

SEMINOLE COUNTY GOVERNMENT

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA 32771-1468



Minutes -

Wednesday, March 3, 2010

6:00 PM

BCC Chambers

Planning and Zoning Commission

CALL TO ORDER

- Present** 5 - Matt Brown, Michael Bowdoin, Dudley Bates, Chairman Walt Eismann, and Vice Chairman Rob Wolf
- Absent** 2 - Melanie Chase, and Kimberly Day

Opening Statement

The meeting convened at 6:00 p.m. with Chairman Eismann leading the Pledge of Allegance.

Staff Present

Alison Stettner, Acting Growth Management Director; Tina Williamson, Assistant Planning and Development Manager; Kathleen Furey-Tran, Assistant County Attorney; Kathy Fall, Principal Planner, Planning and Development Division; Joy Williams, Planner, Planning and Development Division; Lee Shaffer, Principal Engineer, Engineering Division; and Connie R. DeVasto, Clerk to the Planning and Zoning Commission.

Acceptance of Proof of Publication

A motion was made by Matt Brown, seconded by Dudley Bates, to accept the proof of publication. The motion **CARRIED** by the following vote:

- Aye:** 5 - Matt Brown, Michael Bowdoin, Dudley Bates, Chairman Walt Eismann, and Vice Chairman Rob Wolf

Approval of Minutes

A motion was made by Rob Wolf, seconded by Dudley Bates, to approve the minutes as submitted. The motion **CARRIED** by the following vote:

- Aye:** 5 - Matt Brown, Michael Bowdoin, Dudley Bates, Chairman Walt Eismann, and Vice Chairman Rob Wolf

NEW BUSINESS

TECHNICAL REVIEW ITEMS:

None

PUBLIC HEARING ITEMS:

A. Colonial Town Park PUD Major Amendment; Colonial Realty, applicant; Request for a major amendment to the Colonial Town Park PUD for Tract F of the Final Master Plan; located at the intersection of C.R 46A and Town Park Avenue. (Z2010-05)

**District 5 - Carey
Joy Williams, Planner**

Joy Williams, Planner - presented this item and stated that the Colonial Town Park PUD was originally approved in 1999; consisting of 11 tracts with a range of permitted uses such as multi-family, office and commercial. The applicant is requesting a major amendment to the permitted uses to allow for an alcoholic beverage establishment.

The Land Use Summary Table of the Developer's Commitment Agreement states that Tract F permits retail commercial centers and sit down restaurants with the sale of alcohol as an incidental use to the primary use of the restaurant.

The applicant is proposing to allow for one alcoholic beverage establishment where the majority of sales and profit will be from alcohol while the serving of food will be incidental. The establishment will be limited to one unit, not to exceed 3,000 square feet in size.

Staff finds that the proposed use of one alcoholic beverage establishment, limited to one unit, not exceeding 3,000 in size; is not detrimental to the character of the Planned Unit Development and is compatible with the existing uses within the PUD and therefore, recommends approval of this request.

James Johnston of Shutts and Bowen - stated that he represents the applicant and they are in agreement with Staff's findings and are available for any questions.

Commissioner Wolf - asked what type of establishment they are proposing.

Mr. Johnson - stated that their business is called World of Beer. It is similar to a wine bar with over 500 beers available for sale and there will be food, but it will not be the majority of the business.

Commissioner Wolf - asked if the alcohol will be consumed on the premises and if there is a package store associated with the business.

Mr. Johnson - stated that it would be consumed on premises and they do not have a package store.

No one spoke in favor or opposition to this request from the audience.

A motion was made by Rob Wolf, seconded by Dudley Bates to approve this item. The motion CARRIED by the following vote:

Aye: 5 - Matt Brown, Michael Bowdoin, Dudley Bates, Chairman Walt Eismann, and Vice Chairman Rob Wolf

B. STAFF IS REQUESTING A CONTINUANCE OF THIS ITEM - Savannah Park at Heathrow PUD Major Amendment; Savannah Meridian Acquisitions Group, applicant; approximately 9.85 acres; Major Amendment to the Savannah Park Planned Unit Development (PUD); located on the west side of International Parkway, between Wilson Road and Wayside Drive. (Z2010-02)

District 5 - Carey

Kathy Fall, Principal Planner

Kathy Fall, Principal Planner - stated Staff is requesting a continuance of this item to the April 7, 2010 meeting.

No one spoke in favor or opposition to the request to continue from the audience.

A motion was made by Matt Brown, seconded by Dudley Bates, to continue this item to the April 7, 2010 meeting. This motion CARRIED by the following vote:

Aye: 5 - Matt Brown, Michael Bowdoin, Dudley Bates, Chairman Walt Eismann, and Vice Chairman Rob Wolf

OLD BUSINESS

Acting Growth Management Department Director Report

Alison Stettner - advised she did not have anything to report at this time.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:06 p.m.