

MINUTES OF THE PLANNING COMMISSION SPECIAL MEETING HELD ON MARCH 20, 2018, AT 5:30 P.M. IN THE APOPKA COMMUNITY CENTER, 519 S. CENTRAL AVENUE, APOPKA, FLORIDA.

MEMBERS PRESENT: James Greene, Tony Foster, Linda Laurendeau, Jose Molina, Patrice Phillips, Roger Simpson, and John Sprinkle

ABSENT: Orange County Public Schools (Non-voting)

OTHERS PRESENT: Glenn Irby – City Administrator, Cliff Shepard – City Attorney, David Moon, AICP - Planning Manager, Richard Earp – City Engineer, Pamela Richmond – Senior Planner, Matt Wisenfeld – HDR Consultant, Phil Martinez – Planner I, Jean Sanchez – Planner I, Edith Torres – Secretary II, and Jeanne Green – Recording Secretary. There were approximately 300 residents in the audience. (The sign-in sheets are made a part of the record.)

OPENING AND INVOCATION: Chairperson Greene called the meeting to order and asked for a moment of silent prayer. The Pledge of Allegiance followed.

QUASI-JUDICIAL - CHANGE OF ZONING AND MASTER PLAN – NEW ERROL - Chairperson Greene stated this is a request to find the Change of Zoning from Planned Unit Development (PUD) and PR (Parks & Recreation) to Planned Unit Development (PUD) and the New Errol PUD Master Plan consistent with the Comprehensive Plan and Land Development Code; the character of the surrounding area; the PUD conditions of approval; and City Council adoption of the Future Land Use Amendment and the Development Agreement for the property owned by Signature H Group, LLC, generally located north of Old Dixie Highway, south of Lester Road, east of Vick Road.

Chairperson Greene stated this item is quasi-judicial and anyone giving testimony during a quasi-judicial hearing must be sworn in. He asked that all those who planned to speak during any of these hearings to stand and raise their right hand to be sworn in.

Attorney Shepard swore-in staff, petitioners, and affected parties for those wishing to give testimony,

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item. No one spoke.

Staff Presentation: David Moon, AICP, Planning Manager, stated this is find the proposed change of zoning and Master Plan consistent with the Comprehensive Plan; and to recommend approval of the Change of Zoning from Planned Unit Development (PUD) and PR (Parks & Recreation) to Planned Unit Development (PUD) for the property owned by Signature H Group, LLC, generally located north of Old Dixie Highway, south of Lester Road, east of Vick Road. The consulting planner is GAI Consultants. The existing use is a golf course and club house. The proposed development is single family residences, townhomes, an assisted living facility, community parks, a commercial amenities complex with a hotel, restaurant, aquatic park, and recreation facilities. The tract size is 75.9 +/- acres.

The development application is for a change of zoning to Planned Unit Development and a Master Plan, consistent with Section 2.02.18.K of the Apopka Land Development Code. Prior to development within or for each Phase, Neighborhood, or Community and Neighborhood Park, including any off-site infrastructure improvements, must be reviewed and approved by the City through a Preliminary Development Plan and a Final Development Plan. A Preliminary Development Plan implements the Master Plan by providing further detail retarding residential subdivision plans, landscaping, recreation facilities, and street layout. A final development plan serves as a construction plan to demonstrate how roads, water, sewers, utilities and recreation facilities will be constructed or installed. All preliminary development plan applications have a public hearing before the Planning Commission and City Council.

Development Profile:

| Neighborhood | Acreage | Development Profile | FLUM | Proposed Zoning |
|----------------|---------|---|---------------------|-----------------|
| A | 11.64 | 70 townhomes | RML | PUD |
| B-1 | 9.95 | 25,000 sq ft1 clubhouse 40(21,200 sq ft1) room hotel | Commercial | PUD |
| B-2 | 5.45 | 18 townhomes | RML | PUD |
| C | 6.76 | 46 carriage homes (townhomes) | RML | PUD |
| D | 4.97 | 26 townhomes | RML | PUD |
| E | 8.57 | 32 townhomes 41 single family units | E-1: RLS E-2: RL | PUD |
| F | 13.3 | 180 ALF units (200,000 sq ft1) | F-1: RL R-2: RML | PUD |
| G | 13.94 | 60 acute care beds (45,000 sq ft) | RML | PUD |
| Community Park | 4.04 | Park and Open Space | P&R | PUD |

