

**CITY OF ST. CLOUD
PLANNING COMMISSION MINUTES
1300 9th STREET; BUILDING A, 3rd FLOOR, CITY COUNCIL CHAMBERS
TUESDAY, APRIL 16, 2019, 6:00 PM**

I. OPENING BUSINESS:

Pledge of Allegiance

Roll Call

Dr. Jeff Rivera, Chair (present)
Rosa Holloway, Vice Chair (present)
Brandon Whaley (present)

Maria Carney (present)
John Dilullo (absent)
Carmelo Oquendo (present)

Staff Representatives:

Jack Morgeson, City Attorney
Trevor Bedford, Senior Planner
Abismael Abreu, Associate Planner
Jeffery Ball, Osceola County School District

Approval of Minutes – Planning Commission Meeting, March 19, 2019

Rosa Holloway made a motion to approve the minutes as amended to reflect that there were, 5 voting members and not 4, for March 19, 2019. Maria Carney provided a second to the motion. The motion passed 5-0 with all members voting “aye.” (John Dilullo was absent)

II. NEW BUSINESS:

III. ACTION ITEMS:

A. Resolution No. 2019-59R

Pets on a Cloud – Conditional Use

DRC Case #19-40.01

Applicant: Joanne Turnbridge

Request: The applicant is requesting approval of a Conditional Use for “Kennels (inside boarding only)” at 1118 Pennsylvania Avenue.

Trevor Bedford, Senior Planner presented the case, reviewed the request for “Kennels (inside boarding only)” conditional use, noted there are no adverse impacts on existing public infrastructure, and that staff and DRC recommend approval based on the six factual matters from the LDC.

- Public Comment was given.

Mr. Whaley made a motion to recommend approval of Resolution 2019-059R based on consideration of the applicant’s response to the six factual matters. Ms. Carney

**provided a second to the motion. The vote was 5-0 with all members voting "aye."
(John Dilullo was absent)**

B. Resolution No. 2019-60R

Heplers Total Car Care – Conditional Use

DRC Case #19-40.02

Applicant: Michael Hepler

Request: The applicant is requesting approval of a Conditional Use for "Automobile: major mechanical repair" at 1312 Michigan Avenue.

Trevor Bedford, Senior Planner presented the case, reviewed the request for "Automobile: major mechanical repair" conditional use, noted there are no adverse impacts on existing public infrastructure, and that staff and DRC recommend approval based on the six factual matters from the LDC.

Mr. Whaley made a motion to recommend approval of Resolution 2019-060R based on consideration of the applicant's response to the six factual matters and the two recommendations from staff. Mr. Oquendo provided a second to the motion. The vote was 4-1 with member Ms. Holloway voting "nay." (John Dilullo was absent)

C. Ordinance No. 2019-25

Conifer Creek – Future Land Use Map Amendment (Small-Scale)

DRC Case #19-60.01

Applicant: Bedford Falls, LLC / KDA Engineering, Inc.

Request: The applicant is requesting consideration of an amendment to the City of St. Cloud Comprehensive Plan Future Land Use Map on certain real property from Low Density Residential to Medium Density Residential for approximately 4.84 acres of vacant land, known as Conifer Creek.

Trevor Bedford, Senior Planner presented and reviewed the details of the case, noted that this is compatible with surrounding areas and there are no adverse impacts to City facilities, and that staff and DRC recommend approval based on the sixteen findings within the LDC.

- Public Comment was given.

Mr. Whaley made a motion to recommend approval of Ordinance No. 2019-25 based on the sixteen findings within the LDC. Ms. Holloway provided a second to the motion. The vote was 5-0 with all members voting "aye." (John Dilullo was absent)

D. Ordinance No. 2019-26

Conifer Creek – Rezoning

DRC Case #19-95.03

Applicant: Bedford Falls, LLC / KDA Engineering, Inc.

Request: The applicant is requesting consideration of a Zoning Map Amendment changing the zoning district from "RE" Residential Estate to "R-3" Multi-Family Dwelling for approximately 4.84 acres of land, known as Conifer Creek.

Trevor Bedford, Senior Planner presented and reviewed the details of the case, noted there are no adverse impacts to City facilities, and that staff and DRC recommend approval based on the six factual matters from the LDC.

