

**MINUTES FOR THE SEMINOLE COUNTY
LPA/P&Z COMMISSION
MARCH 5, 2003**

Members present: Alan Peltz, Dick Harris, Chris Dorworth, Thomas Mahoney, Ben Tucker, Beth Hattaway, Dudley Bates

Also present: Matt West, Planning Manager, Rob Walsh, Principal Coordinator Planning Division, Jeff Hopper, Senior Planner, Cynthia Sweet, Planner, Tony Matthews, Principal Planner, Mahmoud Najda, Development Review Manager, Karen Consalo, Deputy County Attorney, and Candace Lindlaw-Hudson, Senior Staff Assistant

I. CALL TO ORDER

The meeting was called to order by Chairman Tucker at 7:00 P.M.

II. ROLL CALL

A quorum was established.

III. ACCEPTANCE OF PROOF OF PUBLICATION

Commissioner Mahoney made a motion to accept the proof of publication.

Commissioner Bates seconded the motion.

The proof of publication was unanimously accepted.

IV. OLD BUSINESS

A. GAP HOUSING PHASE II; approximately 7.0 acres; rezone from A-1 (Agriculture) to R-3A (multiple-family dwelling district); ¼ mile north of Aloma Avenue on west side of Howell Branch Road (Z2002-110)

Commissioner Maloy – BCC District 1 Jeff Hopper, Senior Planner

Jeff Hopper stated that the item is withdrawn.

V. NEW BUSINESS

A. East Lake Brantley Townhomes PSP: Daly Design Group / Thomas Daly; preliminary subdivision of 74 lots on approximately 9.9 acres; intersection of East Lake Brantley Drive and Wekiva Springs Road (02-550005)

Commissioner Van Der Weide – District 3 Cynthia Sweet, Planner

Cynthia Sweet introduced the item and stated that Staff recommendation was for approval, subject to the terms presented in the Development Order. She stated that this preliminary subdivision plan is subject to all of the conditions set forth in the East Lake Brantley PUD Developer's Commitment Agreement. The proposed master plan must be approved by the Board of County Commissioners in order to be developed as proposed. Access to the subdivision is on Wekiva Springs Road.

Commissioner Mahoney made a motion to approve the preliminary subdivision plan as submitted subject to the BCC's approval of the master plan and the developer's commitment agreement.

Commissioner Peltz seconded the motion.

The motion passed unanimously.

B. Trotter Rezone and Land Use Amendment; Alexander & Pearlie Trotter, applicants; 2.794 acres; south side of Hughey Street, 400 feet east of Sipes Avenue; Small Scale Land Use Amendment from SE (Suburban Estates) to MDR (Medium Density Residential); rezone from A-1 (Agriculture) to R-2 (One- and Two-Family Dwelling District); (01-03SS.01, Z2003-001).

Commissioner McLain - District 5

Jeff Hopper, Senior Planner

Mr. Hopper introduced the item and stated that MDR is not a good transition in this area according to the Vision 2020 Plan. Surrounding lands on three sides are classified Suburban Estates. Staff does not recommend approval.

Alexander Trotter, applicant, requested approval.

Emery Green, an area resident, stated that local residents in Midway had been trying to get new duplexes in the area to help upgrade housing in the area. Mr. Green stated that he had a 10 acre parcel on the corner of 21st. Street and Brinson Avenue that is zoned for duplex housing. He requested that the Board approve this request.

There was no further public comment.

The public hearing was closed.

Commissioner Peltz asked where the duplexes were located in the area.

Gladys Green stated that there was a duplex on the corner of Brinson and East 21st. Street, also on Jetway. The Greens also have a parcel of duplexes on Brinson for about 18 years.

Commissioner Peltz stated that he thought this was a reasonable request.

Commissioner Hattaway asked when this area was zoned Suburban Estates.

Matt West stated that the zoning classification was historic. It had come in with the zoning. This is a straight zoning request and the Board cannot impose conditions when rezoning.

