

Minutes
Planning and Zoning Commission
May 3, 2012 - 10 AM
City Commission Chambers
City Hall, Sanford, Florida

Members Present

Jerry Mills, Chairman
Michael Padgett
Michael Loader
Steve Newton
Lindsay Oyewale

Members Absent

Steve Esler, Vice Chairman - excused
Eddie Green - excused

Others Present

Lonnie Groot, Assistant City Attorney
Russ Gibson, Director of Planning and Development
Dave Richards, Development Services Manager
Mary Moskowitz, Planner
Mary Muse, Administrative Coordinator

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

Moment of Silence

Pledge of Allegiance

Minutes

Mr. Loader moved to approve the Amended Minutes of the April 5, 2012 Regular Meeting. Ms. Oyewale seconded. Motion carried 5-0.

Public Hearings

Hold a Public Hearing to consider a Conditional Use request to allow outdoor display of used merchandise for Thrift Mission Outlet at 2613 Orlando Drive. Arthur S. Peloso, property owner and representative. Mr. Peloso requested a continuance to allow him time to discuss this with his attorney.

Nick Moss, Centrix Management Group, was present to speak in opposition of the request. He reported he manages the property across the street, which has commercial on the first floor and residential units on the second floor. The tenants can see the activity from their windows and the Thrift Mission Outlet customers use his parking lot, which creates parking problems for the commercial tenants. It appears there is a yard sale every day and they also sell food on the premises.

Mr. Mills read a letter into the record from Dan Hall, Hall Realty. He was in opposition of the request because he felt it would be a negative impact on the overall appearance of the area and the entrance into Sanford.

Per the owner's request, Mr. Loader moved to table to June 7th. Mr. Padgett seconded. After discussion, Mr. Loader amended his motion to include requesting staff ensure the property owner and applicant receives a copy of the conditions. Mr. Padgett seconded. Amended Motion carried 5-0.

Hold a Public Hearing to consider a Small Scale Comprehensive Plan amendment changing the Future Land Use Map designation for 0.57 acre at 325 Fern Drive from MDR, Medium Density Residential to GC, General Commercial. Norman Builders, Inc., property owner; Guy Parola, AICP – Causseaux, Hewett & Walpole, Inc. and Brian Crawford – Concept Development, representatives.

Present to speak in opposition were Gayle Loughlin, Charles Wright, Vincent Falk, and Glen Denman. They were concerned about increased traffic in the residential area, egress/ingress for the site, not interested in having a commercial building in a residential area, increase of transients in the area, and the possibility of a vacant store in the future.

Mr. Loader moved to recommend approval to the City Commission. Ms. Oyewale seconded. Motion carried 5-0.

Hold a Public Hearing to consider a request to rezone a 0.57 acre parcel at 325 Fern Drive from AG, Agriculture to GC-2, General Commercial for a proposed retail sales establishment. Norman Builders, Inc., property owner; Guy Parola, AICP – Causseaux, Hewett & Walpole, Inc. and Brian Crawford – Concept Development, representatives.

Mr. Loader moved to recommend approval to the City Commission. Mr. Newton seconded. Motion carried 5-0.

Hold a Public Hearing to consider a Small Scale Comprehensive Plan amendment changing the Future Land Use Map designation for 1.5 acres at 815 French Avenue from PSP, Public/Semi Public to GC, General Commercial. City of Sanford, Property Owner; Russ Gibson – Director of Planning & Development, representative.

Mr. Newton moved to recommend approval to the City Commission. Ms. Oyewale seconded. Motion carried 5-0.

Citizen Participation
None.

Staff Report
Mr. Gibson invited the board to attend a SunRail Forum on Monday, May 14th with DOT conducting an open house later that evening. Mr. Gibson distributed a notice for the St. Johns River Arts Festival being held May 5th and 6th.

Commissioners Reports
Mr. Mills asked for an update related to Development Order time restrictions. Mr. Gibson reported staff is working with the City's attorney to re-establish an appropriate time. Mr. Mills requested the Secretary add this issue as a topic on the next agenda.

Mr. Mills asked for an update on the Sanford Lofts project. Mr. Groot informed the board the City Manager was given rights to conduct an exchange with the property owner of 111 N. Palmetto Avenue for the 815 French Avenue property in order to proceed with the Sanford Lofts development.

Adjournment
There being no further business, the meeting adjourned at 12:08 PM.



Jerry W. Mills, Sr. - Chairman