- Public Comment as given.

Ms. Holloway made a motion to recommend approval of Ordinance No. 2019-26 based on the sixteen findings. Mr. Whaley provided a second to the motion. The vote was 5-0 with all members voting "aye." (John Dilullo was absent)

E. Ordinance No. 2019-17

Shamrock Auto Body – Zoning Map Amendment

DRC Case #19-95.02

Applicant: Michael J. Reilly, Shamrock Auto Body, LCC

Request: The applicant is requesting consideration of a Zoning Map Amendment changing the zoning district from "BC" Business Commercial to "HB" Highway Business for approximately 1.14 acres of land, known as Shamrock Auto Body & Sonodepot.

Trevor Bedford, Senior Planner presented and reviewed the details of the case, noted there are no adverse impacts to City facilities, and that staff and DRC recommend approval based on the sixteen findings within the LDC.

Ms. Holloway made a motion to recommend approval of Ordinance No. 2019-17 based on the sixteen findings within the LDC. Mr. Whaley provided a second to the motion. The vote was 5-0 with all members voting "aye." (John Dilullo was absent)

F. Ordinance No. 2019-21

Pine Grove Reserve – Voluntary Annexation

DRC Case #19-30.01

Applicant: DR Horton, Inc. / Jordan Engineering Group, LLC

Request: The applicant is requesting annexation of approximately 91.81 acres of land known as Pine Grove Reserve, including any and all adjacent rights-of-way, into the City of St. Cloud.

Abismael Abreu, Associate Planner presented and reviewed the details of the case, noted there are no adverse impacts to City facilities, and that staff and DRC recommend approval based on the sixteen findings within the LDC.

- Public Comment was given.

Ms. Holloway made a motion to recommend approval of Ordinance No. 2019-21 based on consideration of the applicant's response to the sixteen findings within the LDC. Mr. Oquendo provided a second to the motion. The vote was 3-2 with member Mr. Whaley and Ms. Carney voting "nay." (John Dilullo was absent)

G. Ordinance No. 2019-22

Pine Grove Reserve – Future Land Use Map Amendment (Large-Scale)

DRC Case #19-60.02

Applicant: DR Horton, Inc. / Jordan Engineering Group, LLC

Request: The applicant is requesting consideration of an amendment to the City of St. Cloud Comprehensive Plan Future Land Use Map on certain real property from Low Density Residential (County) to Low Density Residential (City) for approximately 91.81 acres of land, known as Pine Grove Reserve.

Abismael Abreu, Associate Planner presented and reviewed the details of the case, noted there are no adverse impacts to City facilities, and that staff and DRC recommend approval based on the sixteen findings within the LDC.

- Public Comment was given.

Mr. Whaley made a motion to recommend denial of Ordinance No. 2019-22 for low density residential based on consideration of the applicant's response to the sixteen findings within the LDC. Ms. Holloway provided a second to the motion. The vote was 5-0 with all members voting "aye." (John Dilullo was absent)

H. Ordinance No. 2019-23

Pine Grove Reserve – PUD Zoning and Preliminary/Final Master Plan

DRC Case #19-95.04

Applicant: DR Horton, Inc. / Jordan Engineering Group, LLC

Request: The applicant is requesting consideration of a "PUD" Planned Unit Development Zoning district and Preliminary/Final Master Plan for approximately 91.81 acres of land, known as Pine Grove Reserve.

Abismael Abreu, Associate Planner presented and reviewed the details of the case, noted it is compatible with surrounding areas and there are no adverse impacts to City facilities, and that staff and DRC recommend approval based on the sixteen findings within the LDC.

- Public Comment was given.
- Mr. Jeffery Ball, Osceola School District representative explained the fee schedule for single-family zoning. Mr. Ball provided a corrected statement by email on 04/17/2019: *"I wanted to clarify a statement I made at last night's Planning Commission meeting regarding the Educational System Impact Fee Rate for a single-family dwelling. I incorrectly stated that the rate is \$10,187.00. The correct rate is \$11,823.00"*.

