

Minutes
Planning and Zoning Commission
May 16, 2013 - 10 AM
City Commission Chambers
City Hall, Sanford, Florida

Members Present

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

Members Absent

Lindsay Oyewale – excused
Michael Padgett - excused
Carsandra Buie, Alternate - excused

Others Present

Jennifer Nix, Assistant City Attorney
Russ Gibson, Director of Planning and Development Services
Dave Richards, Development Services Manager
Mary Moskowitz, Planner
Mary Muse, Administrative Coordinator

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

Moment of Silence

Pledge of Allegiance

Minutes

Mr. Newton moved to approve the Minutes of the March 7, 2013 Regular Meeting. Mr. Esler seconded. Motion carried 4-0, Mr. Green not present at this time.

Public Hearings

PH-1 Hold a Public Hearing to consider a Comprehensive Plan amendment to change the Future Land Use Map designation for approximately 9.5 acres at 2100 E. Lake Mary Boulevard from I, Industrial to MDR-10, Medium Density Residential-10 units per acre. Abdhussien Family LP, property owner; Randy Morris – RM Strategies, Inc. and George Kramer – Kramer & Little, representatives.

Present to speak in opposition were Art Woodruff, Dr. Beverly Boothe, and Lance Abney. Emails from Silas & Linda Barker and Kendra Pearson were also entered into the record. They would like to keep the existing approved plan, which is the industrial and residential mixed use. If the request is approved, they would like the houses built on the lake side to match the other existing houses on the lake; have sewer and water stub outs for connection to the adjacent properties; protect the specimen trees–require a tree survey; suggest the average lot size to be 10,000 sq. ft.; would like to have single family over entire 50 acres, not multi-family designation; no lake access to non-lakefront properties; and compatible egress from Mellonville Avenue.

Mr. Loader moved to recommend the City Commission adopt an ordinance to amend the future land use map of the Sanford Comprehensive Plan for 9.53 acres located at 2100 E. Lake Mary Boulevard from I, Industrial to MDR-10, Medium Density Residential-10 units/acre. Mr. Green seconded. Mr. Mills stated he believes the board is doing the right thing and hopes it will be high quality/low density residential to allow consistency over the entire parcels and see a master plan that everyone will agree with. Motion carried 3-2, Mr. Esler and Mr. Newton against. (9th Audio File Middle area of line)

PH-2 Hold a Public Hearing to consider a request to rezone 16.7 acres located at 2100 E. Lake Mary Boulevard from PD, Planned Development (Silver Lake Park PD) to SR-1A, Single Family Residential. Abdhussien Family LP, property owner; Randy Morris – RM Strategies, Inc. and George Kramer – Kramer & Little, representatives.

Mr. Green moved to recommend the City Commission adopt an ordinance to rezone 16.7 acres located at 2100 E. Lake Mary Boulevard from PD, Planned Development to SR-1A, Single Family Residential subject to the future land use map being amended to MDR-10, Medium Density Residential, 10 dwelling units/acre. Mr. Loader seconded. Mr. Mills stated that he believes they are doing the right thing and in the future when a PD comes through as anything other than really low density single family residential for that entire parcel he would be hard-pressed to support it. Motion carried 5-0.

At 11:56 AM, Chairman called a short recess.

At 12:09 PM, Chairman called meeting back to order.

PH-3 Hold a Public Hearing to consider a Comprehensive Plan amendment to change the Future Land Use Map designation for approximately 96.5 acres at 3430 Cameron Avenue from AIC, Airport Industry & Commerce to PRO, Parks, Recreation & Open Space. William E. Kirchhoff & Nixie Coleman Co Trs et al and Strategic Acquisitions Corp c/o Jamie E. Seaman Attorney, property owners; Stephen H. Coover – Hutchinson, Mamele & Coover, P.A., representative.

Present to speak were Patty Webb and Cindy Frederick. Their concerns were traffic, noise, nighttime lights, buffering, and hours of operation.

Mr. Newton moved to delay the request until a written approval from the Airport is received stating they have reviewed this and it does not conflict with any future plans of the airport. Mr. Green seconded. Motion failed 2-3, Mr. Esler, Mr. Loader, and Mr. Mills against.

Mr. Esler moved to recommend the City Commission approve the request to change the future land use map of the Sanford Comprehensive Plan for approximately 96.5 acres at 3430 Cameron Avenue from AIC–Airport Industry & Commerce to PRO–Parks, Recreation & Open Space. Mr. Loader seconded. Motion carried 4-1, Mr. Green against. Mr. Green stated this area is going to go through a big development change with airport area and feel they should be here to explain to the board to give a detailed layout of what they have envisioned for the airport and the surrounding things around the sports complex or ball field and what suggestions they may have for or against this type of facility.

PH-4 Hold a Public Hearing to consider a request to rezone 96.5 acres located at 3430 Cameron Avenue from AG, Agriculture to PRO, Parks, Recreation & Open Space. William E. Kirchhoff & Nixie Coleman Co Trs et al and Strategic Acquisitions Corp c/o Jamie E. Seaman Attorney, property owners; Stephen H. Coover – Hutchinson, Mamele & Coover, P.A., representative.

Mr. Esler stated he spoke with Larry Dale at the Airport Authority regarding air violations for the park.

Mr. Loader moved to recommend the City Commission approve the request to rezone 96.5 acres at 3430 Cameron Avenue from AG, Agriculture to PRO, Parks, Recreation & Open Space subject to approval of the proposed comprehensive plan amendment. Mr. Esler seconded. Board members would like the City Commission take into consideration to ensure the land use change and rezone is compatible with the forth coming visioning strategic plan for this area. Motion carried 4-1, Mr. Green against.

Citizen Participation

None.

Staff Report

Mr. Gibson thanked the board for their time and patience.

There was discussion about the letter the Mayor sent in regards to board members speaking as a citizen and requested an opinion if a board member is allowed to speak at a board meeting – such as a City Commission meeting. Ms. Nix stated she would review the matter and prepare a written response.

Mr. Esler asked if there is a conflict if a Planning & Zoning Commission member serves on another board. Ms. Nix stated she did not see any problem with it as long as there is no personal gain or benefit.

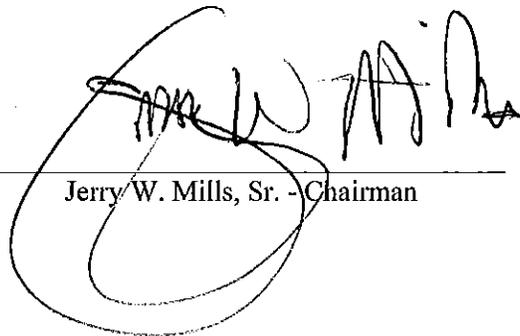
Mr. Gibson reminded the members of the Government in the Sunshine Law training next Wednesday, May 22nd.

Commissioners Reports

None.

Adjournment

There being no further business, the meeting adjourned at 1:21PM.



A handwritten signature in black ink, appearing to read "Jerry W. Mills, Sr.", is written over a horizontal line. The signature is stylized and somewhat cursive.

Jerry W. Mills, Sr. - Chairman