelopment process. Mr. Gibson stated Little John was procured through the CRA in regards to the downtown redevelopment and the city will be doing an RFP for the city wide comprehensive plan amendment.

Mr. Loader asked if there were any plans for the old police station property owned by Florida Specs. Mr. Gibson informed him the city has not received any plans, and there were no time restrictions placed on the property.

Mr. Mills reminded the board at the January 2015 meeting there will be Chair and Vice Chair elections.

### **Adjournment**

There being no further business, the meeting adjourned at 11:40 AM.

  
\_\_\_\_\_  
Jerry W. Mills, Sr. - Chairman