

**Minutes**  
**Planning and Zoning Commission**  
**March 20, 2014 - 10 AM**  
**City Commission Chambers**  
**City Hall, Sanford, Florida**

**Members Present**

Jerry Mills, Chairman  
Steve Esler, Vice Chairman  
Carsandra Buie  
Michael Loader

**Members Absent**

Michael Padgett – excused  
Lindsay Oyewale  
Eddie Green  
Joshua Dane, Alternate Member - excused

**Others Present**

Lonnie Groot, Assistant City Attorney  
Russ Gibson, Director of Planning & Development Services  
Sabreena Colbert, Planner  
Mary Muse, Administrative Coordinator

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

**Moment of Silence**

**Pledge of Allegiance**

**Approval of Minutes**

Mr. Esler moved to approve the December 19, 2013, February 20, 2014, and the March 6, 2014 Meeting Minutes.  
Mr. Loader seconded. Motion carried 4-0.

**Public Hearings**

Mr. Mills disclosed he has had discussions with the owner's real estate broker and possibly will be pursuing work with this project.

**PH-1** Hold a Public Hearing to consider a Conditional Use request for Urban Infill Redevelopment to establish a craft brewery with an associated tasting room in an SC-3, Special Commercial zoning district at 200 S. Myrtle Avenue. Our Doghouse, LLC, property owner; Dan St. Pierre and Geoff DeBisschop – Central 28 Beer Co., representatives. Nathan Ellison was present and asked about the maximum noise decibel rate (concerned about noise). Mr. Mills read a letter from Thomas Abbott into the record. Mr. Abbott was concerned about it being a bar.

Mr. Loader moved to approve the Conditional Use request for 200 S. Myrtle Avenue subject to a Development Order with the conditions as recommended by the Development Review Team. Mr. Esler seconded. Motion carried 4-0.

**Citizen Participation**

None.

Mr. Mills, as point of order, addressed Mr. Groot stating he described it as quasi-judicial and said this was the first time he has met the owners but he intends to pursue the project as an architect. At this time there is no contract, but felt he needed to vote on it because he thought there would be a lack of a quorum if he didn't. Mr. Groot said there is not a conflict of interest. Mr. Groot suggested someone make a motion to reconsider and then a new motion made.

Ms. Buie made a motion to reconsider the motion to approve the conditional use. Mr. Esler seconded. Motion carried 4-0.

Mr. Loader moved to approve the Conditional Use request for 200 S. Myrtle Avenue subject to a Development Order with the conditions as recommended by the Development Review Team. Mr. Esler seconded. Mr. Mills abstained as he has intent to pursue this project as professional services. Motion carried 3-0, Mr. Mills abstained.

### **Staff Reports**

Mr. Gibson stated there was discussion regarding a joint work session between the Planning & Zoning Commission and the City Commission and informed the board at the March 24<sup>th</sup> City Commission Work Session there will be a brief discussion regarding scheduling a joint work session. Mr. Mills asked for a copy of the minutes from the last joint planning meeting between Planning and Zoning and the City Commission.

### **Commissioners Reports**

Mr. Mills stated he is involved with a small-town project in Orlando and their requirements are very difficult to understand and it would be nice if the county and all cities within the county could have the same regulations. Mr. Gibson stated there are various organizations that understand these challenges, which led to the first national streamline program called Open for Business. Sanford is the only City within Seminole County that is certified as Open for Business. The City is working to help improve and mitigate these types of circumstances.

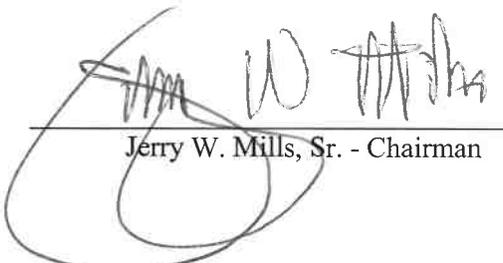
Mr. Loader asked about the paint color choices on the Day Care building located on 1<sup>st</sup> Street since it has bright yellow columns. Mr. Gibson informed him staff is currently working with the owners to change the color.

Mr. Loader asked about the construction located at Sanford Avenue and Lake Mary Boulevard. Mr. Gibson stated he would research it and report back.

Mr. Groot commended the board for treating everyone the same.

### **Adjournment**

There being no further business, the meeting adjourned at 11:02 AM.

  
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Jerry W. Mills, Sr. - Chairman



**APPOINTED OFFICERS (continued)**

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, JERRY K. Mills, hereby disclose that on MARCH 20, 20 14:

(a) A measure came or will come before my agency which (check one)

N/A

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_;
- inured to the special gain or loss of my relative, \_\_\_\_\_;
- inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- inured to the special gain or loss of \_\_\_\_\_, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

This matter did not inure to my private gain or loss or to any person or entity to whom I am related or have a business relationship. City legal counsel was advised me that I have no conflict. I abstained to avoid any appearance of conflict.

3.20.14  
Date Filed

[Signature]  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.