Commissioner Mahoney made a motion that the Board recommend approval of the Small Scale Land Use Amendment from SE to MDR and the associated rezoning from A-1 to R-2 subject to the applicant entering into a voluntary agreement prior to going to the BCC which will limit the development of the site to one duplex structure.

Commissioner Hattaway seconded the motion.

There was no discussion.

The motion carried by a unanimous vote.

C. Hattaway Rezone and Land Use Amendment; James Hattaway, applicant; 1.12 Acres; Small Scale Land Use Amendment from LDR (Low Density Residential) and PUB (Public) to Industrial; and rezone from A-1 (Agriculture) to C-3 (General Commercial and Wholesale District); east side of CR 427, 0.2 mile south of Longwood – Lake Mary Road.

Commissioner Henley – District 4

Jeff Hopper, Senior Planner

Commissioner Hattaway declared a conflict of interest on this item and left the dais.

Mr. Mike Hattaway spoke on behalf of the applicant. He stated that he was there to answer questions from the Board.

Commissioner Mahoney stated that he concurred with the land use change, but the C-3 zoning is one that is not given out very often. There are limits that what can be developed on this site. He asked if Mr. Hattaway had any plans.

Mr. Hattaway stated that he did not have any plans. He was seeking to bring the property into compliance with other properties around it. Across the street is C-3 zoning. Behind that is industrial in the City of Longwood. He wants the same zoning as his neighbors.

Commissioner Peltz made a motion to approve the request.

Commissioner Harris seconded the motion.

Commissioner Mahoney expressed concern that some uses of the C-3 zoning may not be appropriate for the 427 corridor. He will vote in favor of the land use and the motion.

Commissioner Tucker stated that there is C-3 zoning in the area and that much of it had been owned or developed by the Hattaway family. The Commissioner expressed faith applicant to develop the land appropriately for the area. He will be in favor of the motion.

The motion was unanimously approved. Commissioner Beth Hattaway did not vote.

Commissioner Hattaway now returned to the dais.

D. Sanlando Springs Animal Hospital; Sanlando Partners / James L. Brockman, applicant; 0.125 acres; Small Scale Land Use Amendment from Medium Density Residential (MDR) to Planned Development (PD); and Rezone from RM1 to PCD; west side of Manor Avenue, 300 feet south of State Road 434 (12.02SS.01 and Z2002-111).

Commissioner Maloy - District 1

Jeff Hopper, Senior Planner

Mr. Hopper introduced the request and location of the application. The purpose of the application is to provide additional parking for the existing animal hospital. The lot is approximately 55 by 100 feet and would be incorporated into the

existing site. No new structures would be placed on the site. Staff recommends approval of the request, subject to the eight (8) conditions stated in the staff report, the access to the lot will be from the existing entrances on Manor Avenue with no new curb cuts permitted, limitation on the site to landscape buffers and parking only, property shall be subject to the active buffer requirements of the Land Development including a 25 foot buffer and a 6 foot brick or masonry wall, and no outdoor lighting fixtures are to be installed on the subject property.

Commissioner Tucker asked about accessibility on pavement.
Mr. Hopper said the access was paved.

Commissioner Hattaway inquired about the width of the parking spaces on the site now.
Mr. Hopper stated that they were 10 feet by 20 feet.

Dr. Jim Brockman stated that he has been in practice there since 1982, and when he had the opportunity to expand the parking for the facility, he took it.

There were no questions from the Board and the public hearing was closed.

Commissioner Peltz made a motion to approve the request incorporating the terms of the staff report.

Commissioner Harris seconded the motion.

There was no discussion.

The motion passed by unanimous vote.

