

Minutes
Planning and Zoning Commission
October 20, 2011 - 10 AM
City Commission Chambers
City Hall, Sanford, Florida

Members Present

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

Members Absent

Eddie Green

Others Present

Russ Gibson, Director of Planning & Development Services
David Richards, Development Services Manager
Mary Moskowitz, Planner
Christine Dalton, Community Planner/Historic Preservation Officer
Mary Muse, Administrative Coordinator

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

Mr. Mills acknowledged City Manager Norton N. Bonaparte, Jr. and welcomed him to the meeting.

Mr. Mills introduced and welcomed new board members Michael Padgett, Steve Newton, and Lindsay Oyewale.

Mr. Mills requested anyone wishing to speak on an item before the board to complete a speaker request form and turn it in to one of the staff present.

Elections

Mr. Esler nominated Jerry Mills as Chairman. Nominations closed. Motion carried 6-0.

Mr. Loader nominated Steve Esler as Vice-Chairman. Nominations closed. Motion carried 6-0.

Minutes

Mr. Loader moved to approve the Minutes of the September 15, 2011 Regular Meeting. Mr. Esler seconded. Motion carried 6-0.

Public Hearings

Hold a Public Hearing, tabled from September 15, 2011, to consider a request to rezone a 0.34 acre parcel at 111 N. Palmetto Avenue to PD, Planned Development for the Sanford Lofts, a mixed use development that proposes 5,200 sf of retail space and 17 dwelling units for seniors. FL Sup Prop Economic Comm Serv, Inc., property owner; William E. Starmer, AIA – Starmer Ranaldi, representative. Present to speak

in opposition were Linda Kuhn, Charlotte Smith, Gene Kruckemyer, Howard Marks, Steve DellaSala, Charles Hull, Denny Gibbs, and James Lee. Those in opposition stated the project did not meet the policies, goals and objectives of the comprehensive plan; they were concerned about parking issues; they felt low income senior housing was not the best fit for this area due to possible noise issues for the senior citizens as well as not being able to support the downtown businesses. Mr. Hull submitted a petition signed by residents and business owners in opposition of the request. Present to speak in favor of the request was Robert Hillery. He asked the board to consider if the building is lawful, not who will be occupying it.

Mr. Esler made a motion to continue until the board receives better information to make a better decision. Motion failed due to lack of a second.

Mr. Padgett made a motion to deny. Motion failed due to lack of a second.

Mr. Esler moved to deny the request based on parking not being resolved in regards to the full application of the project once it is constructed and built. Mr. Padgett seconded. Motion carried 4-2, Oyewale and Mills against.

At 11:47 AM Mr. Mills called for a short recess.

At 11:50 AM Mr. Mills called meeting back to order.

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. Christine Dalton, AICP - Community Planner, representative.

Mr. Gibson reported it was brought to the city's attention that a title search revealed there is not a record indicating the property was conveyed to City. Mr. Gibson recommended the board continue the public hearing at this time to allow the City Attorney to research the records.

Mr. Esler moved to continue the Small Scale Comprehensive Plan amendment. Mr. Newton seconded. Motion carried 6-0.

Development Plans

Consider a Comprehensive Sign Program for Fields Chrysler Jeep Dodge at 750 Towne Center Boulevard. CJD Northpark, LLC, property owner; Teri Bowley - GreenbergTraurig Law Office, representative.

Mr. Loader moved to approve the comprehensive sign program per staff's recommendation. Mr. Newton seconded. Motion carried 6-0.

Staff Report

Mr. Gibson stated a staff report was included in the agenda packet. Mr. Gibson reported the City Commission continued the first on the Marina Isle PD to allow the lease holder to resolve some outstanding issues with the City and directed staff to execute a six month extension for the Marina Isle PD. Also, the Southridge PD applicants withdrew their request for rezoning and minor subdivision approval, but staff is still working with the Infiniti owner to move the project forward.

Mr. Gibson thanked the board for their service and reminded them to mark their calendar for the December 6th workshop with the Assistant City Attorney.

Citizen Participation

None.

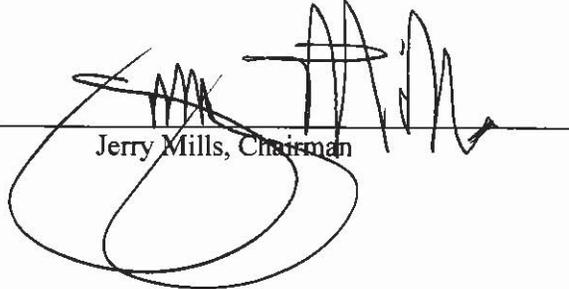
Commissioners Reports

Mr. Mills requested a two to four hour training session on the comprehensive plan and land development regulations to help the members to be the most effective when considering items brought before them. The training session could be held at the beginning of next year some time in the late afternoon.

Mr. Mills thanked the new board members for their attendance.

Adjournment

There being no further business, the meeting adjourned at 12:25 PM.



Jerry Mills, Chairman