

Minutes
Planning and Zoning Commission
February 11, 2016 - 10 AM
City Commission Chambers
City Hall, Sanford, Florida

Members Present

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

Members Absent

Michael Loader, Vice Chairman – excused
Joshua Dane - excused
Richard Gottfried (resigned)

Others Present

Lonnie Groot, Assistant City Attorney
Russ Gibson, Planning and Development Services Director
Eileen Hinson, Development Services Manager
Jordan Smith, Senior Planner
Mary Muse, Administrative Coordinator

Mr. Esler called the meeting to order at 10:03 AM.

Moment of Silence

Pledge of Allegiance

Attendance

The board unanimously approved Mr. Loader's absence as excused and noted Mr. Dane's and Ms. Buie's absence as unexcused. Note: Ms. Buie arrived during PH-1 item so before the meeting adjourned, the board reconsidered and withdrew her unexcused absence. At the March 3, 2016 meeting, Mr. Dane stated he informed the board at the January meeting when the February meeting date was being changed he would not be able to attend due to a work meeting. The board withdrew his unexcused absence.

Approval of Minutes

Ms. Oyewale moved to approve the January 7, 2016 Regular Meeting Minutes. Mr. Mills seconded. Motion carried 4-0 (Ms. Buie not present at this time).

Development Plans

DP-1 Consider the Preliminary Subdivision Plan for Sylvestri Estates, a 377 lot single family residential development located at 2401 E. Lake Mary Boulevard.
Tax Parcel Numbers: 07-20-31-5LR-0000-0010 through 07-20-31-5LR-0000-0460 and Tracts A thru K
Property Owner: Safari Investments, LLC
Representative: No one present

Mr. Green moved to approve the Preliminary Subdivision Plan for Sylvestri Estates as recommended by staff. Ms. Oyewale seconded. Motion carried 4-0.

Public Hearings

- PH-1** Hold a Public Hearing to consider a Conditional Use request to establish a concrete pumping business with outdoor storage and an above ground fuel tank in a GC-2, General Commercial zoning district at 2620 Iroquois Avenue.
Tax Parcel Number: 01-20-30-504-2100-0080
Property Owner: BRW Holdings, LLC
Representative: Vincent Wolle – BRW Holdings, LLC

Present to speak were Thomas Burr, Derek Robertson and Bruce Aycock. The concerns were noise, burning trash on site, type of fence, and type of fuel tank.

Mr. Mills moved to approve with conditions the Conditional Use request to establish a concrete pumping business with outdoor storage and an above ground fuel tank at 2620 Iroquois Avenue subject to a Development Order that includes the conditions as recommended by staff. Additional conditions are: 1) instead of a 6' vinyl fence the north fence line will be an 8 foot eight inch solid masonry wall with the tree being removed to facilitate the proper construction of the wall from the east to west end; 2) no trash burning on site; and 3) the 6AM to 6PM time restriction includes the startup of vehicles on site. Ms. Oyewale seconded. Motion carried 5-0. After discussion regarding the execution of the Development Order, Mr. Mills moved to require the DO to be executed within 30 days. Ms. Buie seconded. Motion carried 5-0.

- PH-2** Hold a Public Hearing to consider a Conditional Use request for the alteration and expansion of an existing nonconforming use for a Mobile Home Park in an SR-1 zoning district at 800 Santa Barbara Drive.
Tax Parcel Number: 01-20-30-504-2000-0120
Property Owner: David R. Abrams
Representative: Stephen H. Coover - Hutchison, Mamele & Coover, P.A.

Present to speak in favor was Ron Dickler. Present to speak in opposition were Joyce Paige, Derek Robertson, and Audrey Norman (on behalf of her mother Margaret Temple). The concerns were traffic, parking on the streets, proximity of the trailers to adjacent single family homes, and the encroachments on the right-of-ways.

Mr. Mills moved to approve with conditions the Conditional Use request for the continuation of an existing nonconforming use in an SR-1, Single Family Residential zoning at 800 Santa Barbara Drive subject to a Development Order with the additional conditions 1) no replacement for Lot 4 based on the health, safety and welfare of the traffic and density that is already there; 2) no additional replacement when the existing mobile homes no longer meet the building code requirements (no permit to be issued if owner requests a rebuild or replacement); 3) no street parking allowed and owner must provide at least one parking space per lot on site; 4) as it relates to staff recommendation number one, no trailer shall be replaced at all (whether it is or is not located within the public right-of-way); 5) as it relates to staff recommendation number four, if substantial building permit is required for the restructuring of any unit, then it too shall be denied. Ms. Buie seconded. Mr. Mills amended his motion to add a contingency that if Mr. Coover cannot agree with the language in the Development Order it comes back to the board on March 3rd. Ms. Buie seconded the amended motion. Amended motion carried 5-0.

PH-3 Hold a Public Hearing to Rezone and amend the existing 25 acre McReynolds PD by including an additional 18.6 acres currently zoned AG, Agriculture and renaming the entire 43.6 acres as the TBI Real Estate Holdings PD at 2250 Marquette Avenue.
Tax Parcel Numbers: 08-20-31-300-0020-0000, 08-20-31-301-003A-0000, 08-20-31-301-003B-0000 and 08-20-31-301-003C-0000
Property Owner: TBI Real Estate Holdings, LLC
Representative: Kevin Spolski – Spolski Construction

Present to speak were Leslie Wilson and John Polasek, Jr. The concerns were noise and parking during the construction, impact on the residential properties as it relates to traffic and crime, and the development along the lakefront area.

Ms. Buie moved to amend the approved McReynolds PD Master Plan by adding additional acreage and replacing it with the TBI Real Estate Holdings PD Master Plan as recommended by staff subject to a Development Order that includes all recommended conditions. Ms. Oyewale seconded. Motion carried 5-0.

Citizen Participation

None.

Staff Reports

There was discussion regarding the issue about litter in the right-of-ways. Mr. Gibson informed the board Public Works has formalized an Adopt-A-Road program. If anyone observes trash in the right-of-ways they can report it to Public Works and they will take action to clean it up.

Mr. Gibson reported the City Commission continued the consideration of the architectural design standards for approximately 45 days (March 28th) in order for staff to work with local contractors, engineers, and designers to ensure the interpretation and manner in which the code is applicable is better understood and determine if there is any need to change the scope as it relates to the types of uses the design standards apply to. Staff will also consider if the regulations should be enforced citywide or only along arterial roadways.

Commissioners Reports

None.

Adjournment

Meeting adjourned at 12:40 PM.



STEVE ESLER - CHAIRMAN