E. Old Lockwood Road; Shutts & Bowen, LLP, applicant; 13 acres; Rezone from A-1 (Agriculture) to R-1AA (Single Family Residential) for single family subdivision; east side of Old Lockwood Road approximately 1/2 mile north of McCulloch Road (Z2002-114)

Commissioner Maloy – District 1 Rob Walsh, Principal Coordinator

Mr. Walsh introduced the application and stated that site was surrounded in all directions by large lot single family homes. The site fronts on Old Lockwood Road which is a paved road. The site is serviced by a 12 inch water main located approximately 1250 feet north of Old Lockwood Road which is scheduled to be extended to the south. There is also an 8 inch forced sewer main approximately 1150 feet north on Old Lockwood Road. As required by the Land Development Code, Staff ran a Lot Size Compatibility Analysis which determined that R-1AAA would be most compatible with the development trends in the area, rather than the requested R-1AA zoning. Both the R-1AA and R-1AAA are consistent with the Future Land Use designation. We recommend approval of the R-1AAA zoning based on the conditions found in the Staff report. Mr. Walsh

stated that he had received an e-mail from Linda Rossel which asked for R-1AAAA zoning.

Representing the applicant was Ken Wright of the law firm of Shutts and Bowen. He stated that he supports the staff report and the findings except for one. He stated that he supported staff recommendation #2, for the R-1AA zoning. With regard to the straight zoning request, he found that the lot compatibility finding with a difference in zoning accounting for 2 lots more or less. The table on page 3 of the staff report shows the differences between the requirements for a 100 foot lot and a 90 foot lot. The difference in the loss of 2 lots would create a significant economic loss for his clients. The house size, which is most important to the neighbors, for R-1AA is 1,300 square feet and for R-1AAA is 1,600 square feet. Mr. Wright stated that these homes will be a minimum of 2,100 square feet. He is willing to make a commitment to the house size.

Mr. Wright said that on the Fawn Run side the lot sizes will not be reduced due to the way they are configured in the plan. There will be 7 lots on the Fawn Run side not matter what is planned due to storm water retention.

Mr. Wright showed rough configurations for a 27 lot and a 25 lot plan. Mr. Wright stated that the difference was on the southern edge there would be an extra house in the 27 house configuration, along with an interior addition of an extra house. Mr. Wright suggested that the analysis of compatibility is a presumptive one which goes along with his request.

Mr. Wright said that Fawn Run is a dirt unimproved road. He said that with proper engineering on his project, some of the storm water problems that are on Fawn Run may be alleviated.

In closing, the staff report recommends right of way donation. This is a straight zoning, not a PUD. There can be a rational nexus between the request and a donation of the right of way. Also the wetland buffer will be dealt with at site plan review and permitting. Mr. Wright requested that the Board adopt number 2 from the staff report that grants the R-1AA zoning, with deletion of the language dealing with the right of way and the wetlands issue.

Commissioner Mahoney made the clarification that double fronted lots (backing up to Fawn Run) require a brick or masonry wall.

Mr. Wright said yes, he was aware of that condition.

Commissioner Mahoney read the memo from Dianne Kramer of the School Board concerning school capacity and projected conditions and changes in the schools in the area.

Linda Rossel of 2476 Fawn Run spoke next. She had sent the e-mail referred to by Mr. Walsh. She lives on Fawn Run. She stated that this is a low density area,

generally one home per 5 acres. The lot in yellow has one house on it at this time. To turn the 2 lots into the proposed density is incompatible with the area. She showed a proposed density for 13 acres based on R-1AA zoning. She stated that she is retracting the statement she made to Mr. Walsh in her e-mail about R-1AAAA zoning being a minimum requirement for consideration. She now wants one home per acre. Run off is a problem in this area. This kind of intensity will not work. There is a lot of wildlife and wetland area there. No sidewalks from the area exist for children to get to schools safely. The residents of Woodlands Estates urge one house per acre.

Commissioner Peltz stated that Ms. Rossel's conceptual drawing had 40 homes on it for R-1AA zoning.

Ms. Rossel agreed.

