

**Minutes**  
**Planning and Zoning Commission**  
**July 18, 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**

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

**Others Present**

Jennifer Nix, Assistant City Attorney  
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. Loader moved to approve the Minutes of the May 16, 2013 Regular Meeting, as amended (include reason why Mr. Newton and Mr. Esler were against the motion to recommend approval of the Comprehensive Plan amendment for 2100 E. Lake Mary Blvd). Mr. Esler seconded. Motion carried 4-0, Mr. Green not present at this time.

**Public Hearings**

**PH-1** Hold a Public Hearing to consider an Urban Infill Redevelopment to establish a Bed and Breakfast in a SR-1AA, Single Family Residential zoning at 444 Elliott Avenue. Debbra & Doug Groseclose, property owners; Debbra Groseclose, representative.

The staff recommendation regarding the minimum nightly rate was per the applicant's request.

Mr. Esler moved to approve the Conditional Use request to establish a Bed and Breakfast as an accessory use to the existing single family residence at 444 Elliott Avenue subject to a Development Order to include the conditions as recommended by the Development Review Team. Mr. Loader seconded. Motion carried 5-0.

**PH-2** Hold a Public Hearing to consider a request to amend the Town Center at White Cedar Planned Development approved by Ordinance No. 4129 to Cedar Pointe Planned Development, a mixed use development located at 133 N. White Cedar Road. M&I Regional Properties, LLC and City of Sanford, property owners; David Evans - Evans Engineering, representative.

Mr. Loader, Mr. Mills and Mr. Esler informed all present they have spoken with either an outside party or the applicants, as well as visited the site and their decision will be based solely upon the information presented at the meeting today.

Present to speak were Chris Kelley, Brent Albertson and Brenda Boyd. Mr. Kelley and Mr. Albertson stated they are not in opposition of the project but have concerns regarding not having the means of proper road access for the existing industrial zoned properties, possible complaints from the new residential property owners in regards to any new industrial use and possible opposition from new owners when existing approved industrial developments are being completed/constructed. Ms. Boyd informed the board that WSI trucks and McDonald Development's trucks travel up and down White Cedar all of the time, which is a violation of WSI's development order and no one restricts it.

Mr. Newton stated Mr. Kelley echoes his initial thought to ensure it does not infringe on industrial. Industrial should be all along the railroad access. This board needs to press the Commission to do something fast about close proximity to industrial and state on deeds or titles about industry noise similar to airport noise. Not for gated townhomes since area is combination residential and commercial bordering industrial. This area to SunRail looks similar to what is on the TOD, which is sidewalk access capability and small road for golf cart to the SunRail. In regards to the 40-foot lot width sizes in residential areas the city needs to look at LDR and regulations to see if it needs to be changed so applicants won't have to come in for variances. There needs to be adequate access for established industrial zoned areas.

Mr. Loader moved to recommend the City Commission approve the proposed amendment to the Town Center at White Cedar Planned Development as recommended by staff subject to a Development Order that includes all recommended conditions. After discussion, Mr. Loader withdrew his motion.

Mr. Esler moved to recommend the City Commission approve the proposed amendment to the Town Center at White Cedar Planned Development as recommended by staff subject to a Development Order including all recommendations with the additional requirement the developer shall dedicate the required right-of-way, where necessary, for both Narcissus and Iowa Avenues to equal a 30' half right-of-way and to include on plat all designations concerning this development information designating this is a WIC development where noise is associated with industrial and commercial will be part of the overall development and pending city coming up with a designated document. Mr. Newton seconded. Motion carried 5-0.

### **Development Plan**

**DP-1** Consider the Preliminary Subdivision Plan for Cedar Pointe Planned Development, a mixed use development located at 133 N. White Cedar Road. M&I Regional Properties, LLC and City of Sanford, property owners; David Evans - Evans Engineering, representative.

Mr. Mills, Mr. Loader, and Mr. Esler informed all present they have spoken with either an outside party or the applicants, as well as visited the site and their decision will be based solely upon the information presented at the meeting today.

Mr. Kelley came forward to ask about the school bus stop location. Mr. Evans stated they have a proposed bus stop at the NW corner of the intersection of North White Cedar and Narcissus Avenue.

Mr. Esler moved to approve the Preliminary Subdivision Plan for the Cedar Pointe Planned Development as recommended by staff with the amendment to the open air pavilion. Mr. Green seconded. Motion carried 5-0.

Mr. Mills had to leave so he turned the gavel over to Vice Chairman Esler.

### **Citizen Participation**

None.

### Staff Report

Ms. Moskowitz informed the board the SunRail project will be discussed at the East Central Florida Regional Council meeting on Friday at 1:30pm.

### Commissioners Reports

Mr. Newton stated that in January 2012 he brought up the need for regulation changes and as of today nothing has been changed to benefit the city, and/or the citizens and/or the industry.

Mr. Esler stated Mr. Mills left a written statement in support of the Bed and Breakfast item and read it into the record.

Mr. Esler stated he had the opportunity to go to the Waste Pro facility and asked everyone to drive down St Johns Parkway and look at the site. He complimented the owners as well as staff for ensuring they would do what they said they would do. Mr. Newton stated he recalled trash falling from trucks onto roads being a major objection on the project and he has not seen any on the roadway.

Mr. Loader stated there is an auto shop on Sanford Avenue that has done a great job updating his property.

Mr. Newton stated the City needs to look into the Airport Boulevard extension on the north side of SR 46. If the extension doesn't go through, then the city needs to review the area and determine if it needs to be industrial or commercial.

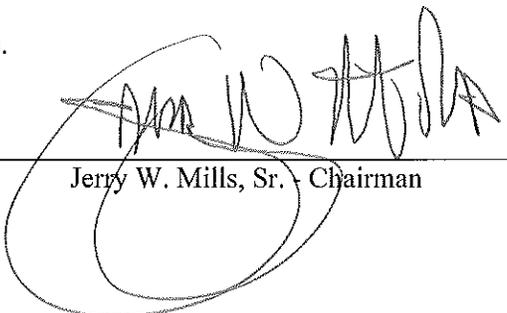
Mr. Green asked if there was an update on the Sanford Lofts project. Mr. Loader stated the properties have transferred and the old police station is being used as an incubator business with the Lofts being built behind it.

### City Attorney Briefing

Ms. Nix briefly discussed the process regarding disclosing conflict of interest. She stated everyone must vote unless they have a conflict. A voting conflict memorandum must be completed and signed as well as the board member must state on the record why they will not be discussing or voting on the issue.

### Adjournment

There being no further business, the meeting adjourned at 12:18 PM.



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Jerry W. Mills, Sr. Chairman