

Minutes
Planning and Zoning Commission
December 5, 2013 - 10 AM
City Commission Chambers
City Hall, Sanford, Florida

Members Present

Jerry Mills, Chairman
Steve Esler, Vice Chairman
Michael Padgett
Eddie Green
Michael Loader
Carsandra Buie
Lindsay Oyewale

Others Present

Joshua Dane, Alternate
Lonnie Groot, Assistant City Attorney
Russ Gibson, Director of Planning & Development Services
David Richards, Development Services Manager
Mary Muse, Administrative Coordinator

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

Moment of Silence

Pledge of Allegiance

Minutes

Ms. Buie moved to approve the Minutes of the October 3, 2013 Regular Meeting. Mr. Loader seconded. Motion carried 7-0.

Public Hearings

PH-1 Hold a Public Hearing to consider a Comprehensive Plan Amendment to change the Future Land Use Map designation for approximately 21.52 acres located at 2401 E. Lake Mary Boulevard from I, Industrial to GC, General Commercial and 193.02 acres from I, Industrial to LDR-SF, Low Density Residential-Single Family. Safari Investments, LLC, property owner; Stephen H. Coover – Hutchison, Mamele & Coover, P.A. and David Evans – Evans Engineering, representatives.

Present to speak were Jeff Reuscher, Jill Goring, Melonie Beadling, Russ Sibley, and Paula Dunkman. Their main concerns were the existing conservation areas and additional traffic along Mellonville Avenue.

Mr. Loader moved to recommend the City Commission approve the request to change the future land use map of the Sanford Comprehensive Plan for approximately 214.54 acres at 2401 E. Lake Mary Boulevard from I – Industrial to GC-General Commercial and LDR-SF – Low Density Residential. Ms. Buie seconded. Motion carried 6-1, Mr. Esler against.

PH-2 Hold a Public Hearing to consider a request to Rezone approximately 214.54 acres located at 2401 E. Lake Mary Boulevard from MI-2, Medium Industrial to PD, Planned Development. Safari Investments, LLC, property owner; Stephen H. Coover – Hutchison, Mamele & Coover, P.A. and David Evans – Evans Engineering, representatives.

Mr. Mills disclosed he spoke to Mr. Coover regarding Mr. Reuscher's concerns.

Present to speak were Jill Goring, Russ Sibley and Mary Smith. Their concerns were buffering behind homes on Magnolia Park Trail along the conservation area and the large retention pond, requiring the elevation of all lots abutting Pine Way not having more than a 3-4 foot elevation change, remove the fire gate from the back side of the project since it is not required, and stub out utility lines to Pine Way.

An email was received by the Planning Department at 11:03 AM (December 5th) from Mr. & Mrs. Barker. Attorney Lonnie Groot stated comments are to be submitted in a timely manner and due to the time it was received, it would not be acceptable.

Ms. Oyewale moved to recommend the City Commission adopt an ordinance to rezone 214.54 acres located at 2401 E. Lake Mary Boulevard from MI-2, Medium Industrial to PD, Planned Development for Silvestri Estates subject first to approving the eight conditions (four listed and four additional addressed during the resolution) and subject to approving the comprehensive plan amendment and a Development Order that includes all recommended conditions. Also approve the plan contingent upon whether the Water District vacates the easement represented as Tract C during this public hearing. Condition number two was changed to read "The PD rezoning shall expire five years from effective date of the rezoning ordinance if all improvements have not been completed or an extension granted." Ms. Buie seconded. Motion carried 7-0.

Citizen Participation

None.

Staff Report

Mr. Gibson reported the next regular meeting will be December 19th and there are no public hearings scheduled but there will be a work session which will include information relating to SunRail, Ultimate I-4 project and the Seminole Way project.

Mr. Gibson informed the board members Mary Moskowitz has resigned from the City and is working for Osceola County.

Mr. Gibson thanked the board for their time and wished them a Happy Holiday.

Mr. Gibson asked Mr. Mills if he would like to cancel the January 2nd or hold a Work Session. Mr. Mills stated if there are no items to consider the meeting can be canceled.

Commissioners Reports

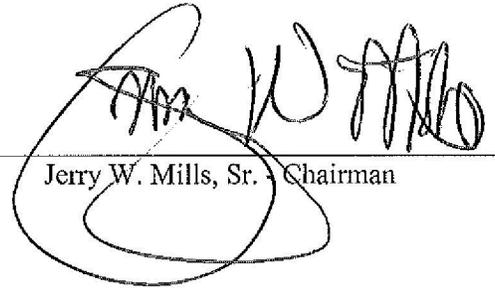
Mr. Padgett asked about the Marina Hotel in regards to the use of it. Mr. Gibson reported the last report he received stated they were operating in compliance with the motel use. There are efforts being made to ensure the tenant is meeting the lease terms and exploring possible modifications to market the property for a better/higher use. Mr. Gibson stated he would check on the use issue and report back.

Mr. Padgett asked about fishing on the Marina Isle because he thought fishing was not allowed and has seen people fishing off the new docks. Mr. Gibson stated he would check on it and report back.

Mr. Mills asked about the status of the Lofts project. Mr. Groot stated there is not a Lofts project since an application has not been submitted. All of the land uses are in place so all that would be required of an applicant is to submit a site plan and building plans.

Adjournment

There being no further business, the meeting adjourned at 12:35PM.



Jerry W. Mills, Sr. - Chairman