Larry Tanney of 2471 Fawn Run read a letter from his neighbors. A number of years ago Mr. Roy asked to divide this property, taking the rear 4.5 acres for a second home and was denied. Now the Board is looking to permit 15 homes on the same property. The County has since purchased land in the area to create a nature preserve. Properties on Fawn Run and Scrub Oak have standing water on all lots. Water was not there until Orange County paved nearby. This proposal will cause flooding and diminish property values. The applicants will not live there. We want a country like setting. He requested denial.

Chairman Tucker stated that Mrs. Cynthia Tanney had turned in a speakers form stating that she is opposed to this application, but that she does not want to speak.

William Sloan of 3535 Old Lockwood Road said that his concern is that this is a mature area of 5 acre lots. He lives immediately south of the site. He said that 75 to 80 percent of the area is built out. This is in the middle of an established community. It is spot zoning and will open the window for further spot zoning in the area. He said that immediately south of his home is the Econ Wilderness, not heavily developed, and to the east is the nature preserve. This development will separate him from his neighbors.

Mike Kolb of 2516 Fawn Run, Woodland Estates, said that he agrees with previous speakers. He wanted to emphasize the investment the County has in the wilderness area. This development will effect this area. The house size in the area is 3,000 square foot homes.

Roger Ausburn of 3173 Scrub Oak Trail at the end of Fawn Run has 3 acres of his land as wetlands. He has a 4,500 square foot house. His concern was for drainage and impact on the Seminole County Park. He is also concerned with the lack of sidewalks and the impact on traffic in the area. He requested denial.

Bruce Atwater of 3149 Scrub Oak Trail said that he moved there to be isolated. He has a 6 acre parcel. The presence of the nature preserve attracted him to the area. This application could start a development trend. He requested denial.

Charlie Ziezel of 2447 Fawn Run stated that he had lived there for 20 years and that he objects to the request.

Susan S. Tzareff of 3201 Old Lockwood Road said that she has lived there since 1979. She lives on the other side of the wall from the Carillon development with 5 acres. She has previously been told that no sidewalks will be done in the area. There are no streetlights. 27 homes on 13 acres is not rural. There is a large wetlands area and the Big Econ is down there. She does not understand how this can be compatible. The Carillon area is behind a wall. Traffic is bad. The left onto Old Lockwood from McCulloch is very bad. She is strongly opposed.

Diane Fraser of 2416 Fawn Run lives across from the proposed homes. The road is an easement through her land and she is concerned about speeders on the paved roads. She has been flooded out since the road was paved. This housing is not welcome. She gave up 1.11 acres for wetlands and easements to Roy's property. Please deny.

Cindy Moscato of 2452 Fawn Run wants to live in the country. Please keep it that way. This area has wetlands and she wants to protect nature. She has concerns with the private road. She is highly opposed to this request.

Mr. Ken Wright stated in rebuttal that the area is LDR, which allows R-1 and 70 foot lots, R-1A and 75 foot lots, R-1AAA and 100 foot lots, and R-1AAAA with 100 foot lots. Staff is recommending one of these uses. You cannot be punitive. The difference is 2 lots. These are not zero lot line homes. We will agree to a minimum house size of 2,100 square foot homes. The configuration shown by the previous speaker is 10 lots more that we are proposing. All plans will be reviewed by St. John's River Water Management and Development Review at the time of permitting. There would be a different presentation if the land were not already LDR. Issues made by the public are either already decided by the LDR designation or will be addressed later in the process.

The public hearing was closed.

Commissioner Harris stated that this is a difficult issue. We must follow the Comprehensive Plan. The Staff report shows that the request is compatible. The problem is a drainage one. Code has certain requirements which address these concerns. The issue comes down to 25 lots or 27 lots. Legal precedent says that the applicant has a right to the zoning.

