

**Minutes**  
**Planning and Zoning Commission**  
**May 7, 2015 - 10 AM**  
**City Commission Chambers**  
**City Hall, Sanford, Florida**

**Members Present**

Jerry Mills, Chairman  
Steve Esler, Vice Chairman  
Lindsay Oyewale  
Michael Loader  
Eddie Green  
Joshua Dane, alternate

**Members Absent**

Carsandra Buie - excused  
Michael Padgett - unexcused

**Others Present**

Jennifer Nix-Barrington, Assistant City Attorney  
Eileen Hinson, Development Services Manager  
Sabreena Colbert, Planner  
Mary Muse, Administrative Coordinator

Mr. Mills called the meeting to order at 10:05 AM.

**Moment of Silence**

**Pledge of Allegiance**

The board unanimously approved Ms. Buie's absence as excused and Mr. Padgett's absence as unexcused.

**Approval of Minutes**

Mr. Loader moved to approve the April 2, 2015 Meeting Minutes. Mr. Esler seconded. Motion carried 6-0.

**Public Hearings**

**PH-1** Hold a Public Hearing to consider a Small Scale Comprehensive Plan Amendment to change 9.8 acres from SE, Suburban Estates to LDR-SF, Low Density Residential-Single Family at 2601 Celery Avenue.  
Tax Parcel Numbers: 32-19-31-300-009A-0000 and 32-19-31-300-0090-0000  
Property Owners: Goldchem, LLC and Victory Deliverance Center, Inc.  
Representative: Alec String – Bryce Foster Corp.

Kenneth Treat, 2241 Tulip Valley Pt, came forward asking about a landscape barrier between his subdivision and the proposed subdivision, as well as drainage concerns.

Mr. Loader moved to recommend that the City Commission approve an ordinance amending the *Comprehensive* Plan future land use map designation for 9.8 acres with a project address of 2601 Celery Avenue from SE, Suburban Estates to LDR-SF, Low Density Residential-Single Family. Mr. Esler seconded. Motion carried 6-0.

**PH-2** Hold a Public Hearing to consider a request to rezone 9.8 acres from AG, Agriculture to SR-1, Single Family Residential at 2601 Celery Avenue.

Tax Parcel Numbers: 32-19-31-300-009A-0000 and 32-19-31-300-0090-0000

Property Owners: Goldchem, LLC and Victory Deliverance Center, Inc.

Representative: Alec String – Bryce Foster Corp.

Robert Wynne, 2628 Vineyard Circle, came forward for clarification in regards to the density on both parcels.

Mr. Loader moved to recommend that the City Commission enact an ordinance rezoning the 9.8 acres located at 2601 Celery Avenue from A-1, Agriculture to SR-1, Single Family Residential subject to the adoption of the Comprehensive Plan Future Land Use Map amendment from SE, Suburban Estates to LDR-SF, Low Density Residential-Single Family. Mr. Green seconded. Motion carried 6-0.

**PH-3** Hold a Public Hearing to consider a request to amend the East Northgate PD Seminole Commons Master Plan to establish multiple family housing at 1840 Rinehart Road

Tax Parcel Number: 29-19-30-509-0000-0030

Property Owner: Inland Atlantic Seminole, Inc.

Representatives: Javier Omana – CPH, Inc. and John DiGiovanni – Inland Atlantic Seminole, Inc.

Ms. Oyewale moved to recommend the City Commission approve the request to amend a portion of the approved East Northgate PD Master Plan and replace it with the Seminole Commons East Northgate PD Master Plan as recommended by staff subject to a Development Order that includes all recommended conditions, with amending item #3 to state “subject to approval by SJWMD.” Mr. Loader seconded. Motion carried 6-0.

**PH-4** Hold a Public Hearing to consider a Conditional Use request to establish outdoor manufacturing for a concrete batch plant for A-1 Block at 350 Persimmon Avenue.

Tax Parcel Number: 26-19-30-300-004F-0000

Property Owner: Adam S. Freeman Trustee

Representative: Christopher Thorne, General Manager – A-1 Block

Mr. Esler moved to approve the Conditional Use request for 350 Persimmon Avenue with amended conditions (item #9 – change time to 5am; item #13 – restrict color on silo to be only white). Ms. Oyewale seconded. Motion carried 6-0.

### Staff Reports

Ms. Hinson informed the board staff will be sending out the May 13<sup>th</sup> meeting agenda later today. Staff is also currently working on public hearing items for the June 4<sup>th</sup> meeting.

Due to the City Hall holiday in July, the consensus of the board was to hold the meeting on July 9<sup>th</sup>.

**Citizen Participation**

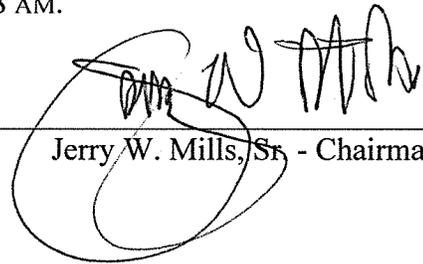
None.

**Commissioners Reports**

Mr. Loader asked staff if there were any road improvement plans for Persimmon Avenue. Ms. Hinson reported a study is underway for the area and will email a link to the board in regards to the study from FDOT.

**Adjournment**

There being no further business, the meeting adjourned at 11:28 AM.



A handwritten signature in black ink, appearing to read "Jerry W. Mills, Sr.", is written over a horizontal line. The signature is stylized and somewhat cursive.

Jerry W. Mills, Sr. - Chairman