

**Minutes**  
**Planning and Zoning Commission**  
**December 15, 2011 - 10 AM**  
**City Commission Chambers**  
**City Hall, Sanford, Florida**

**Members Present**

Jerry Mills, Chairman  
Steve Esler, Vice Chairman  
Michael Loader  
Steve Newton  
Michael Padgett  
Eddie Green

**Members Absent**

Lindsay Oyewale - excused

**Others Present**

Lonnie Groot, Assistant City Attorney  
Tom George, Deputy City Manager  
Russ Gibson, Director of Planning & Development Services  
Mary Moskowitz, Planner

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

**Minutes**

Mr. Loader moved to approve the Minutes of the November 17, 2011 Regular Meeting. Mr. Newton seconded. Motion carried 5-0, Mr. Esler was not present at this time.

**Public Hearings**

Hold a Public Hearing to consider a Conditional Use request for an urban infill redevelopment to re-establish a motel on the existing non-conforming property at 2564 Park Drive. Jerome Ezeanonye Nwokeji, property owner; John Herbert, P.E. – American Civil Engineering Company, representative. Mr. Herbert stated he had read the staff report and agreed with all of the staff's recommendations; however, he did request that his client be allowed to pay into the City's sidewalk fund in lieu of installing sidewalks along Laurel Avenue, as shown on the plan. Mr. Gibson said he had reviewed to request with the Public Works Department and there were no staff objections to the request.

Mr. Newton moved to approve the request to re-establish a motel on the existing non-conforming property per staff's recommendation with the additional condition that the Property Owner shall contribute to the City's sidewalk fund at a rate per linear foot established by the City at the time the project is developed in lieu of installing sidewalks along Laurel Avenue. Mr. Loader seconded. Motion carried 6-0.

**Staff Report**

Mr. Gibson expressed his thanks to the Commission for their hard work and commitment and wished everyone Happy Holidays and a prosperous New Year.

Per Mr. Mills's request, Mr. Groot provided an update to a lawsuit relating to the Sanford Lofts. At this time, a party has filed a lawsuit; however the City has not been served. Mr. Mills requested Mr. Groot to continue to provide the Commission with periodic updates on the status of the lawsuit. Mr. Groot agreed.

### Commissioners Reports

Mr. Mills asked when the Sunshine Workshop would be rescheduled. Mr. Groot indicated he did not have a firm date, but was working with the City Clerk's office to schedule the workshop for the first week in January.

Mr. Newton gave an update to Mr. Mills' early challenge to bring back to the board a real example of an Ordinance that might have the most impact on helping with unity and show what words would be considered as "ambiguity." Mr. Newton stated he had reviewed the City's Comprehensive Plan and Land Development Regulations, in addition to meeting with staff to discuss the matter. At this time there was nothing to report, but continues to work on the project. Mr. Mills suggested that a subcommittee could be formed to assist Mr. Newton with the project. Mr. Gibson indicated the City Manager was considering an initiative to begin a Strategic Planning Committee for the City which would include a review of the City's Comprehensive Plan and Land Development Regulations. Mr. Gibson suggested the Planning and Zoning Commission appoint a representative to serve on said committee.

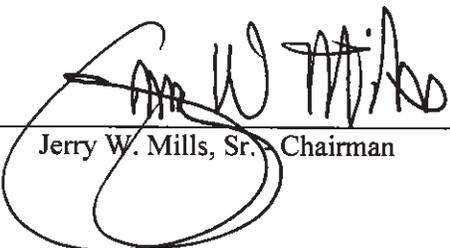
Mr. Loader moved to appoint Mr. Newton to serve on a committee responsible for reviewing the City's Comprehensive Plan and Land Development Regulations. Mr. Esler seconded. Motion carried 6-0.

### Citizen Participation

None.

### Adjournment

There being no further business, the meeting adjourned at 10:35 AM.



---

Jerry W. Mills, Sr. Chairman