Commissioner Mahoney stated that the designated land use is LDR, and that such land use designation gives the property owner limitations and rights as well. The Board is bound by the Code. The question is which of the last 3

designations is the choice. It is not a pleasant choice, but we are bound to make one. The applicant has a request and we must respond to it.

Commissioner Mahoney made the motion to deny the request to rezone to R-1AA. He wanted to make the recommendation to the BCC that the lot compatibility determination of R-1AAA would be appropriate.

The motion died for lack of a second.

Commissioner Tucker then asked Mr. West to address the issue of sidewalks and a wall on the north side and how drainage could be done.

Mr. West stated that the sidewalks and right of way issues are addressed at the Development Review stage. Typically “weep” holes are put in the bottom of a wall to allow drainage to pass through.

Mahmoud Najda stated that existing drainage patterns on these two parcels mainly drain to the east. The water flows to the wetlands and then to the north on Fawn Run. The applicants will have to meet code, with no negative impact to the land.

Commissioner Tucker asked how the water would be handled.

Mr. Najda stated that water would be held in a retention pond and drain to the wetlands.

Commissioner Tucker expressed concern for the property to the east and flooding potential.

Commissioner Peltz stated that he was not happy with the zoning change and that he wanted to keep things as they are in the area.

Comm. Harris made a motion to approve the R-1AA zoning as requested by the applicant with the stipulation for a minimum house size of 2,100 square feet as committed to by the developer at the meeting.

Commissioner Hattaway seconded.

The motion passed 5 -2. Commissioner Peltz and Commissioner Mahoney were dissenting.

F. Lake Hayes Road; Shutts & Bowen, LLP, applicant; approximately 7.98 acres; rezone from A-1 (Agriculture) to R-1AA (single family residential district); north side of Lake Hayes Road, approximately ½ mile east of Alafaya Trail. (Z2002-113)

Commissioner Maloy – BCC - District 1

Rob Walsh, Principal Coordinator

Rob Walsh introduced the site of the application for a rezone of approximately 8 acres from A-1 (agriculture) to R-1AA (single family residential) zoning. Mr. Walsh described the zoning of adjacent land as follows: to the north, A-1 (agriculture), to the south is R-1AA (single family residential), to the east is A-1 (agriculture) and to the west is R-1AA (single family residential). Mr. Walsh said that the site fronts on Lake Hayes Road which has no identified traffic problems. However, Mr. Walsh noted that he had received numerous calls from the public complaining about traffic volume problems on intersections at major arterial streets.

The area is served by Seminole County utilities and is served by a 12 inch water main located approximately 1050 feet west on Lake Hayes Road and a 16 inch forced sewer main approximately 950 feet west on Lake Hayes Road. A lot size compatibility study made a determination that the requested zoning is compatible with the surrounding area. Staff is making the recommendation for approval, with the conditions stated in the staff report.

Meredith Harper of Shutts and Bowen spoke for the applicant and opened by saying that the applicant has done other projects in the area, such as Wentworth Estates and Mayfair Oaks. She showed pictures of homes similar to what would be put on the project. The applicant saves trees. Ms. Harper said that she concurred with staff analysis. R-1AA is compatible with the zoning trends in the area. Stillwater to the south is R-1AA. The entire area is moving toward R-1AA zoning. To the west on Beverly Street are 10 lots of R-1AA zoning. Ms. Harper stated that the applicant can commit to a minimum house size of 2,100 square feet. The western side is the lower side, and retention will be located there, which will provide lots on Beverly Street with a buffer.

Dick Zimmerman of 2486 Paddock Way, Oviedo, said that he was opposed. Water on Paddock Way is a problem. He presented pictures of flooding and standing water in the area. He stated that when he bought his home 17 years ago his land was high and dry. Now it takes over 2 weeks for the water to subside after a rain. He stated that the subdivisions north of Chapman Road are causing the flooding. Lake Hayes Road is tarred and substandard. Traffic is a problem. He moved there for tranquility. He urged denial.