Mr. Whaley made a motion to recommend denial of Ordinance No. 2019-23 on the basis that number three and number eight of the sixteen findings are not consistent of the current requirements within the LDC. Mr. Carney provided a second to the motion. The vote was 5-0 with all members voting "aye." (John Dilullo was absent)

I. Ordinance No. 2019-24

Exterior Lighting Standards – LDC Amendment

DRC Case #19-55.01

Applicant: City of St. Cloud

Request: An Ordinance of the City Council of the City of St. Cloud, Florida, amending Article II, "Definitions" and Article III Division 28, "Exterior Lighting Standards" of the Land Development Code; providing for severability; conflicts; codification; and an effective date.

Abismael Abreu, Associate Planner presented and reviewed the details of the case, and that DRC and staff recommend approval.

- Public Comment was given.

Mr. Whaley made a motion to recommend approval of Ordinance No. 2019-24 based on the sixteen findings within the LDC. Mr. Oquendo provided a second to the motion. The vote was 5-0 with all members voting "aye." (John Dilullo was absent)

J. Ordinance No. 2019-27

Open Space and Recreation Zoning District – LDC Amendment

DRC Case #19-55.02

Applicant: City of St. Cloud

Request: An Ordinance of the City Council of the City of St. Cloud, Florida, amending the Land Development Code of the City of St. Cloud, Florida to amend Table III-7 "Commercial and Industrial Uses"; Article II, Definitions; Article III, Division 2, "Establishment of Districts, District Boundaries on Zoning Map and Restrictions on Land, Water, Building and Structure"; Article III, Division 19, "Sign Regulations"; and Article III, Division 29, "Open Space and Recreation District"; providing for severability; conflicts; codification; and an effective date.

Trevor Bedford, Senior Planner presented and reviewed the details of the case, and that staff and DRC recommend approval based on the LDC.

- Public Comment was given.

Mr. Whaley made a motion to recommend approval of Ordinance No. 2019-27 with the stipulation that "gun ranges" be removed, based on the sixteen findings within the LDC. Ms. Holloway provided a second to the motion. The vote was 5-0 with all members voting "aye." (John Dilullo was absent)

K. Ordinance No. 2019-28

Chisholm Park – Future Land Use Amendment

DRC Case #17-60.08

Applicant: City of St. Cloud

Request: The applicant is requesting consideration of an amendment to the City of St. Cloud Comprehensive Plan Future Land Use Map on certain real property from Institutional (County) to Park/Open Space (City) known as Chisholm Park, comprising approximately 127.99 acres of land.

Trevor Bedford, Senior Planner presented and reviewed the details of the case, noted that this is compatible with surrounding areas and there are no adverse impacts to City facilities, and that DRC and staff recommend approval and to transmit to the Florida Department of Economic Opportunity (DEO) for interagency review.

- Public Comment was given.

Mr. Whaley made a motion to recommend approval of Ordinance No. 2019-28 and to transmit to the Florida Department of Economic Opportunity (DEO) for interagency review based on the sixteen findings within the LDC. Ms. Carney provided a second to the motion. The vote was 5-0 with all members voting "aye." (John Dilullo was absent)

L. Ordinance No. 2019-29

Chisholm Park – Zoning Map Amendment

DRC Case #17-95.09

Applicant: City of St. Cloud

Request: The applicant is requesting consideration of a Zoning Map Amendment changing the zoning district from Institutional "IN" (County) to Open Space and Recreation "OR" (City) on approximately 127.99 acres of land, known as Chisholm Park.

Trevor Bedford, Senior Planner presented and reviewed the details of the case, noted that this is compatible with surrounding areas and existing park use, and there are no adverse impacts to City facilities, and that DRC and staff recommend approval.

- Public Comment was given.

Ms. Holloway made a motion to recommend approval of Ordinance No. 2019-29 based on the sixteen findings within the LDC. Ms. Carney provided a second to the motion. The vote was 5-0 with all members voting "aye." (John Dilullo was absent)

IV. INFORMATION SECTION:

- Next Planning Commission Meeting: May 21, 2019 at 6:00pm

V. ADJOURNMENT: 10:42 PM

Respectfully submitted:

Dr. Jeff Rivera, Chair

Date

Jessie Light, Planning Commission Secretary

Date