

**Minutes**  
**Planning and Zoning Commission**  
**August 6, 2015 - 10 AM**  
**City Commission Chambers**  
**City Hall, Sanford, Florida**

**Members Present**

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

**Members Absent**

Michael Padgett, excused  
Eddie Green, excused

**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 AM.

**Moment of Silence**

**Pledge of Allegiance**

**Attendance**

The board unanimously approved Mr. Padgett's and Mr. Green's absences as excused.

**Approval of Minutes**

Mr. Loader moved to approve the July 9, 2015 Meeting Minutes. Ms. Buie seconded. Motion carried 6-0.

**Development Plans**

**DP-1** Consider the Final Plat for the Thornbrooke Phase 3, a residential development located at 133 N. White Cedar Road.  
Tax Parcel Number: 21-19-30-5TT-0J00-0000  
Property Owner: Taylor Morrison of Florida, Inc.  
Representative: Richard Lewis - Rogers Towers, PA

Mr. Loader moved to approve the Final Plat for Thornbrooke Phase 3 as recommended by staff. Mr. Esler seconded. Motion carried 6-0.

## Public Hearings

**PH-1** Hold a Public Hearing to consider a Rezone request to amend the Seminole Towne Center PD to establish vehicular dealer sales and outdoor storage on the vacant 2.68 acre property at 410 Towne Center Circle to be used in conjunction with the existing Fields Chrysler dealership.

Tax Parcel Number: 32-19-30-5MR-2000-0000

Property Owner: Seminole Towne Center LP C/O Simon Property Group LP

Representatives: Julie Kendig-Schrader - Greenberg Traurig, P.A. and David Simone – Fields Chrysler

Mr. Esler moved to recommend the City Commission approve with conditions the amendment to the PD Master Plan for Seminole Towne Center to allow Automotive Dealer Sales and Service and Outdoor Storage of vehicles at 410 Towne Center Circle subject to a Development Order with the conditions recommended by staff, with an additional condition the storage of vehicles on the Mall parking lot property will be prohibited after the improvements are complete. Ms. Oyewale seconded. Motion carried 6-0.

**PH-2** Hold a Public Hearing to consider a Conditional Use request to re-establish a nonconforming multiple family residential use in an SR-1 Single Family Residential zoning at 700 Magnolia Avenue.

Tax Parcel Number: 25-19-30-5AG-0903-0010

Property Owner: Romulus Holdings, LLC

Representatives: Brady and Lisa Lessard and Steve Coover

Present to speak in favor of the request were Michael Schoenberg, Maria Shreve, and Greg Kopp. Mr. Kopp asked if there was anything that could be done about soundproofing the property. In the past there were noise issues from the parking lot area. Mr. Kopp also stated the neighbors were in favor of an accent paint color and white shutters, which the HPB denied.

Chairman Mills read letters from Horst Riechers, Don & Virginia Brouillard, and Leslie & David Connell, who are against the request, into the record. They felt the reestablishment of the use would violate the historic integrity of the neighborhood and set a precedent for future actions.

Ms. Oyewale moved to approve the Conditional Use request to re-establish a nine unit multiple family residential use in an SR-1, Single Family Residential zoning at 700 Magnolia Avenue subject to a Development Order with the conditions as recommended by staff. Mr. Esler seconded. Motion carried 6-0.

## Staff Reports

Staff/City Commission information report was distributed. Ms. Hinson informed the board staff attended an LEED-ND workshop and will be adding some additional items to the Architectural Standards. Mr. Mills requested the board receive copies of the standards for review.

## Citizen Participation

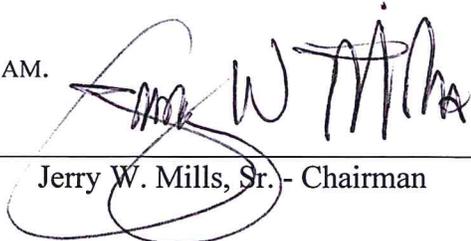
None.

## Commissioners Reports

Mr. Mills stated he will be attending a FLC Summit Series “Tools That Work for Economic Development” in Winter Park on August 11<sup>th</sup>.

## Adjournment

There being no further business, the meeting adjourned at 11:12 AM.

  
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Jerry W. Mills, Sr. - Chairman