

CITY OF WINTER SPRINGS, FLORIDA
MINUTES
PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY
REGULAR MEETING
OCTOBER 2, 2019

CALL TO ORDER

The Regular Meeting of Wednesday, October 2, 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, absent
Board Member Michael Ferrante, present
Board Member Bart Phillips, present
Assistant to the City Clerk, Christian Gowan, 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".

No one addressed the Planning and Zoning Board/Local Planning Agency.

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 Wednesday, May 23, 2019 Planning And Zoning Board/Local Planning Agency Special Meeting Minutes.

IN TERMS OF THE MAY 23, 2019 PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY SPECIAL MEETING MINUTES. "I MOVE THAT WE ACCEPT." MOTION BY VICE-CHAIRPERSON McCANN. SECONDED BY BOARD MEMBER FERRANTE. DISCUSSION.

VOTE:

BOARD MEMBER PHILLIPS: AYE

CHAIRPERSON MAH: AYE

VICE-CHAIRPERSON McCANN: AYE

BOARD MEMBER FERRANTE: AYE

MOTION CARRIED.

301. The Office Of The City Clerk Requests That The Planning And Zoning Board/Local Planning Agency Review And Approve The Wednesday, June 5, 2019 Planning And Zoning Board/Local Planning Agency Regular Meeting Minutes

REGARDING THE JUNE 5, 2019 PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY REGULAR MEETING MINUTES, "MOTION TO APPROVE." MOTION BY BOARD MEMBER PHILLIPS. SECONDED BY VICE-CHAIRPERSON McCANN. DISCUSSION.

VOTE:

CHAIRPERSON MAH: AYE

VICE-CHAIRPERSON McCANN: AYE

BOARD MEMBER FERRANTE: AYE

BOARD MEMBER PHILLIPS: AYE

MOTION CARRIED.

PUBLIC HEARINGS AGENDA

400. The Community Development Department Requests That The Planning And Zoning Board/Local Planning Agency Hold A Public Hearing To Consider A Waiver For Northern Oaks, A 35-Lot Single-Family Residential Subdivision.

Mr. Christopher Schmidt, Director, Community Development Department introduced himself and Ms. Marla Molina, Senior City Planner, Community Development Department.

Presenting the Agenda Item for review, Mr. Schmidt mentioned that an updated Staff Report had been provided to the Board Members and noted, "We had done an initial review through engineering and then we did a second review which came in this morning from CPH, who we outsource to, then the stormwater calculations were adjusted accordingly. That's why we amended our request and the Applicant is agreeable to our recommendation."

Ms. Molina spoke on the history of the project, and the rationale for the proposed lot coverage changes.

Vice-Chairperson Kevin McCann inquired, "Does it change the number of units on the property?" Ms. Molina responded, "No. The number of units will remain the same, a total max[imum] of thirty-five (35) units."

Board Member Michael Ferrante asked if the setbacks would change to which Ms. Molina replied, "The setbacks will not change, it's the lot coverage."

Brief discussion followed on setbacks and lot coverage.

Chairperson Mah said, "When the two (2) original Waivers were requested back in March, this should have been part of that package..." Mr. Schmidt noted, "...Correct..."

Continuing, Chairperson Mah added, “Because, in order to build their homes with the setbacks that were requested, they would have needed to increase the lot coverage.” Mr. Schmidt stated, “Correct.”

Discussion followed on Limited Administrative Waivers for a small number of homes.

Mr. Dan Edwards, Vice President of Land – Central Florida Division, Dream Finders Homes, 8529 Southpark Circle, #130, Orlando, Florida: spoke briefly about the development and stated, “We’re good with the fifty percent (50%).”

Board Member Bart Phillips said, “It seems like that property has a lot of problems with water, and there was like a river going through it - has that all been taken care of so we don’t have homes falling apart?”

Ms. Molina pointed out, “We’ve had our Engineer take a look at the - floodplain and the stormwater. So, that’s what they reviewed today and - also the Final Engineering Plans. So, none of those issues came up with the Engineer today.”

Board Member Phillips then asked, “So right now, the City’s Planning feels that it is comfortable having homes built in some of those locations?” Ms. Molina responded, “Yes.”

Board Member Phillips then noted seeing some possible drainage problems when passing the site recently.

In response to these concerns Mr. Schmidt stated, “The Final Engineering and Site Plan was approved previously. We had them look at the stormwater calc[ulation]s to make sure it could take the capacity of up to fifty percent (50%), which the Engineers assured us that it could. They submitted that to us. So - the site is in development right now; so there are going to be some issues because not all the infrastructure is locked in stone; but yes, we’ve been confirmed by the City Engineer that they’re good to go with regards to stormwater.”

In reference to Board Member Phillips’ comments, Mr. Edwards mentioned that just recently, a Duke Energy Corporation subcontractor had hit a water main and that the City had responded and resolved the issue.

Chairperson Mah opened "Public Input".

There were no Speakers at this time.

Chairperson Mah closed "Public Input".

"I MAKE THE MOTION THAT WE APPROVE." MOTION BY VICE-CHAIRPERSON McCANN. SECONDED BY BOARD MEMBER FERRANTE. DISCUSSION.

VOTE:

**BOARD MEMBER FERRANTE: AYE
BOARD MEMBER PHILLIPS: NAY
VICE-CHAIRPERSON McCANN: AYE
CHAIRPERSON MAH: AYE
MOTION CARRIED.**

REGULAR AGENDA

500. Not Used

600. REPORTS

Chairperson Mah reminded Committee Members and the public about the "2030 and Beyond" Survey and encouraged individuals to participate and share their input.

PUBLIC INPUT

Chairperson Mah opened "Public Input".

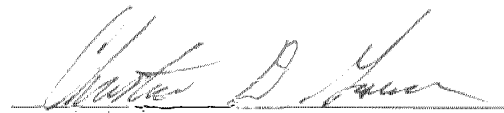
No one spoke.

Chairperson Mah closed "Public Input".

ADJOURNMENT

The Regular Meeting was adjourned at 5:48 p.m. by Chairperson Mah.

RESPECTFULLY SUBMITTED:



CHRISTIAN GOWAN
ASSISTANT TO THE CITY CLERK

NOTE: These Minutes were Approved at the November 12, 2019 Planning And Zoning Board/Local Planning Agency Regular Meeting.