

CITY OF WINTER SPRINGS, FLORIDA  
MINUTES  
**PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY**  
REGULAR MEETING  
NOVEMBER 12, 2019  
(RECHEDULED FROM NOVEMBER 6, 2019)

**CALL TO ORDER**

The Regular Meeting of Tuesday, November 12, 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, absent  
Board Member James Evans, present  
Board Member Michael Ferrante, present  
Board Member Bart Phillips, present  
Senior City Attorney, Kristin Eick, 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**

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**INFORMATIONAL AGENDA**

**200. Not Used**

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## **PUBLIC INPUT**

*Chairperson Mah opened "Public Input".*

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

*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, October 2, 2019 Planning And Zoning Board/Local Planning Agency Regular Meeting Minutes.**

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**REGARDING THE OCTOBER 2, 2019 PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY REGULAR MEETING MINUTES, "I MOVE TO APPROVE THE MINUTES." MOTION BY BOARD MEMBER EVANS. SECONDED BY VICE-CHAIRPERSON PHILLIPS. DISCUSSION.**

### **VOTE:**

**BOARD MEMBER PHILLIPS: AYE**

**CHAIRPERSON MAH: AYE**

**BOARD MEMBER EVANS: AYE**

**BOARD MEMBER FERRANTE: AYE**

**MOTION CARRIED.**

## **PUBLIC HEARINGS AGENDA**

### **400. Winter Springs Townhomes**

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Mrs. Marla Molina, Senior City Planner, Community Development Department introduced the project and gave a brief overview of Dream Finders Homes' Winter Springs Townhomes project.

Senior City Attorney Kristin Eick referenced the passage of Ordinance 2019-09 and mentioned that a Development Agreement was a factor related to Final Engineering Plans as well as Waivers.

Next, Attorney Eick gave a brief background on past Agreements and said that at the September 23, 2019 City Commission Regular Meeting, the City Commission requested "That Staff and the Developer work to try to come up with some sort of compromise about these parks."

Attorney Eick then outlined some of the main points of the compromise which was to include the planting of trees, irrigation, doggy bag stations, and two (2) property conveyances; as well as a cash contribution to the City in the amount of one hundred and twenty-five thousand dollars (\$125,000.00).

Ms. Molina commented on Staff's Recommendations.

Board Member James Evans asked about the need for the detention pond, to which City Manager Shawn Boyle explained that the proposed intention for the property would include a Trail amenity, perhaps a pavilion, and possibly, restrooms.

Manager Boyle added, "The acreage that's being conveyed, is not a retention pond. We purposely don't want the retention pond, the acreage that's along side of it is heavily wooded, and the intention there is to put a passive park in that area. So, if you look at the approximate trees that are being lost along the northeast and – call it the east side of that property, if you look at the property that's being conveyed, it's almost two (2) trees for one (1) tree that they're taking out - so there was some fairness in canopy that we're getting.

They're taking some out, and so for the .88, we're getting almost 400 percent more in property conveyed to us; and we felt that, that along with the canopy overhead that's being put in on the Trail and the cash contribution - there was actually a mathematical formula that we used to derive that."

Discussion ensued on funding and that the potential park was being considered more of a nature trail.

Board Member Michael Ferrante asked about the conveyance of the property to the City and the suggested compromise. Comments continued.

Further discussion followed on Waivers.

Chairperson Mah then asked about access to the development and specifically, emergency access.

Mr. Christopher Schmidt, Director, Community Development Department advised that emergency officials agreed with the submitted access, which seemed efficient as well as possibly helping keep traffic off the main road.

Additionally, discussion ensued the “Future Development Commitment Agreement”, and the original intent of neighborhood squares “#4” and “#5”.

Board Member Bart Phillips asked about access. Brief remarks followed on access, and the wall. Board Member Evans asked about foot traffic counts to which Mr. Schmidt said that Staff did not currently have the numbers but that they could be obtained. Discussion ensued.

*Mr. Dan Edwards, Vice President of Land – Central Florida Division, Dream Finders Homes, 8529 Southpark Circle, #130, Orlando, Florida:* spoke briefly and then stated, “We’re in agreement with the staff as the proposal as it’s been presented.”

*Chairperson Mah opened “Public Input”.*

*Ms. Gina Shafer, Winter Springs Village, Winter Springs, Florida:* commented on sidewalks, grass, that she did not think the aesthetics worked with the Town Center, the need for places to walk their dogs, and the proposed design.

Discussion continued on the grass, sidewalks, locations of dog stations, and the Waiver.

*Chairperson Mah closed “Public Input”.*

Further comments followed.

**“MOTION - APPROVAL OF [AGENDA ITEM] 400.” MOTION BY BOARD MEMBER PHILLIPS. ATTORNEY EICK STATED, “DOES THAT INCLUDE ALL OF THE CONDITIONS OF APPROVAL AS CONTAINED IN THE STAFF REPORT?” BOARD MEMBER PHILLIPS RESPONDED, “YES.” SECONDED BY BOARD MEMBER FERRANTE. DISCUSSION.**

**VOTE:**

**CHAIRPERSON MAH: AYE**

**BOARD MEMBER EVANS: NAY**

**BOARD MEMBER FERRANTE: AYE**  
**BOARD MEMBER PHILLIPS: AYE**  
**MOTION CARRIED.**  
**REGULAR AGENDA**

**500. Not Used**

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## **REPORTS**

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Board Member Evans commented that the Veteran's Day event was a great occasion.

## **PUBLIC INPUT**

*Chairperson Mah opened "Public Input".*

*Ms. Gina Shafer, Winter Springs Village, Winter Springs, Florida: asked about access to the four (4) acre park. Chairperson Mah noted, "My understanding is that it is adjacent to the Trail and just an open lot, so to speak, where from the Trail, you could just walk right off to it."*

*Chairperson Mah closed "Public Input".*

## **ADJOURNMENT**

Chairperson Mah adjourned the Regular Meeting at 6:09 p.m.

*RESPECTFULLY SUBMITTED:*



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TRISTIN MOTTER  
ASSISTANT TO THE CITY CLERK

NOTE: These Minutes were Approved at the December 4, 2019 Planning And Zoning Board/Local Planning Agency Regular Meeting.