

CITY OF WINTER SPRINGS, FLORIDA
MINUTES
PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY
REGULAR MEETING
DECEMBER 4, 2019

CALL TO ORDER

The Regular Meeting of Wednesday, December 4, 2019 of the Planning and Zoning Board/Local Planning Agency was called to Order at 5:30 p.m. by Chairperson Kok Wan Mah in the Commission Chambers (City Hall, 1126 East State Road 434, Winter Springs, Florida 32708).

Roll Call:

Chairperson Kok Wan Mah present
Vice-Chairperson Kevin McCann, present
Board Member James Evans, present
Board Member Michael Ferrante, absent
Board Member Bart Phillips, present
Assistant to the City Clerk Tristin Motter, present

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

No changes were made to the Agenda.

AWARDS AND PRESENTATIONS

100. Not Used

INFORMATIONAL AGENDA

200. Not Used

PUBLIC INPUT

Chairperson Mah opened "Public Input".

Skylar Ramsey, 1502 Cardinal Street, Longwood, FL 32750 approached the Board, explained he was in AP Government at Winter Springs High school and asked "What inspired you to get involved in your City government and make a change?"

Board Members took turns expressing their sentiment and gratitude for the question. All stated a similar desire to help further their community and get involved as their inspiration.

Nora L'Heureux, 1203 Osceola Trail, Winter Springs, FL 32708 spoke in reference to agenda item 400, The Studios at Tuscawilla. Ms. L'Heureux was in favor of the project stating, "This is the kind of thing we need in our community for our families to be able to go to."

Chairperson Mah closed "Public Input".

CONSENT AGENDA

300. The Office Of The City Clerk Requests That The Planning And Zoning Board/Local Planning Agency Review And Approve The Tuesday, November 12, 2019 (Rescheduled From Wednesday, November 6, 2019) Planning And Zoning Board/Local Planning Agency Regular Meeting Minutes.

REGARDING THE TUESDAY, NOVEMBER 12, 2019 PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY REGULAR MEETING MINUTES, "I MOVE TO APPROVE THE MINUTES." MOTION BY BOARD MEMBER EVANS. SECONDED BY BOARD MEMBER PHILLIPS. DISCUSSION.

VOTE:

CHAIRPERSON MAH: AYE

VICE-CHAIRPERSON McCANN: AYE **Agenda Note: See Reports**

BOARD MEMBER EVANS: AYE

BOARD MEMBER PHILLIPS: AYE

MOTION CARRIED.

PUBLIC HEARINGS AGENDA

400. The Studios At Tuscawilla

Mrs. Marla Molina, Senior City Planner, Community Development Department introduced the proposal and gave a brief overview of the history of the parcel. Mrs. Molina noted the applicant was requesting modifications to the Developer's Agreement to allow for more uses and reviewed conditions, restricted uses, and traffic counts. The staff recommendation was relayed and discussion opened for additional questions.

Chairperson Mah expressed concern about a potential coffee shop and the traffic analysis.

Ms. Sandra Gorman, Senior Traffic Engineer, CPH, Inc., 5601 Mariner St., Tampa FL, 33609 addressed concerns and discussion continued on variations of coffee shops with and without drive thrus.

Further discussion followed on street parking. Staff advised that these concerns could be addressed in the final engineering process.

Chairperson Mah opened "Public Input"

No one addressed the Board

Chairperson Mah closed "Public Input".

Board Member Evans relayed a concern about noise generating activities and asked if making a recommendation to the City Commission would be best. Staff alternatively suggested that language could be put in the Developer's Agreement.

Mr. Louis Chavez, 1051 Deer Run Drive, Winter Springs, Florida 32708 advised that the applicant was working with sound engineers to address any issues of sound bleeding.

Further discussion ensued on noise, potential square footage of the property, and on-street parking.

"I WOULD LIKE TO APPROVE THE AMENDMENT TO THE DEVELOPER AGREEMENT, TO INCLUDE SECTION 3.5 AS WELL INCLUDING, BUT NOT LIMITING, A RECOMMENDATION TO THE COMMISSION FOR THE

RESTRICTIONS OF THE SITE SETBACKS, NO DRIVE-THRUS; NO OUTDOOR VENUE, MUSIC, OR PERFORMANCES; AS WELL AS THE LIMIT ON HOURS OF OPERATION.”

MOTION BY BOARD MEMBER EVANS. SECONDED BY CHAIRPERSON MAH. DISCUSSION.

VOTE:

VICE-CHAIRPERSON McCANN: AYE

BOARD MEMBER PHILLIPS: AYE

BOARD MEMBER EVANS: AYE

CHAIRPERSON MAH: AYE

MOTION CARRIED.

REGULAR AGENDA

500. Not Used

REPORTS

****Agenda Note**** Staff asked for clarification regarding Board Member McCann's official vote regarding Item 300. Vice-Chairperson McCann voted 'Aye'.

Staff asked for the Board to consider two (2) dates, January 7th or 8th, to hold a Special meeting due to the Regular meeting falling on January 1, 2020, a City holiday. Discussion followed and the Board agreed on January 8, 2020.

Assistant to the City Clerk Tristin Motter called a roll call vote to confirm support of the January 8, 2020 Special Meeting.

VOTE:

BOARD MEMBER EVANS: AYE

BOARD MEMBER PHILLIPS: AYE

CHAIRPERSON MAH: AYE

VICE-CHAIRPERSON McCANN: AYE

MOTION CARRIED.

Vice Chairperson McCann expressed concerns with the scheduling and movement of the meetings.

PUBLIC INPUT

Chairperson Mah opened "Public Input".


No one spoke.

Chairperson Mah closed "Public Input".

ADJOURNMENT

Chairperson Mah adjourned the Regular Meeting at 6:11 p.m.

RESPECTFULLY SUBMITTED:



TRISTIN MOTTER
ASSISTANT TO THE CITY CLERK