PUD Conditions of Approval:

1. Final street names will be determined at the time of the Preliminary Development Plan, and must be accepted by the County Emergency Management Office.
2. All wetland and floodplain impacts shall meet the mitigation requirements set forth in the Comprehensive Plan (Conservation Element) and as determined by the Water Management District. All buildings shall be set back a minimum of fifty (50) feet from a wetland line and an upland buffer shall be provided consistent with the Comprehensive Plan and Land Development Code.
3. Where and if any inconsistencies occur between a Master Plan sheet and the Design Development Standards appearing on Sheet 11.0, Sheet 11.0 shall preside.
4. Transportation: New Errol Developer shall be responsible for cost of installation (not just design) of any warranted traffic signals as determined by the Transportation Study.
5. Additional conditions not appearing above may be presented at the Planning Commission hearing.

The applicant has obtained a School Capacity Enhancement Agreement from Orange County Public Schools. School concurrency will be required at the time of the Preliminary Development Plan or Final Development Plan application for residential development. Location served by the following schools: Apopka Elementary; Wolf Lake Middle School; and Apopka High School.

All property proposed for rezoning is surrounding by incorporated areas within the jurisdiction of the City of Apopka. Notice was sent to Orange County via the agenda for the Development Review Committee.

The Development Review Committee finds the Change of Zoning and Master Plan consistent with the Comprehensive Plan, Land Development Code, and character of the surrounding areas subject to the findings of the Staff Report, PUD Conditions of Approval, and City Council adoption of the Future Land Use Amendment and a Development Agreement.

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Staff recommended that Planning Commission find the Change of Zoning and New Errol PUD Master Plan consistent with the Comprehensive Plan and Land Development Code; the character of the surrounding area; the PUD conditions of approval; and City Council adoption of the Future Land Use Amendment and the Development Agreement.

This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

In response to questions by Ms. Laurendeau, Mr. Moon stated that the change of zoning covers 75/9 +- acres and does not include all of the golf course. Any changes to the areas not included in this current project will require a new application. Since the Land Development Code has no requirements that a golf course owner must reconfigure the golf course, the owner could leave it fallow. There is a developer's agreement; however, that addresses the golf course.

Petitioner Presentation: Helmut Wyzisk, III, Signature H Property Group, 1420 Celebration Boulevard, Suite 200, Celebration, introduced Blake Drury of GAI Consultants, Inc., 618 East South Street, Suite 700, Orlando. He also introduced Attorney Jonathan Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., 215 North Eola Drive, Orlando, who is representing Signature H Property Group.

Mr. Wyzisk stated they started in March of 2016 by introducing the project and initially meeting with focus groups and going over the designs. In September 2016 they held the first of over 130 community meetings for additional feedback. On March 31, 2017, they submitted the Master Plan to the City of Apopka. The first step was to have the future land use amended. The large scale future land use amendment was presented to the Planning Commission on July 26, 2017. At that meeting, the Planning Commission recommended approval and on August 22, 2017, the City Council accepted the first reading and authorized transmittal to the Florida Department of Economic Opportunity (FDEO). In November 2017 DEO provided full approval with no comments. The large scale future land use ordinance is being presented at the special City Council meeting to be held on March 27, 2018, for adoption. From December 2017 through March 2018, we have worked with the Development Review Committee (DRC) to refine the master plan details. City staff recommended the Planning Commission find the Change of Zoning from Planned Unit Development (PUD) and PR (Parks & Recreation) to Planned Unit Development (PUD) and the New Errol PUD Master Plan consistent with the Comprehensive Plan and Land Development Code; the character of the surrounding area; the PUD conditions of approval; and City Council adoption of the Future Land Use Amendment and the Development Agreement. City Council will have a special meeting on Tuesday, March 27, 2018, to adopt the future land use and for the first reading of the change of zoning. City Council will then meet on April 11, 2018, for second reading of the change of zoning and the master plan.

Mr. Drury reviewed the overall plan; the parks and open space plan, each of the proposed neighborhood plans including the proposed buffers and grading plans; the assisted living facility (ALF); roadways; and the proposed phasing plan.

