

**Minutes**  
**Planning and Zoning Commission**  
**January 19, 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 - excused

**Others Present**

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

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

**Minutes**

Mr. Loader moved to approve the Minutes of the December 15, 2011 Regular Meeting. Mr. Newton seconded. Motion carried 4-0, Ms. Oyewale not present at this time.

**Public Hearings**

Hold a Public Hearing to consider a Conditional Use request to allow outdoor storage for All Pro Trailers at 3221 W. 1st Street. Sanford 46 LLC, property owner; Robert Maksimowicz - Sanford 46 LLC and Debbie Robinson – All Pro Trailers, representatives.

Mr. Loader moved to approve the Conditional Use request per staff's recommendation. Mr. Esler seconded. After discussion regarding a modification to the staff report, Mr. Loader moved to approve the request per staff's amended recommendation. Mr. Esler seconded the amendment. Motion carried 5-0.

Hold a Public Hearing to consider a Conditional Use request to establish design requirements for the Southgate Planned Development, a proposed mixed use residential/commercial subdivision located at 1600 Rinehart Road. Christopher E Kelley SUCC TR FBO and Liquid Assets of Southgate LLC, property owners; Richard Wohlfarth, P.E. - IBI Group (Florida), Inc., Ben Lebidral – Greystar Corporation, Roger Hayden – CSC Properties LLC, representatives.

Mr. Esler moved to approve the Conditional Use request per staff's amended recommendation and two additional conditions (1) 9'x18' parking spaces may be designed within the apartment community only as 16' stalls with two foot overhangs provided it does not encroach or reduce minimum sidewalk or buffer requirements and (2) A maximum of 360 apartment units will be developed based on the plans submitted. Ms. Oyewale seconded. Motion carried 5-0.

**Development Plans**

Consider the Master Plan and Preliminary Subdivision Plan for the Southgate Planned Development, a proposed mixed use residential/commercial development located at 1600 Rinehart Road. Christopher E Kelley SUCC TR FBO and Liquid Assets of Southgate LLC, property owners; Richard Wohlfarth, P.E. - IBI Group (Florida), Inc., representative.

Mr. Esler moved to approve the Master Plan and Preliminary Subdivision Plan per staff's recommendation. Mr. Loader seconded. Motion carried 5-0.

**Staff Report**

Mr. Gibson distributed information regarding the groundbreaking ceremony for Phase I of the SunRail project.

Mr. Gibson informed the board there will be a meeting held on February 2<sup>nd</sup>.

**Commissioners Reports**

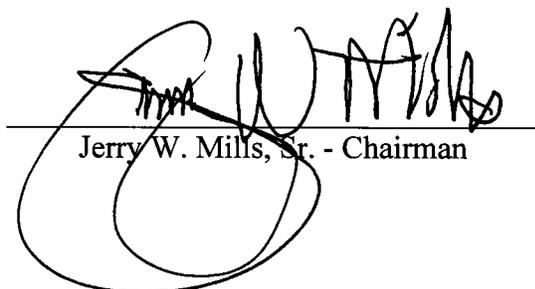
Mr. Mills reported to the board the City of Lake Mary P & Z board agendas include a couple of items that he would like to have added to Sanford's P & Z agenda – they are “a moment of silence” and “Pledge of Allegiance.” The consensus of the board was unanimous and Mr. Mills directed staff to include these two items on future agendas.

**Citizen Participation**

None.

**Adjournment**

There being no further business, the meeting adjourned at 11:35 AM.

  
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Jerry W. Mills, Sr. - Chairman