

Minutes
Planning and Zoning Commission
September 3, 2015 - 10 AM
City Commission Chambers
City Hall, Sanford, Florida

Members Present

Jerry Mills, Chairman
Steve Esler, Vice Chairman
Michael Loader
Carsandra Buie
Joshua Dane, alternate

Members Absent

Michael Padgett, excused
Lindsay Oyewale, excused
Eddie Green

Others Present

Jennifer Nix-Barrington, Assistant City Attorney
Russ Gibson, Planning Director
Eileen Hinson, Development Services Manager
Jordan Smith, Senior Planner

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

Moment of Silence

Pledge of Allegiance

Attendance

The board unanimously approved Mr. Padgett's and Ms. Oyewale's absence as excused.
The determination of Mr. Green's absence as excused or unexcused will be discussed at the next meeting.

Approval of Minutes

Mr. Loader moved to approve the August 6, 2015 Meeting Minutes. Mr. Esler seconded. Motion carried 5-0.

Development Plans

DP-1 Consider the Preliminary Subdivision Plan for Celery Cove, a 37 lot single family residential development located 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.

Mr. Loader moved to approve the Preliminary Subdivision Plan for Celery Cove as recommended by staff.
Mr. Esler seconded. Motion carried 4 to 1, Ms. Buie dissenting.

Public Hearings

PH-1 Hold a Public Hearing to consider a request to Rezone approximately 12.37 acres from RI-1, Restricted Industrial and SR-1A, Single Family Residential to PD, Planned Development located at 2901 W. 1st Street.
Tax Parcel Numbers: 26-19-30-5AE-4900-0000, 26-19-30-501-0000-0080, 26-19-30-5AE-490A-0000, 27-19-30-300-0040-0000 and 26-19-30-5AE-660A-0000
Property Owner: Transit Properties, LLC
Representative: Charlie Madden – Madden Engineering

Present to speak about the request was Jerry Williams of 203 Williams Avenue.

Ms. Buie moved to recommend the City Commission approve the Transit Properties, LLC Sanford/SR 46 Property Planned Development as recommended by staff subject to a Development Order that includes all recommended conditions with an additional condition that was noted for previous development in the WIC Land Use designation as follows:

The subject property is located in the Westside Industry and Commerce District (WIC) under the City of Sanford Comprehensive Plan and land development regulations. This district allows commercial and industrial uses. Commercial and industrial uses may be developed in proximity to the property subject to then existing planning and zoning codes and ordinances and land development regulations of the City of Sanford.”

Mr. Esler seconded. Motion carried 5-0.

PH-2 Hold a Public Hearing to consider a Variance for reduction in parking spaces for a proposed retail store located at 1113 W. 1st Street.
Tax Parcel Number: 25-19-30-5AG-0Z00-0030
Property Owners: Joseph H. Booth, John T. Booth & Alexander H. Booth, et al
Applicant: Matt Cason – Concept Development, Inc.

Mr. Gibson informed the Commission that the applicant is working with staff to meet the City’s parking requirements and architectural design standards and therefore recommended the request be tabled.

Ms. Buie moved to table the request. Mr. Loader seconded. Motion carried 5-0.

Staff Reports

Mr. Smith provided an update on the Proposed Schedule G Design Standards.

Citizen Participation

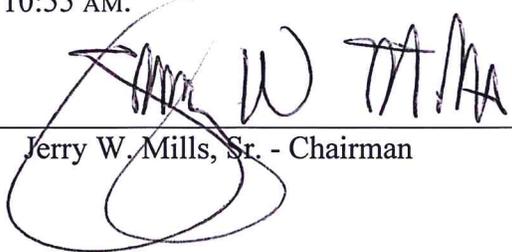
None.

Commissioners Reports

None.

Adjournment

There being no further business, the meeting adjourned at 10:55 AM.



Jerry W. Mills, Sr. - Chairman