In response to questions by Mr. Molina, Mr. Drury stated that there will be one entrance off of Vick Road. They had considered a second entrance off of Lexington Parkway; however, there would be an increase to the traffic impact. He stated they were urged by staff to internalize the traffic. This helps emergency response as well as the day to day traffic. He stated the traffic benefit for a second entrance on Staghorn is negligible.

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In response to questions by Mr. Sprinkle, Mr. Helmut, III, stated that a centex fence is 6' tall composite with stone impressions on it. He stated the Master Plan shows three types of proposed buffering. Berms, masonry, and landscape.

Chairperson Greene opened the meeting for public hearing.

Erik Whynot, Esq., Garfinkel Whynot Association Law, 300 N. Maitland Avenue, Maitland, stated he represents the Errol Estate Property Owners' Association (EEPOA) in relation to the New Enol Planned Unit Development Master Plan dated March 2, 2018 ("PUD Master Plan") and revised Master Development Agreement dated February 15, 2018, related to the development of "New Errol" by Signature-H Property Group. He stated he was attending this meeting to document their recommended mitigation actions and requests to reduce the negative effects that this project would have on the current Errol Residents. For EEPOA respectfully asks the Planning Commission to recommend to the City Council that these mitigation actions be included as conditions precedent to the approval of the referenced PUD Master Plan.

The negative effects will significantly reduce the overall welfare and property values for current Errol residents. It should be noted that the EEPOA represents approximately 80% of the current Errol Estate community; approximately 2,000 residents. There are other sub-divisions within the Errol Estates community that will also be impacted and they will be presenting their concerns separately.

First, generally, EEPOA supports the overall vision of New Errol as created by Signature-H's website, the illustrations within the PUD Master Plan dated March 2, 2018, and the Signature-H marketing presentations that have been provided to the EEPOA residents, both personally to Errol residents and at prior City Public Hearings. The following are two items that the EEPOA has identified as major concerns that effect the welfare of current EEPOA residents and must be mitigated:

With regard to the spine road, in all presentations, and in the original Development Agreement, Signature-H agreed to the construction of a spine road. The road would stem from the intersection of Vick Road and Sun Bluff Lane and continue to Errol Parkway. Signature-H has repeatedly stated that this spine road would be the "construction" road for the entire project.

The first draft of the Development Agreement required the Developer to complete the road before the first occupancy permit would be issued. It said: "Developer agrees to complete and dedicate the Spine Road as a public right-of-way prior to issuance of the first certificate of occupancy of a residential structure in Phase I (Neighborhoods A, B-1, B-2)." This requirement would have forced Signature-H to make good on their promise to complete the new road before beginning construction on any homes.

The current revised Master Development Agreement has deleted that requirement and requires them to complete the spine road in two separate phases. As proposed now, the spine road does not have to be completed until the 151st Certificate of Occupancy is issued to Signature-H. This revised Master Development Agreement negates all statements and promises made by Signature-H with regard to the construction of the spine road. This effectively makes Errol Parkway and Lake Francis Drive the only construction entrances for all of Phase 1. Signature-H, despite the comments from the DRC and the requirements of Section 2.02.18 of the Apopka Land Development Code, has not provided any Traffic Impact Analysis related to the use of Errol Parkway and Lake Francis Drive as the primary construction entrances for the development of Phase 1 of this project.

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Errol Parkway contains no sidewalks for pedestrian traffic and the use of Errol Parkway as the primary construction entrance for Phase 1 presents a significant safety hazard for the Errol community that must be addressed by Signature-H. Pedestrians share the roadway with all vehicular traffic and parked vendor vehicles such as yard services and delivery vehicles that are commonly parked in multiple places on the Parkway at any given time.

The EEPOA requests that the City require the spine road be designated as the only construction entrance for the project and that the spine road be completed to "construction access level" prior to any construction or construction preparation for either Phase 1 or 2.

Further, EEPOA requests that the City deny any use of Errol Parkway or Lake Francis Drive as a construction entrance for Phase 1. As an alternative, the City can implement appropriate mitigation actions on both roads to ensure pedestrian safety until the spine road has been completed and dedicated to the City.

With regard to the buffering plans, the current proposed buffer walls/fences between existing homes and the New Errol neighborhoods and roads are planned to be placed within one foot of the property line with no set-back or in-set from the existing property line.

