

CITY OF WINTER SPRINGS, FLORIDA  
MINUTES  
**PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY**  
REGULAR MEETING  
AUGUST 1, 2018

**CALL TO ORDER**

The Regular Meeting of Wednesday, August 1, 2018 of the Planning and Zoning Board/Local Planning Agency was called to Order at 5:30 p.m. by Chairperson Bob Henderson in the East Training Room (City Hall, 1126 East State Road 434, Winter Springs, Florida 32708).

**Roll Call:**

Chairperson Bob Henderson, present  
Vice-Chairperson Bart Phillips present  
Board Member Kok Wan Mah, present  
Board Member Kevin McCann, present  
Assistant to the City Clerk, Jessica Burnham, present

A moment of silence was followed by the Pledge of Allegiance.

No changes were made to the Agenda.

**AWARDS AND PRESENTATIONS**

AWARDS AND PRESENTATIONS

**100. Not Used**

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**INFORMATIONAL AGENDA**

INFORMATIONAL

**200. Not Used**

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**PUBLIC INPUT**

*Chairperson Henderson opened "Public Input".*

No one spoke.

*Chairperson Henderson closed "Public Input".*

## **CONSENT AGENDA**

### **CONSENT**

#### **300. Office Of The City Clerk**

**The Office Of The City Clerk Requests That The Planning And Zoning Board/Local Planning Agency Review And Approve The Wednesday, June 6, 2018 Planning And Zoning Board/Local Planning Agency Regular Meeting Minutes.**

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**“I MAKE A MOTION TO APPROVE THE MINUTES.” MOTION BY BOARD MEMBER MAH. SECONDED BY VICE-CHAIRPERSON PHILLIPS. DISCUSSION.**

### **VOTE:**

**CHAIRPERSON HENDERSON: AYE**

**BOARD MEMBER MAH: AYE**

**VICE-CHAIRPERSON PHILLIPS: AYE**

**BOARD MEMBER McCANN: ABSTAINED DUE TO NON-MEMBER LAST MONTH.**

**MOTION CARRIED.**

## **PUBLIC HEARINGS AGENDA**

### **PUBLIC HEARINGS**

**The Community Development Department Requests That The Local Planning Agency/Planning And Zoning Board Hold A Public Hearing For Consideration Of A Conditional Use Request For A Proposed 40-Student Remedial Education Private School (K-12) To Be Operated Within The Temple Israel Synagogue, Located At 50 South Moss Road.**

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Mr. Brian Fields, P.E., Director, Community Development Department, introduced the Agenda Item and gave a brief history of the property. Mr. Fields then stated, “Any school in a residential zoning district is a conditional use.”

Continuing, Mr. Fields mentioned the City Code and the two (2) different areas that were reviewed for this conditional use and stated, “There’s the standard conditional use criteria that’s listed in the staff report that’s in Section 20-33 as well as a special exception in Section 20-421 that has fourteen (14) criteria for school siting.”

Mr. Fields then briefly commented on the prospective student population that the school would serve, the initial amount of children enrolled, the number of staff, and the target of the student teacher ratio.

*Ms. Carla Brandt, 418 Flatwood Drive, Winter Springs Florida:* introduced herself and talked about the population of students that the school worked with, the reasons as to why the school was having to find another location, and their timeline for the school starting.

Board Member Kok Wan Mah inquired about transportation to school for the children.

Ms. Brandt answered, “They are dropped off by their parents.”

Board Member Mah asked, “Has anyone addressed whether or not if there is enough space for those parents to be able to queue or park waiting for dismissal?”

Mr. Fields replied, “We have from the staff level. They have the ability to wrap a queue around the building.”

Brief comments followed on the plan for dropping students off and picking students up.

## **PUBLIC INPUT**

*Chairperson Henderson opened “Public Input”.*

No one spoke.

