

Minutes
Planning and Zoning Commission
April 5, 2012 - 10 AM
City Commission Chambers
City Hall, Sanford, Florida

Members Present

Jerry Mills, Chairman
Steve Esler, Vice Chairman
Michael Loader
Steve Newton
Lindsay Oyewale

Members Absent

Michael Padgett - excused
Eddie Green

Others Present

Lonnie Groot, Assistant City Attorney
Dave Richards, Development Services Manager
John Schultheis – Planning Engineer
Eileen Hinson, Senior Planner
Mary Muse, Administrative Coordinator

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

Moment of Silence

Pledge of Allegiance

Minutes

Ms. Oyewale moved to approve the Minutes of the February 2, 2012 Regular Meeting. Mr. Loader seconded. Motion carried 5-0.

Public Hearings

Hold a Public Hearing to consider a Conditional Use request to allow outdoor Vehicle Storage for U-Haul at 300 Flagship Drive. Splash-N-Dash Incorporated, an Ohio Corporation, property owner; Tom Burns – U-Haul, representative.

Mr. Mills stated there is a for sale sign by NAI Realvest on subject property and announced his company owns property with NAI Realvest, but has no conflict of interest regarding this property. Mr. Newton and Mr. Esler announced they received an email from Commissioner Mahany forwarding an email from a Vivienne Logan regarding her opposition to the request. Mr. Mills announced he received a copy of same email from Russ Gibson.

Clifford Wright, Sentry Management, was present to represent the Flagship Park Condominium Owners Association. He presented a petition to the board, which stated they were opposed to the request due to concerns of property values and the landscaped entrance would be diminished by storage of rental equipment and vehicles.

Mr. Newton moved to approve the request to allow outdoor vehicle storage for U-Haul per staff's recommendation, as amended. Mr. Loader seconded. Motion carried 3-2, Mr. Esler and Ms. Oyewale in opposition.

Citizen Participation

None.

Staff Report

None.

Commissioners Reports

Mr. Loader reported the Pest Bear on 17/92 did a great job on their redevelopment.

Mr. Mills encouraged Mr. Burns to meet with the Flagship Park Condominium Association in order to show them the proposed elevation and landscaping. Mr. Mills informed staff that he wants to hold training sessions to help educate the board and instead of canceling meetings, use this time for the training. Mr. Mills asked Mr. Groot for a status on the Sanford Lofts project.

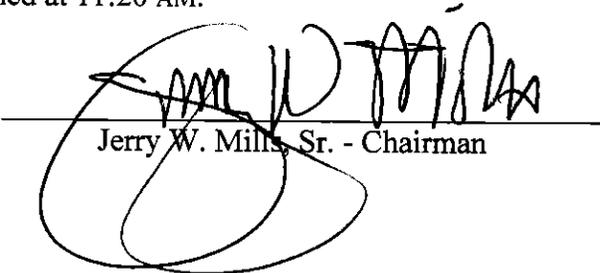
Mr. Groot informed the board the City has cleared all title issues on the old Police Department site. The development order was provided to the applicant after the Ordinance was adopted, but it has not been signed and returned to the City for final execution. There is not a time restriction referenced in the City code or the development order. The zoning of the property has reverted back to SC-3.

Mr. Mills requested staff to work with the City Attorney to incorporate a time restriction such as an applicant has 90 days to sign the development order.

Mr. Esler stated that in addition to the vehicle storage along Rinehart Road, they are also storing them along Flagship Drive. Mr. Groot informed him the citizen complaint will be forwarded to Code Enforcement.

Adjournment

There being no further business, the meeting adjourned at 11:20 AM.



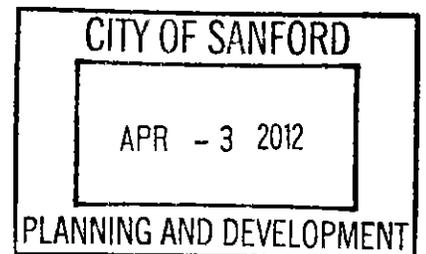
Jerry W. Mills, Sr. - Chairman

Subject: Notice of Public Hearing to Consider a Conditional Use

Tax Parcel Number: 28-19-30-517-0000-0010
Applicant: Tom Burns-U-Haul
Property Address 300 Flagship Drive
Legal Description Lot 1 Happy Bays PB70 PG 95 & 96

I am a property owner within five hundred feet of the above reference property. A public hearing will be held April 5th by the Sanford Planning & Zoning Commission to consider a request for a Conditional Use for the property referenced above, request is to establish outdoor vehicle storage for U-Haul, behind the closed Big Boy Restaurant. I adamantly oppose this request. The Flagship Park Condominiums have only one entrance. I believe this will not only be an eyesore, but it will also be a safety issue. Will there be trucks in and out of this storage facility? The land that is proposed for this site is very low. Will the owner bring in fill dirt to level? Will this cause a flooding problem for our condominiums? Please forward my objection to the Planning & Zoning department, unfortunately, I cannot attend the meeting as it is being held on a work day.

Vivienne Logan
3321 San Jacinto Circle
Sanford, FL 32771



4/5/12 - Presented at meeting by Clifford Wright

FLAGSHIP PARK CONDOMINIUM OWNERS ASSOCIATION, INC.

PETITION

**Planning and Zoning Commission
City Commission Chambers
Sanford City Hall
300 North Park Avenue**

The Board of Directors of Flagship Park Condominium Owners Association, Inc. would like to petition the Planning and Zoning Commission regarding:

**The Public Hearing for a Conditional Use
By applicant Tom Burns – U-haul
300 Flagship Drive**

Legal description: LOT 1 HAPPY BAYS PB 70 Pgs 95 & 96

The Board of Directors of Flagship Park Condominium Owners Association, Inc. representing and on behalf of the 117 homeowners in the community, has a major concern regarding the request by U-Haul to establish outdoor storage for U-haul rental equipment; trucks (small & large) and trailers.

This property is located on Flagship Drive at the entrance to Flagship Park Condominium which is the main entrance to the association. If this request is approved, the beautiful landscaped entrance area would be diminished by the storage of various rental equipment; moving trucks and trailers...all advertising U-HAUL on the sides of their vehicles. The owners of each unit located in Flagship Park Condominium did not purchase their homes with the knowledge that their entrance would be transformed into a storage lot for moving vans, trucks and trailers.

Originally, Storsafe, an indoor storage facility was built on this site and was not an eyesore to the owners of Flagship Park Condominium or the surrounding neighborhood. It was completely enclosed and did not allow trucks and trailers to be parked at their facility or on the vacant lot across Flagship Drive in front of the Flagship community.

(2)

Petition, cont'd

The Board of Directors, who has been elected by the homeowners of Flagship Park Condominium, has the fiduciary responsibility, not only to maintain the operation of the association but to also maintain the *value* of their property. Therefore, the Board of Directors respectfully requests that the Planning and Zoning Commission deny U-Haul's request to store their rental trucks and trailers on this vacant lot which is located at the entrance of the association where there are 117 owners who live in Flagship Park Condominium.

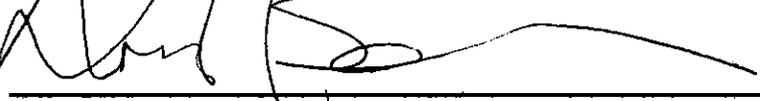
Thank you for your time and consideration concerning this Petition.

Sincerely,

The Board of Directors
Flagship Park Condominium Owners Association.



Nicholas Carlin, President



Dorothy Berdellans, Vice President



Greg Rawson, Director

Date: March 30, 2012