In general, the existing homes and improvements on the property owner's parcel are predominantly located a short distance from their rear property line. Many are as close as 5' to the rear property line. This is certainly understandable where the owner was originally promised that his or her property would back up to a golf course fairway in perpetuity. Enol Estate owners paid a premium for lots that backed up to a fairway.

Pursuant to the revised PUD Master Plan, placing the proposed buffer walls on the property line between New Errol and existing Errol residences will effectively:

1. Reduce the quality of life for existing residents by reducing air-flow and light and inserting an aesthetic eye-sore that directly affects the value of that owner's property.
2. Place a significant burden on homeowners to maintain the back side of New Errol's property along the wall since New Errol's access to maintain these walls would not be possible.
3. The elevation measurements for the various buffer tracts within the PUD Master Plan all demonstrate that the new community will be set at a much higher grade elevation than the bordering homes. This will result in significant storm water run-off from the new development into the back yards of all neighboring Errol Estate homes.
4. While Signature-H's marketing specifically states that the lack of a golf course could reduce property values up to 20% in the Errol community, those Errol residents whose property will now back up to a 6' wall stand to lose a similar amount if the project and buffer wall installation proceed as proposed and at the current grading elevations represented in the PUD Master Plan.

Mr. Whynot said the DRC Comments state that all buffer walls should be inset 5' into the buffer to enable maintenance to be done to those buffer areas by the New Errol community. Further, the DRC commented that the Signature-H must specifically state who will be responsible for maintenance of these buffer areas. The revised PUD Master Plan and Master Development Agreement ignore the DRC comments.

The EEPOA requests that the buffer area between the buffer walls/fence and existing Errol residences be inset at least 5' from the property line. And that irrigation and sod maintenance requirements be added to this area to preclude unsightly appearances and to keep the area from being abandoned by the New Errol owner. For Permabrick walls, the EEPOA requests that the buffer wall inset be increased to 10' to allow heavy duty equipment access to repair or replace damaged portions of the wall. Mature trees from required landscaping will limit access from the street side over time. Signature-H must provide storm water management design plans related to any change in the flow of water as a result of the buffer or buffer wall. Improper storm water drainage could result in significant flooding and damage to Errol residents that boarder the New Errol development. The placement of buffer walls should take into account the lot grading for the proposed development, which at times raises the proposed development 6' above the neighboring Errol resident's lot. The purpose of the buffer wall is completely defeated where the proposed development is at least 6' higher than the adjacent Errol resident lots.

Based upon the above, EEPOA respectfully requests that the Planning Commission move these concerns forward as recommendations to the City Council with the approval of the revised PUD Master Plan or revised Master Development Agreement. The EEPOA also requests that resolutions for the herein stated issues be documented in the PUD Master Plan and/or in the Master Development Agreement as a condition precedent to City Council approval.

Jonathan Huels, Esq., Lowndes Drosdick Doster Kantor & Reed, P.A., 215 North Eola Drive, Orlando, stated that his firm represents Signature H Property Group LLC regarding New Errol, a mixed-use project consisting of a 18-hole golf course and clubhouse, single family homes, townhomes, an assisted living facility, community parks, commercial amenities complex with hotel, restaurant, aquatic park and recreation facilities. A letter dated March 12, 2018, was received from Erik Whynot, Esq., on behalf of the Errol Estates Property Owners Association, Inc. that expressed concern over two matters related to the Project. The EEPOA Letter followed a February 13, 2018 letter transmitted from Mr. Whynot, on behalf of the EEPOA, that outlined nine (9) separate concerns with respect to the Project. Since that time, the PUD Master Plan was revised, in part, to address many of the concerns expressed in the earlier letter and it now appears that only two of the nine original concerns remain. However, we cannot agree to the EEPOA's requests with respect to these remaining matters.

Mr. Huels addressed Mr. Whynot's concerns with regard to the spine road, by saying that as provided in the PUD Master Plan and Development Agreement, the Spine Road will be constructed in two phases. The first phase of the Spine Road, from Errol Parkway to Golf Course Drive, will be completed and dedicated as a public right-of-way prior to the issuance of the first residential permit in the Project. The second phase of the Spine Road, from Golf Course Drive, to Vick Road, will be completed and dedicated as a public right-of-way prior to issuance of the 151st residential certificate of occupancy for the Project. Prior to being completed and dedicated as a public road, the second phase will be substantially completed and utilized as a limited-access private construction road for the portions of the project accessible therefrom. However, it is not feasible for the second phase of the Spine Road to serve as the only construction entrance for the entire Project, as EEPOA has requested, since portions of the project simply cannot be accessed either physically or legally via that road segment. Instead, construction in areas of the Project not accessible from the Spine Road will necessitate use of the existing road network. In those limited circumstances, Signature H will implement a construction vehicle access plan that includes protocols safeguarding pedestrians in the community.