Lawrence J. Cass of 2358 Beverly Street, Oviedo said that the County is uninformed. There are no areas allotted for road water run off. The County had dug swales. There is now water standing on his property. A culvert was put across the street. This new development will bring more water onto Lake Hayes Road and further flood his property.

John I. Malcolm of 220 Pennsylvania Avenue, Oviedo, stated that everyone cuts through the area and speeds. He is opposed to the request.

Michelle Wynn of 245 Lake Hayes Road, Oviedo, said that the area is over developed. There is a trend to put R-1AA nearby. There are very bad traffic problems and speeding is an issue. She also is concerned about flooding. She is opposed to the application.

Vivian Luscuskie of 872 Lake Hayes Road stated that she was representing approximately 30 people in the audience who have 5 acre parcels. She is the adjacent property owner to the east. Most of the new homes would abut her land. There is a drainage problem from the road. Water flow is generally to the south toward the Econ River. Property in the area is sandy and flooding problems abound. She is opposed to the application.

Brenda Bardette of 726 Onslow Avenue stated that there is a serious flooding issue in the area.

John Offineer of 665 Onslow, Oviedo, was concerned about the serious traffic problems on Lake Hayes Road. He also referred to the water problems. He lives at the end of Onslow where flooding is coming into his property from the new subdivision. Beverly Street floods. The proposed development will be higher than his lands. His septic system is now under water. Steve Novack from Storm water proposed ditches for runoff. He was told by the County that Onslow is a private road. If the Board authorizes this, his property will be under water.

Bart Leskesky of 872 Lake Hayes Road lives east of the proposed site. He stated that there is not a normal road to the site. He would like to know about access.

Meredith Harper stated in rebuttal that neighbors had built their homes without storm water review. They are in a flood plain. This development will have to pass permitting with the St. John's River Water Management district. There will be no access to Beverly Street. Access is to Lake Hayes Road. If a traffic light is needed, a study could be done to determine this. A full median opening has been approved on 434 to Lake Hayes. The development will have to keep all of its water run off on the site.

The public hearing was closed.

Commissioner Tucker asked about the design of the median on 434.

Mr. Najda said that there is a full median cut on 434.

Commissioner Tucker asked about the northeast corner of Lake Hayes and 434. He inquired about the drainage retention pond. Was it a DOT project.

Mr. Najda said that it was.

Commissioner Tucker asked if Onslow is a County Road.

Mr. Najda stated that if the County is reluctant to work on Onslow, it may not be a public road.

Mr. West said that he would check the list of roads the County has agreed to maintain. Not every public right of way or easement has been accepted.

Commissioner Tucker said that as he remembered, there was a dedicated drainage ditch on the south side of Lake Hayes.

Mr. Najda stated that when this project comes in for final engineering, Staff will determine what needs to be done for the road right of way for Lake Hayes to meet County standards. The far eastern end of Lake Hayes appears to be substandard.

Mr. Najda said that there would be no flow of water from this project onto adjacent properties. Staff is looking into drainage problems and he will assist.

Commissioner Mahoney asked about the condition of Lake Hayes Road.

Mr. Najda stated that he did not know the level of service. There are drainage problems to the west. Staff will address this. With Bentley Cove and Winding Cove there are more problems with water.

Commissioner Tucker asked about the 30 foot drainage ditch.

Mr. Najda stated that the ditch went both directions.

Mr. Cass stated that there is 9 inches of water on Lake Hayes Road.

After a short recess Commissioner Tucker stated that he had checked a 1926 plat and saw that there was not a 50 foot right of way dedicated for Onslow to be a regular County road. As for Lake Hayes, it is a County road.

Commissioner Harris stated that it is the intent of the Comprehensive Plan and our own tool for compatibility that the applicant's request is compatible.

