

Minutes
Planning and Zoning Commission
November 5, 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
Lindsay Oyewale

Members Absent

Eddie Green, excused
Richard Gottfried-alternate, excused

Others Present

Lonnie Groot, Assistant City Attorney
Russ Gibson, Planning Director
Eileen Hinson, Development Services Manager
Jordan Smith, Senior Planner
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 voted 5-1 to approve Mr. Green's absence as excused and requested staff to contact Mr. Green regarding attendance at future meetings.

Approval of Minutes

Mr. Esler moved to approve the September 3, 2015 Meeting Minutes. Ms. Buie seconded. Motion carried 6-0.

Public Hearings

PH-1 Hold a Public Hearing to consider a Conditional Use request to establish fuel tanks and outdoor storage to add a proposed Compressed Natural Gas (CNG) fueling station for Waste Pro at 3705 St Johns Parkway.
Tax Parcel Number: 26-19-30-5AE-1200-0000
Property Owner: Sean M. Jennings
Representatives: Tim Dolan and Nelson Wood – Waste Pro; Dominic Nicosia – Clean Energy; Mark Thompson – Florida Public Utilities

Present to speak was James Johnston, legal representative for Jim and Greg Dyson. He stated the Dyson's are supportive of Waste Pro, but are concerned about the safety and the possible impact of future development on their site due to the location of the tanks abutting their property.

Mr. Esler moved to approve the Conditional Use request to add a Compressed Natural Gas (CNG) fueling station, parking and maintenance facility at the Waste Pro site located at 3705 St Johns Parkway subject to a Development Order with the recommended conditions, but excluding condition #9 (The existing cross access easement referenced herein shall be terminated by means of a document, in recordable form, as approved by the City Attorney, which document shall be delivered to the City Attorney and recorded in the public records at the expense of the Property Owner). Ms. Buie seconded. Motion carried 6-0.

PH-2 Hold a Public Hearing to consider a Conditional Use request to establish outdoor storage at 2000 W. 25th Street to be associated with Heavy Highway Infrastructure at 2210 W. 25th Street.
Tax Parcel Number: 35-19-30-300-034B-0000
Property Owner: City of Sanford
Representative: Jennifer Flores – Heavy Highway Infrastructure, LLC

Present to speak were Claude Wolfe, Real Estate Agent for property at 2201 W. 25th Street, and Robert White, Father's Table at 2100 County Club Road. Mr. Wolfe was concerned about additional traffic on W. 25th Street and was wondering if the applicant would be required to make road improvements. Mr. White was concerned about Father's Table existing parking along the Country Club Road right-of-way. Staff informed Mr. Wolfe the applicant is proposing to use Country Club Road for their access instead of W. 25th Street.

Ms. Oyewale moved to approve the Conditional Use request for 2000/2210 W. 25th Street subject to a Development Order with conditions as recommended by the Development Review Team and add "and shall include the appropriate location of the concrete wall" as it relates to the tree mitigation plan. Ms. Buie seconded. Motion carried 6-0.

PH-3 Hold a Public Hearing to consider a Conditional Use for Urban Infill Redevelopment to establish a proposed 46 lot single family residential development on the Paradise Property located at 4976 C.R. 427.
Tax Parcel Number: 22-20-30-518-0000-0010
Property Owner: County Home Road, LLC
Representative: Kevin Kramer -Weekley Homes, LLC

Mr. Mills and Mr. Esler disclosed they received a call from the applicant.

Present to speak was James McKinney, Nations Truck owner. He would like to have some type of wall separation between his and the applicant's property for protection as well as buffering any noise from his business.

Mr. Loader moved to approve the Conditional Use request for 4976 C.R. 427 subject to a Development Order with the conditions all recommended conditions. Mr. Esler seconded. Motion carried 5-1, Ms. Buie against.

Development Plans

DP-1 Consider the Preliminary Subdivision Plan for a proposed 46 lot single family residential development on the Paradise Property, located at 4976 C.R. 427.
Tax Parcel Number: 22-20-30-518-0000-0010
Property Owner: County Home Road, LLC
Representative: Weekley Homes, LLC – Kevin Kramer

Ms. Buie moved to approve the Preliminary Subdivision Plan for the Paradise Subdivision as recommended by staff. Mr. Esler seconded. Motion carried 6-0.

Staff Reports

SR-1 Proposed amendments to the City of Sanford Land Development Regulations:

- Establish Schedule G - Architectural Design Standards
- Modify Schedule F - Requirements for Buildings, Parcels, Yards, Building Setbacks and Lighting
- Modify Article III - Procedures for Development Approval

Mr. Smith informed the board the regulations include all comments as previously discussed. The public hearing for these items will be scheduled for the December meeting.

Citizen Participation

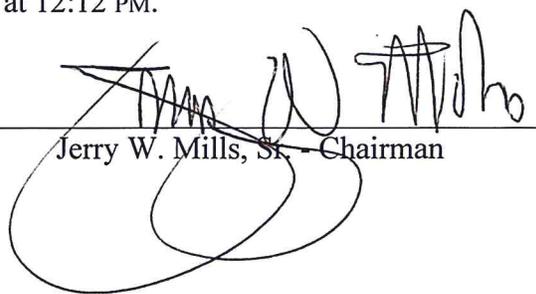
None.

Commissioners Reports

None.

Adjournment

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



Jerry W. Mills, Sr. - Chairman