With regard to the buffering plan, Mr. Huels stated the buffer areas in the PUD Master Plan are consistent with the City's Code requirements and are the culmination of many months of discussions with City Staff and input from the majority of adjacent neighboring lot owners. Any change in the proposed buffer areas at this late stage in the rezoning process would require a complete redesign of the Project. The relocation of the buffer walls also presents security and liability issues for the property located on the exterior the wall that would be continued to be owned but no longer controlled by Signature H. Furthermore, the notion that Signature H should uniformly locate perimeter walls 5 feet away from its own property boundary and also irrigate, landscape and maintain those areas for the benefit of the adjacent lot owners is without precedent and would effectively act as an unlawful taking of private property. In addition, all buffer walls will be constructed, repaired and maintained from property owned and/or controlled by Signature H.

Mr. Huels stated the storm water design plans will be prepared as part of the development plan approval process. The entire Project, including buffer walls, will be designed and constructed in accordance with the City's Code and St. Johns River Water Management District's rules and regulations.

Mr. Huels stated the placement of all buffer walls have taken into account the natural grades of the Project and surrounding properties. While final grading will not be completed until Preliminary Development Plan submittal, graphical cross-sections depicting the elevation of the buffer walls with respect to adjacent properties have been incorporated into the PUD Master plan. The referenced cross-section includes homes on Crepe Myrtle Circle, and shows a grade change of six feet across roughly 90 feet of setback between existing and proposed single-family homes, which distance will allow the wall and adjacent setback to act as an effective buffer between the neighborhoods. It should also be noted that an examination of existing homes along Crepe Myrtle Circle shows grade changes of greater magnitude with three feet of elevation change in the roughly fifteen feet between homes to be a common condition. In addition, Mr. Huels said the developer has every intention to renovate and redesign portions of the existing 18-hole golf.

Dale Fenwick, 1272 Errol Parkway, stated his home is approximately 400 feet south of the proposed intersection of Errol Parkway and the Spine Road. He also co-owns Golf Villa #129 with his wife and step-daughter. The Villa is located on what was the old #9 Fairway. The back door of the Villa is 37 to 45 feet from the pavement of the proposed Spine Road, depending upon the ultimate configuration of the Buffer on the west side of the Spine Road in Neighborhood C. He stated that his comments do not reflect the views of any organization of which he is or has been a member. He said that like most of the people he supports the New Errol Project. However, unlike most people, his support is not without reservations. He said the developers garnered support for the Project over the past two years by repeatedly promising to: "Renovate the 18-hole Errol golf course and build a new clubhouse before any new homes are sold." He said that without this promise the support being expressed would not exist. Unfortunately, the golf course was removed from the Master Plan just 3 weeks ago. This will prevent the City from requiring the developers to renovate the course before the first occupancy permits are issued. The removal of the golf course from the Master Plan has allowed the developers to modify their promise. The developers are now asking to be allowed to build and sell 50 homes before the renovation of only 9 holes is complete, and to sell 150 homes before the renovation of the remaining 9 holes. Because the golf course is no longer part of the plan he said he does not know if the City can hold the developers accountable for their promise. For more than 45 years the Errol Club Villa Condominium Association and the Villa Owners have used the land adjacent to the Villa property to perform necessary repair and maintenance work on the Villas. This happens nearly every day. Now Villas are using our neighbor's property for access because when the Villas were built they were owned by the Errol Country Club and it was unimaginable that the surrounding land would be anything but a golf course. The property line was therefore arbitrarily drawn only 12.5 feet from most of the buildings. Some buildings are within 5 feet of the property line. He

