

CITY OF WINTER SPRINGS, FLORIDA
MINUTES
PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY
REGULAR MEETING
APRIL 4, 2018

CALL TO ORDER

The Regular Meeting of Wednesday, April 4, 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 Commission Chambers of the Municipal Building (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 Sarah Miller, present
Board Member Rick Brown, present
Assistant to the City Clerk, Jessica Wright, 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

INFORMATIONAL AGENDA

INFORMATIONAL

200. Not Used

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, March 7, 2018 Planning And Zoning Board/Local Planning Agency Regular Meeting Minutes.

REFERRING TO THE APPROVAL OF THE MINUTES FROM THE LAST MEETING, "SO MOVED." MOTION BY BOARD MEMBER BROWN. SECONDED BY BOARD MEMBER MAH. DISCUSSION.

VOTE:

CHAIRPERSON HENDERSON: AYE

BOARD MEMBER MAH: AYE

BOARD MEMBER BROWN: AYE

VICE-CHAIRPERSON PHILLIPS: AYE

BOARD MEMBER MILLER: AYE

MOTION CARRIED.

PUBLIC HEARINGS AGENDA

PUBLIC HEARINGS

400. 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 The Aesthetic Review Plans For Northern Oaks, A Proposed 35-Lot Single-Family Residential Subdivision Located Just East Of The Intersection Of State Road 434 And State Road 417.

Ms. Alyssa Henriquez, City Planner, Community Development Department introduced the Agenda Item and stated, "Northern Oaks is a proposed single-family residential subdivision by Dream Finders Homes that is located on the north side of State Road 434. It's a subdivision that consists of thirty-five (35) lots on twenty point four eight (20.48) acres of land."

Ms. Henriquez then referenced the site plan and briefly commented on the thirty-five (35) lots.

Continuing, Ms. Henriquez gave a brief history of Northern Oaks and noted, "In February 2016, the City Commission approved the Annexation of the Northern Oaks property and the property was assigned the zoning of R-1. Then in March 2017, the Commission approved of Northern Oaks Final Engineering plans and Waiver request. At that time the original developer had not yet selected a home builder, which is why the Aesthetic Review packet was not presented in conjunction with the Final Engineering plans as they usually are."

Images of the design for Northern Oaks were shown with additional comments.

Finishing her presentation, Mr. Henriquez stated, "So overall, Staff finds the Northern Oaks Aesthetic Review to represent a positive addition to the City and requests approval from the Planning and Zoning Board."

Chairperson Henderson opened "Public Input".

No one spoke.

Chairperson Henderson closed "Public Input".

**"MOTION TO APPROVE." MOTION BY BOARD MEMBER BROWN.
SECONDED BY BOARD MEMBER MAH. DISCUSSION.**

VOTE:

BOARD MEMBER BROWN: AYE

BOARD MEMBER MILLER: 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 The Aesthetic Review, Final Engineering Plans, And Special Exception Requests For Starbucks At The Winter Springs Town Center.

Mr. Bryant Smith, P.E., Senior Civil Engineer, Community Development Department presented this Agenda Item and pointed out, "Starbucks is about a 2,500 square foot building; this practical parcel is about point seven six (.76) acres. It's located by the McDonalds and Michael Blake Boulevard."

Next, Mr. Smith referenced the Engineering Plans and briefly commented on parking spaces, the drive-through lane, sidewalks, access to Starbucks, the stormwater pond, and water service to the site.

Images were then shown of the network of streets with brief comments.

Continuing, Mr. Smith remarked about the traffic impact and stated, "They did do a Traffic Impact Study, and that study includes all four (4) parcels with some proposed developments." Further comments followed.

Board Member Rick Brown inquired about the traffic pattern for the drive-through to which Mr. Smith referenced an image and showed access to the drive-through. Additional comments followed.

Next, Board Member Kok Wan Mah inquired about the location of the waste dumpster to which Mr. Smith showed images depicting the exact location where the dumpster would be located. Brief comments followed on how the refuse company would access the dumpster.

Ms. Henriquez then presented the Aesthetic Review and referenced plans that included the design of the building and the drive-through lane with service window. Furthermore, Ms. Henriquez remarked about the color of the building, materials that would be used, and an outdoor patio. Ms. Henriquez stated, "We recommend approval of the Starbucks Aesthetic Review Plans."

Furthermore, Ms. Henriquez addressed the Special Exceptions that Starbucks has requested and said, "There are four (4) Special Exceptions that they will need for the Town Center Code, which will be necessary in order to make this stand-alone design of a Starbucks possible in the contexts of the Town Center." Further comments followed.

Chairperson Henderson opened "Public Input".

No one spoke.

Chairperson Henderson closed "Public Input".

"MOTION TO APPROVE." MOTION BY BOARD MEMBER MAH. SECONDED BY BOARD MEMBER BROWN. DISCUSSION.

VOTE:

BOARD MEMBER MILLER: AYE

BOARD MEMBER BROWN: AYE

BOARD MEMBER MAH: AYE

CHAIRPERSON HENDERSON: AYE

VICE-CHAIRPERSON PHILLIPS: AYE

MOTION CARRIED.

REGULAR AGENDA

REGULAR

500. Not Used

600. REPORTS

Mr. Brian Fields, P.E., Director, Community Development Department briefly spoke of an Agenda Item that would be brought to this Board on May 2, 2018.

PUBLIC INPUT

Chairperson Henderson opened "Public Input".

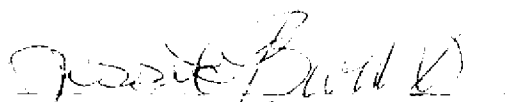
No one spoke.

Chairperson Henderson closed "Public Input".

ADJOURNMENT

Chairperson Henderson adjourned the Regular Meeting at 5:52 p.m.

RESPECTFULLY SUBMITTED:


JESSICA BURNHAM
ASSISTANT TO THE CITY CLERK

NOTE: These Minutes were Approved at the June 6, 2018 Planning And Zoning Board Local Planning Agency Regular Meeting.