Mr. Harris made the motion to approve the rezone request including the developer's commitment to have a minimum house size of 2,100 square feet and the non utilization of the 50 foot easement to Beverly Avenue with the recommendation that Staff examine the drainage issues in the area.

Mr. Mahoney seconded the motion.

The vote was 7 – 0 in favor of the motion.

G. BRIEFING: Interlocal Agreement for Public School Facility Planning

County Wide

Tony Matthews, Principal Planner

Mr. Matthews stated that Florida Law requires local governments to develop and execute an interlocal agreement for coordinated land use and public school facility planning. Mr. Matthews has been working with the Planning Technical Advisory Committee to accomplish what is being presented in his staff report which is in its finalized form. The Committee is comprised of a representative from the School Board, a representative from Seminole County, and a representative from each of the seven cities in Seminole County. The strike through areas represent revisions to the agreement made since it was last provided to the Commission.

Mr. Matthews stated that he had sent the earlier staff report to the members of the Board in January and then had held a community meeting with the School Board to obtain input for this final report. Only two comments from the public had been received pertaining to the formulation of the final agreement. The first comment was that the Committee should have incorporated more of the model agreement into the final agreement, and secondly, a comment was made that the School Board was involved with this agreement to the detriment of the local government.

Mr. Matthews requested input from the members of the Board. He had received input from all of the cities pertaining to the agreement. The Committee believes that the agreement contained in the packet meets all of the Florida Statutes. The Department of Community Affairs (DCA) has also reviewed the agreement. They have also stated that the agreement meets all of the Florida Statutes. The final executed agreement is due to DCA by May 1, 2003.

Mr. Matthews concluded by saying that he would be taking the agreement to the Board of County Commissioners for approval on April 8. Failure of local government to develop this agreement may end up in local governments having sanctions toward them, as well as the School Board.

Staff is asking for support from the Board on the agreement so that he can forward it on to the Board of County Commissioners.

Commissioner Mahoney stated that he supported the agreement. It puts into writing three or four things that Seminole County has been doing for a number of years. There may be a number of counties that do not have a Council of Local Governments (CALNO) or a dispute resolution agreement like we do in Seminole County. We were probably in compliance, short of having it put into writing and having everyone sign off on an agreement.

Commissioner Hattaway asked Mr. Matthews who was intended to be the School Board representatives referred to on Page 7, Line 174C.

Mr. Matthews stated that the Legislature has required in 2002 that School Boards appoint a representative to serve on local planning agencies.

Commissioner Hattaway asked who the people were that were supposed to serve on the Public Schools Facility Planning Committee. Are they School Board members, appointees from the general public, or from some other source?

Mr. Matthews said that these people could be from staff or members of the community.

Commissioner Hattaway said that the Public Schools Facility Planning Committee seemed to contain people from all areas except members of the public.

Commissioner Mahoney made a motion that the Board recommend approval to the Board of County Commissioners.

Commissioner Peltz seconded the motion.

The motion passed by unanimous vote.

PLANNING MANAGER'S REPORT

Matt West reported that in 1996 when the list of rights of way to be maintained by the County was compiled and approved, Onslow was not on the list.

In summarizing recent actions by the Board of County Commissioners, Mr. West stated that Kirtley Rezone was approved by the BCC, the Zelman Tract was approved, and that Celery Avenue was continued until an agreement with the City of Sanford on maintenance of Celery Avenue and the overlay agreement were in place.

OTHER BUSINESS

Commissioner Mahoney asked that the School Board reports be phrased to make them more relevant to the cases at hand.

Commissioner Mahoney also stated that he would like better maps. Maps should include at least 2 major roads and an intersection to help identify property location.

Also, the Commissioner questioned the staff making the judgment to take land as a condition of rezoning. Please make an investigation of this.

In closing, Commissioner Mahoney observed that in the past the lot compatibility analysis has been used as a tool, but tonight it was used as a presumption.

There was no further business.

ADJOURNMENT

The meeting was adjourned at 10:10 P.M.