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requested that the Planning Commission include a Condition in their recommendation that requires the developers to build buffers on the north and east side of the Villas that will accommodate the Villas' need to continue a 45-year practice. The currently proposed buffers do not work. Obviously a wall or fence on the property line is a problem but so is a berm with a 3:1 Slope. Additionally, the parking calculations in Neighborhood B-1 do not allow for the fact that there is a 40-year old easement allowing the Villa Owners to park 100 cars in the club's parking lot. There are only 57 parking spaces for the golf course operation. By contrast, the nearby Forest Lake Golf Course, which does not have a clubhouse operation, has 164 parking spaces. Mr. Fenwick stated the manager of Forest Lake Golf Course told him that the parking lot is 80% to 90% full on most days. Although the Developers has modified part of their original promise, he believes they intend to make good on their promises. Unfortunately, Errol has seen Developers come and go. He said he hoped Signature H makes it, but if they don't, the Master Plan and Development Agreement need to contain air-tight language that will allow the City to hold their successors accountable and protect the existing residents of Errol Estate.

Barbara McLeod, 1065 Errol Parkway, voiced her support of the proposed change of zoning and development.

Tom Watson, 1705 Golf Garden Way, voiced his support of the proposed change of zoning and development.

Victoria R. Davies, 1065 Errol Parkway, voiced her support of the proposed change of zoning and development.

Jerry Clinebell, 1320 Errol Parkway, voiced his support of the proposed change of zoning and development.

Carl J. Freeman, 801 Crepe Myrtle Circle, voiced his opposition to the development. He expressed concerns regarding the proposed density and traffic impacts.

David Middag, 1340 Golf Point Loop, voiced his support of the proposed change of zoning and development.

Christina Angott, 1339 Villa Lane, voiced her support of the proposed change of zoning and development.

Valerie Ferbert, 1162 Villa Lane, voiced her support of the proposed change of zoning and development.

With no one else wishing to speak, Chairperson Greene closed the public hearing.

In response to questions by Mr. Molina, Mr. Huels stated prior to the approval of the first residential plat, the developer shall form a master property owner association. The Master Association will establish an annual budget to adequately fund the maintenance of the ALF, open spaces, parks, recreational trails and internal streets. The golf course portion will be privately owned and not a part of the Master Association. He said there is a phasing plan included in the Master Plan and the Developer's Agreement that includes the club house, amenities, and golf course. The first nine holes must be complete by the issuance of the first 50 certificates of occupancy. The final nine holes must be complete by the issuance of the 90th certificate of occupancy. To ensure the golf course is adequately funded there will be a resort fees for residents at the ALF. The operating agreement would include language that if the ALF is sold those fees would be passed to any buyer.

In response to questions by Chairperson Greene, Mr. Huels stated that Spine Road will be developed in two phases so that as each phase is developed the spine road will be used for construction access to keep as much of that traffic off of the existing roads as possible. Legally, the entire project cannot be accessed only through the Spine Road. Residents will have to use the existing roads. Pursuant to the Master Plan and Developer's Agreement, maintenance of the walls will be the responsibility of the developer until turnover to the HOA. The setbacks will be enough to allow the walls to be maintained.

In response to questions by Chairperson Greene, Mr. Moon stated that the code allows residential development berms along roadways but not adjacent to other uses. Walls are not required between residential developments. A PUD allows unique development standards. This is handled on a case by case basis. A tree survey will be required prior to the Final Development Plan.

Due to his concerns for traffic impacts and emergency access, Mr. Molina recommended the developer look at a second entrance off of Vick Road.

In response to a question by Mr. Sprinkle, Mr. Moon stated the spine road will be named Staghorn Drive.

Motion: Roger Simpson made a motion to find the Change of Zoning from Planned Unit Development (PUD) and PR (Parks & Recreation) to Planned Unit Development (PUD) and the New Errol PUD Master Plan consistent with the Comprehensive Plan and Land Development Code; the character of the surrounding area; the PUD conditions of approval; and City Council adoption of the Future Land Use Amendment and the Development Agreement for the property owned by Signature H Group, LLC, generally located north of Old Dixie Highway, south of Lester Road, east of Vick Road. Motion seconded by John Sprinkle. Aye votes were cast by James Greene, Tony Foster, Linda Laurendeau, Jose Molina, Patrice Phillips, Roger Simpson, and John Sprinkle. (7-0). (Vote taken by poll.)

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT: The meeting was adjourned at 7:50 p.m.

/s/

James Greene, Chairperson

/s/

James K. Hitt, FRA-RA
Community Development Director