

**Minutes**  
**Planning and Zoning Commission**  
**February 17, 2011 - 10 AM**  
**City Commission Chambers**  
**City Hall, Sanford, Florida**

**Members Present**

Andy Kutz, Chairman  
Jerry Mills, Vice Chairman  
Michael Loader  
Eddie Green  
Rami Yosefian  
Steve Esler

**Members Absent**

Carol Dennison - excused  
Lindsay Oyewale - excused

**Others Present**

Russ Gibson, Director of Planning and Development Services  
Christopher Smith, Project Manager  
Eileen Hinson, Senior Planner  
Mary Moskowitz, Planner  
Christine Dalton, Community Planner/Historic Preservation Officer  
Mary Muse, Administrative Coordinator

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

**Minutes**

Mr. Mills moved to approve the Minutes of the January 20, 2011 Regular Meeting. Mr. Green seconded. Motion carried 6-0.

Per applicant's request, Mr. Mills moved to continue PH-3 item to March 17, 2011. Mr. Green seconded. Motion carried 6-0.

**Proof of Publication**

Mr. Green moved to accept the proof of publications. Mr. Esler seconded. Motion carried 6-0.

**Public Hearings**

Hold a Public Hearing to consider a Conditional Use request for Urban Infill Redevelopment to modify an existing office/retail building at 2920 Orlando Drive. Jacksonville 1 LLC, property owner; Sherri Fragomeni, P.E. - Fragomeni Engineering, Inc., representative.

Mr. Esler moved to approve the request per staff's recommendation with the condition applicant work with staff regarding any necessary modifications to the egress to provide for safer vehicular maneuverability. Mr. Yosefian seconded. Motion carried 6-0.

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Hold a Public Hearing to consider a Conditional Use request for Urban Infill Redevelopment to construct a new office/retail building at 2597 French Avenue. Promod and Ritu Dubey, property owners; Promod Dubey, representative.

Mr. Loader moved to approve the request per staff's recommendation. Mr. Green seconded. Motion carried 6-0.

**Staff Reports**

A revised staff report was distributed. Mr. Gibson informed the board the City Commission has not adopted the Schedule S ordinance, but will be holding a workshop, tentatively scheduled for February 28<sup>th</sup>, to discuss the changes prior to the adoption of the ordinance at the regular meeting. There was discussion regarding synthetic materials, which Ms. Dalton addressed.

Mr. Gibson informed the board of the following items: a pre-construction meeting is currently being held for Reserve at Loch Lake (113 unit townhome project); a revision to Tuscany Village will be brought back before the board; and alternate member Nelson Beverly has submitted his resignation due to schedule conflicts.

**Citizen Participation**

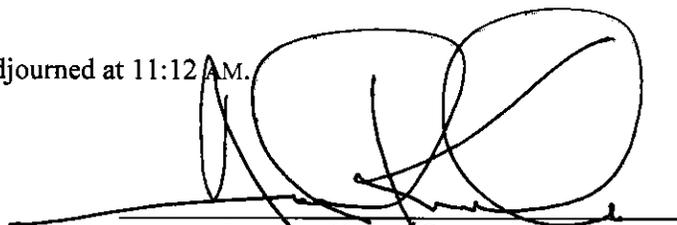
None.

**Commissioners Reports**

None.

**Adjournment**

There being no further business, the meeting adjourned at 11:12 AM.



ANDREW KUTZ - CHAIRMAN