

Under discussion, Commissioner Constantine questioned Mr. Applegate if there is anything in the Ordinance that says an applicant gets an automatic continuance, which Mr. Applegate replied there is not. Commissioner Constantine inquired how an applicant applies for a continuance. Ms. Guillet responded it has to be done in writing by 12:00 p.m. the day before the hearing.

Commissioner Constantine expressed his frustrations with the current process to request a continuance. He stated he feels an applicant should have to come before the Board to request a continuance and give the reason why. The Commissioner inquired of Mr. Applegate if that could be done as a policy, which Mr. Applegate replied it could.

Vice Chairman Zembower inquired of the Board if they wanted staff to bring back a proposed amendment to the Ordinance regarding continuances, and there was **consensus of the Board.**

Districts 1, 2, 3, and 4 voted AYE.

**CELERY POINTE LSEFLU MAP AMENDMENT AND PD REZONE/  
Nash Hooda**

*Agenda Item #26 - 2018-0043*

Proof of publication calling for a public hearing to consider a Large Scale Future Land Use Map Amendment from Suburban Estates to Low Density Residential and a Rezone from A-1 (Agriculture) to PD (Planned Development) on 31.85 acres, located on the north side of Celery Avenue, approximately 1/2 mile west of Beardall Avenue; (Z2016-036) (2018-FLUM-LS.06), Nash Hooda, Applicant, received and filed.

Danalee Petyk, Planning and Development, addressed the Board to present the request as outlined in the Agenda Memorandum.

Larry Dale, 3400 Celery Avenue, addressed the Board and advised he represents Nash Hooda, Applicant. He stated they worked hard on the Joint Planning Agreement, it took several years to do it, it was renewed, and this exceeds the Joint

Planning Agreement with the City of Sanford. They worked hard to make sure that it is compatible with what was planned years ago for this urban services area.

With regard to public participation, Phillip Rothrock, 2790 Bit N Bridal Place, spoke in opposition (diagram received and filed); no one else in the audience spoke in support or in opposition to this item and public input was closed. Public Comment Form received and filed.

**Motion** by Commissioner Lockhart, seconded by Commissioner Dallari, to adopt Ordinance 2019-17 enacting a Large Scale Future Land Use Map Amendment from Suburban Estates to Low Density Residential and adopt associated Ordinance 2019-18 enacting a Rezone from A-1 (Agriculture) to PD (Planned Development), and approve the associated Development Order and Master Development Plan for approximately 31.85 acres, located on the north side of Celery Avenue, approximately 1/2 mile west of Beardall Avenue, as described in the proof of publication.

Under discussion, Commissioner Constantine stated this is 107 units on 31 acres, 3.5 units of buildable acres. He noted the back of this property looks like it is wetland. The Commissioner inquired they would not be able to get the 107 units if that is unbuildable. Ms. Guillet responded it appears from the master plan that they intend to encroach upon some of the existing wetland, but they will have to get the permits to do that. Commissioner Constantine commented that the Applicant is asking for 107 units, but that doesn't necessarily mean they will be able to get it based upon the buildable acres and obtaining permits.

District 3 submitted ex parte communication (received and filed).

Districts 1, 2, 3, and 4 voted AYE.

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**GROVE AVENUE ESTATES REZONE/  
Trisha Bailey-Archie**

*Agenda Item #27 - 2019-0015*