

Minutes
Planning and Zoning Commission
July 15, 2010 - 10 AM
City Commission Chambers
City Hall, Sanford, Florida

Members Present

Carol Dennison, Chairman
Brian Volk
Michael Loader
Rami Yosefian
Bobby VonHerbulis

Members Absent

Andy Kutz, Vice Chairman - excused
Jerry Mills – excused
Eddie Green – excused

Others Present

Eileen Hinson, Senior Planner
Mary Moskowitz, Planner
Mary Muse, Administrative Coordinator

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

Minutes

Mr. Loader moved to approve the Minutes of the June 3, 2010 Regular Meeting. Mr. Volk seconded. All in favor. Motion carried 5-0.

Proof of Publication

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

Public Hearings

Hold a Public Hearing to consider a Conditional Use request to establish an Educational Facility on property located at 550 Riverview Avenue in an AG, Agriculture Zoning District. Society of Saint Pius X Orlando Fla Inc., property owner; Justin Sauer, representative.

Present to speak were John Johnston, Jodi Campbell, Danny Lee, and John Grayson. Ms. Dennison read a letter into the record from Johnny Hopson. Their main concerns were increased traffic, children's safety, utility services, maintenance to the existing fencing, number of students, a need for a traffic signal at the intersection of Riverview Avenue and W. 1st Street, and the proximity to the bar on Lake Monroe.

Mr. VonHerbulis moved to approve the Conditional Use request per staff recommendations including the following: vinyl fencing installed around retention pond adjacent to the neighbors; all existing fencing put in good working condition; submit a site plan to staff showing playground area proposed for this facility; obtain proper health permit from the Seminole County Health Dept; allow a maximum of 50 students; and a three year sunset review shall be conducted by the Planning & Zoning Commission if the portables are still on site and the permanent school has not yet been constructed. Mr. Yosefian seconded. All in favor. Motion carried 5-0.

Minutes – July 15, 2010
Planning and Zoning Commission
Page 2

Hold a Public Hearing to consider a PD, Planned Development Rezone to amend the Master Plan for the Reserve at Sanford townhome community located at 500 Art Lane. Mattamy Jacksonville Partnership, property owner; David Evans, PE - Evans Engineering and Steve Parker – Mattamy Homes, representatives.

Present to speak in favor was Margaret Thompson. Present to speak in opposition were Richard Okolowicz, Michael Benton, and Lisa Millikan. Their main concerns were flooding, water pressure, numerous vacancies in surrounding neighborhoods, lack of maintenance to the retention pond, and unkept promises from previous developer. Chris Bartholomew was present to address the entrance area (sidewalk for pedestrian traffic, lack of maintenance on exposed utility pipes).

Mr. Yosefian moved to recommend the City Commission adopt an ordinance to rezone to PD, Planned Development subject to a Development Order that includes all of staff recommendations, including allowing staff to work with the applicant during the Development process for any additional minor engineering adjustments that may be needed. Mr. Loader seconded. All in favor. Motion carried 5-0.

Development Plan

Consider the Preliminary Subdivision Plan for The Reserve at Loch Lake, a proposed 113 unit townhome community located at 500 Art Lane. Mattamy Jacksonville Partnership, property owner; David Evans, PE - Evans Engineering, representative.

Mr. Yosefian moved to recommend the City Commission approve the Preliminary Subdivision Plan for The Reserve at Loch Lake. Mr. Volk seconded. All in favor. Motion carried 5-0.

Staff Reports

A staff report was included in the agenda packet.

Citizen Participation

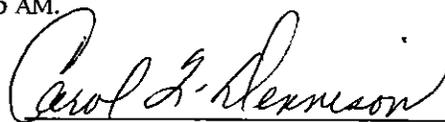
None.

Commissioners Reports

None.

Adjournment

There being no further business, the meeting adjourned at 11:06 AM.



CAROL DENNISON, CHAIRMAN