*Chairperson Henderson closed “Public Input”.*

**“I MAKE A MOTION TO APPROVE PUBLIC HEARING AGENDA ‘400’.”  
MOTION BY BOARD MEMBER MAH. SECOND BY VICE-CHAIRPERSON  
PHILLIPS. DISCUSSION.**

### **VOTE:**

**BOARD MEMBER McCann: AYE**

**BOARD MEMBER MAH: AYE**

**CHAIRPERSON HENDERSON: AYE**

**VICE-CHAIRPERSON PHILLIPS: AYE**

**MOTION CARRIED.**



PUBLIC HEARINGS

**401. Community Development Department – Planning Division**

**The Community Development Department Requests That The Local Planning Agency/Planning And Zoning Board Hold A Public Hearing To Consider A Special Exception Request, Based On A Revised Conceptual Plan, To Permit A Multifamily Residential Use In The T4 Transect Of The Town Center On A 6.46-Acre Property North Of Blumberg Blvd And West Of Tuskawilla Road, Plus Four Additional Related Special Exception Requests Based On The Proposed Location And Orientation Of The Buildings.**

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This Agenda Item was introduced by Mr. Fields who stated, “This item came before the board at the last meeting with a different configuration. It then went to the City Commission and there was some public input as well as some Commission input; the development group took that input and came back with a revised plan which is what you see here.”

Continuing Mr. Fields commented, “The location and the scale of the project is the same. It’s a hundred and eight (108) unit senior age restricted fifty-five (55) plus condominium project. It’s still in four (4) buildings and those building are still four (4) stories.”

Mr. Fields then briefly commented on some of the major concerns from the City Commission and stated, “There were concerns about the location of the buildings that were fronting Blumberg Boulevard and Tuskawilla Road. The feedback was to move those buildings back. There were concern about having only access onto Blumberg Boulevard during city events.”

Mr. Fields then briefly went over the changes to the development and explained, “With the changes, what that created, with moving those buildings around, it triggered a number of other special exceptions that are a little more design related with items in the Town Center Code, and what they are seeking is to have all those special exceptions approved by the City Commission.”

Continuing Mr. Fields stated the four (4) additional related special exceptions. The first being the multifamily use, second item was on the front setback, third was the garage doors, the fourth and final item was an accessory building setback. Brief comments followed.

Chairperson Henderson inquired about the chances of the School Board permitting the entrance way to the development.

*Mr. Marc Jones, 2572 West State Road 426, Suite 3024B Oviedo, Florida:* introduced himself, indicated he was representing the applicant and answered, “The chances are very good. When Ms. Blumberg deeded that road to the School Board, she reserved the right to have access there.”

Brief comments followed about traffic patterns, different entrances to the property, and the height of the surrounding buildings.

Board Member Kevin McCann asked, “What kind of protection or deed restrictions do we have so that we are not simply going to have more apartments?”

*Chad Minor, 151 Southhall Lane, Suite 200 Maitland, Florida:* introduced himself and answered, “They are going to be HOA (Homeowner Association) setup. We have a similar product in Lake Nona that we actually provided Brian [Fields] an example of the HOA (Homeowner Association) deed restrictions as something we would model this one after as well. So, I believe we can put in place some assurances that it will remain.”

Board Member McCann then inquired if there was anything the City could do to make sure that the condominiums did not turn into apartments to which Mr. Fields answered, “If this went to the Commission, our recommendation is to limit the special exception to age restricted condominium product. So, that would have to be undone by the City Commission in order to change it.”

## **PUBLIC INPUT**

*Chairperson Henderson opened “Public Input”.*

No one spoke.

*Chairperson Henderson closed “Public Input”.*

**“I’LL PUT FORTH THE APPROVAL OF ‘401’ WITH THE COMMUNITY DEVELOPMENT DIVISON AND IT’S GOING TO BE WITH ALL THE SPECIAL EXCEPTIONS THAT ARE GOING TO BE REQUIRED.” MOTION BY VICE-CHAIRPEROSN PHILLIPS. SECONDED BY CHAIRPERSON HENDERSON. DISCUSSION.**

### **VOTE:**

**VICE-CHAIRPERSON PHILLIPS: AYE**

**BOARD MEMBER McCANN: NYE**

**BOARD MEMBER MAH: AYE**

**CHAIRPERSON HENDERSON: AYE**

**MOTION CARRIED.**

## **REGULAR AGENDA**

**REGULAR**

**500. Not Used**

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**600. REPORTS**

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**PUBLIC INPUT**

*Chairperson Henderson opened "Public Input".*

No one spoke.


*Chairperson Henderson closed "Public Input".*

Brief comments followed on the upcoming meetings.

**ADJOURNMENT**

Chairperson Henderson adjourned the Regular Meeting at 6:05 p.m.

*RESPECTFULLY SUBMITTED:*

  
JESSICA BURNHAM  
ASSISTANT TO THE CITY CLERK