

**Minutes**  
**Planning and Zoning Commission**  
**August 19, 2010 - 10 AM**  
**City Commission Chambers**  
**City Hall, Sanford, Florida**

**Members Present**

Carol Dennison, Chairman  
Andy Kutz, Vice Chairman  
Brian Volk  
Michael Loader  
Jerry Mills

**Members Absent**

Rami Yosefian - excused  
Bobby VonHerbulis - excused  
Eddie Green

**Others Present**

Russ Gibson, Director of Planning & Development Services  
Christopher Smith, Project Manager  
Mary Moskowitz, Planner  
Mary Muse, Administrative Coordinator

Ms. Dennison called the meeting to order at 10 AM.

**Minutes**

Mr. Kutz moved to approve the Minutes of the August 5, 2010 Regular Meeting. Mr. Mills seconded. All in favor. Motion carried 5-0.

**Proof of Publication**

Mr. Volk moved to accept the proof of publications. Mr. Kutz seconded. All in favor. Motion carried 5-0.

**Public Hearings**

Hold a Public Hearing to consider a request to extend the expiration date for the Bristol Park Planned Development (Ordinance No. 4069), a proposed 272 unit apartment community located at 2401 and 2441 Cherry Laurel Drive to August 27, 2015. Bristol Group One Sanford Partners, LLC, property owner; Glen Bartosh - Bristol Group One Sanford Partners, LLC, representative.

Mr. Mills moved to recommend the City Commission adopt an ordinance to extend the approval for the Bristol Park Planned Development for five years to August 27, 2015 and request staff to forward the redesigned plan to the board for a courtesy review. Mr. Loader seconded. All in favor. Motion carried 5-0.

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Hold a Public Hearing to consider the Sanford Comprehensive Plan Amendment for 2010. The proposed amendments to the Comprehensive Plan include changes to the Future Land Use Element and 17 map amendments to the Future Land Use Map. Applicant for Map Amendments Nos. 1-16 – City of Sanford; Russ Gibson, AICP – Director of Planning and Development Services, representative. Applicant for Map Amendment No.17 (1700 Lowe Avenue) – Planning Design Group, LLC; Kendell Keith, Planning Design Group, LLC and Ed Hampden – Lowe Avenue, LLC, representatives.

Mr. Gibson reported the first Comprehensive Plan Amendment of 2010 consists of one text amendment to Policy 1-2.5.4, and 17 land use map amendments with a total 46.05 acres. Mr. Gibson proposed taking action/consideration to each different item separately.

The first item is a correction to one text amendment. The proposed text amendment creates consistent minimum densities and intensities in the US 17/92 TCEA in Policies 1-2.5.2 and Policy 1-2.5.4. The EAR-based amendments adopted in November of 2009 erroneously listed the density as seven units and the intensity as .25 in Policy 1-2.5.4 when they should have been 10 units and .35, as they are in Policy 1-2.5.2.

Mr. Mills moved to approve the corrected text amendment per staff's recommendation. Mr. Volk seconded. Mr. Kutz suggested staff review the text amendments for maximum consistency. Mr. Mills moved to amend his motion to include suggesting staff to review the text amendments for maximum consistency. Mr. Volk seconded amended motion. All in favor. Amended motion carried 5-0.

The next item consists of 17 land use map amendment sites. Mr. Gibson suggested the commission consider the first 14 sites for action, which are a result of annexations.

Mr. Kutz moved to approve sites 1 through 14 land use map amendments per staff's recommendation. Mr. Mills seconded. All in favor. Motion carried 5-0.

The next item is site 15. This site consists of two separate parcels (a small retail plaza and a daycare facility). When both buildings were built they were given a future land use designation of LDRSF, which does not allow commercial type uses. Staff was directed to address the irregularities and inconsistencies between the future land use designations and the current zoning designations throughout the City and these two sites were noted for necessary changes/corrections.

Mr. Kutz moved to approve site 15 land use map amendment per staff's recommendation. Mr. Loader seconded. All in favor. Motion carried 5-0.

The next item is site 16. This site consists of a single-family residence that is built on two platted lots of record, which both lots have a different future land use designation. This site is one of the irregularities that staff has been directed to address. A letter from the property owner, Sylvia Smith, was read into the record. She is not in favor of the future land use change and requests the city keep the designation as it currently is.

Mr. Mills moved to deny site 16 land use map amendment. Mr. Kutz seconded. All in favor. Motion carried 5-0.

The next item is site 17. Mr. Gibson reported an application was received to amend the land use designation of 1700 Lowe Avenue, Site 17, from WIC, Westside Industry & Commerce to HI, High Intensity and gave a brief overview on the request.

Kendell Keith – Planning Design Group, LLC and Ed Hampden – Lowe Avenue, LLC represented site 17 land use map amendment request. Mr. Keith distributed a “Response to Staff Report” to each board member and gave a brief background on the request to change it to HI.

Present to speak in opposition of the change were Mike Rigby–Seminole County Public Schools, Susan Williams-119 London Fog Way, Vickie Wotring-1561 Travertine Terrace, and Monica Tichonoff-119 Kaywood Drive. A letter from Steve Noto was read into the record. Their main concerns were traffic, no sidewalks/bike paths, safety of their children, the elementary school is over capacity, numerous vacant residential units in the area, and inconsistencies with the Comprehensive Plan.

Speaker request sheets were received from Tom Wilson-1508 Travertine Terrace, Miriam Otero-1127 Travertine Terrace, Mary Keck-1123 Travertine Terrace, Charles Conatser-1588 Travertine Terrace, Doreen Brister-1104 Travertine Terrace, Kathy Slaby-1723 Travertine Terrace, and Ron Thompson-1008 Slate Cove. These individuals did not wish to speak, but were in opposition of the request.

Mr. Mills made a motion to deny site 17 land use map amendment per staff’s recommendation. Mr. Loader seconded. All in favor. Motion carried 5-0.

**Staff Reports**

A staff report was included in the agenda packet. Two items noted were the PD Rezone for Tuscany Village and the Fee Resolution.

Mr. Gibson informed the board an appeal was received by St. Thomas More Church in regards to several of the conditions placed on their conditional use approval for an educational facility.

Mr. Gibson informed the board there would not be a September 2<sup>nd</sup> meeting and the next regular meeting will be September 16<sup>th</sup>.

Mr. Gibson informed the board Mr. Volk’s and Mr. VonHerbulis’s terms expire on October 1<sup>st</sup>. Since the Ordinance stipulates a seven member board, only one position will be filled since there are currently eight members serving.

**Citizen Participation**

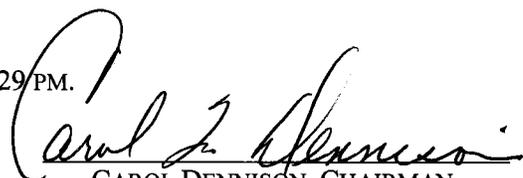
None.

**Commissioners Reports**

None.

**Adjournment**

There being no further business, the meeting adjourned at 12:29 PM.



CAROL DENNISON, CHAIRMAN