

**MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JUNE 26, 2018, AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.**

**MEMBERS PRESENT:** James Greene, Linda Laurendeau, Roger Simpson, John Sprinkle, and Butch Stanley

**ABSENT:** Jose Molina, Patrice Phillips, Orange County Public Schools (Non-voting)

**STAFF PRESENT:** James Hitt, FRA-RA – Community Development Director, David Moon, AICP - Planning Manager, Richard Earp – City Engineer, Patrick Brackins – City Attorney, Bobby Howell - Senior Planner, Pamela Richmond – Senior Planner, Jean Sanchez – Planner II, Phil Martinez – Planner I, Chuck Carnesale – Fire Chief, and Jeanne Green – Recording Secretary

**OTHERS PRESENT:** Ken Ehlers, Andrea Cardo, Richard C. Wohlfarth, P.E., Chris Blurton, John Perry – Apopka Chief

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

**APPROVAL OF MINUTES:** Chairperson Greene stated the June 26, 2018, meeting minutes were re-sent to the Planning Commission with a revision that reflected the following correction to the Greystone Skilled Nursing Facility motion as follows:

Motion: Jose Molina made a motion to find the Greystone Skilled Nursing Facility Master/Preliminary Development Plan consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Greystone Skilled Nursing Facility Master/Preliminary Development Plan subject to the Conditions of Approval and findings of the staff report for the property owned by Residences at Emerson Park, LLC and located at 1601 Alston Bay Boulevard. Motion seconded by John Sprinkle. Aye votes were cast by James Greene, Linda Laurendeau, Jose Molina, and John Sprinkle, ~~and Butch Stanley~~ (5 4-0). Butch Stanley abstained from voting due to his position on the Emerson Park Homeowners' Association and will file a Form 8B for the record. (Vote taken by poll.)

He asked if there were any additional corrections or additions to the regular meeting minutes of June 26, 2018, at 5:30 p.m.

**Motion:** Butch Stanley made a motion to approve the Planning Commission minutes from the regular meeting held on June 26, 2018, at 5:30 p.m. and seconded by Linda Laurendeau. Aye votes were cast by James Greene, Linda Laurendeau, John Sprinkle, and Butch Stanley (4-0).

**QUASI-JUDICIAL – PLANNED UNIT DEVELOPMENT AMENDMENT – ORANGE BLOSSOM APOPKA RV RESORT** - Chairperson Greene stated this is a request to request to find the proposed PUD amendment consistent with the Comprehensive Plan and Land Development Code; and recommend to approve an amendment to Ordinance 2345, to allow a maximum of 92 campground sites at the Orange Blossom Apopka RV Resort located at 3800 West Orange Blossom Trail.

Chairperson Greene asked if there were any affected parties in attendance that wished to speak. No one spoke.

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

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Staff Presentation: Phil Martinez, Planner I, stated this is a request to find the proposed PUD amendment consistent with the Comprehensive Plan and Land Development Code; and recommend to approve an amendment to Ordinance 2345, to allow a maximum of 92 campground sites at the Orange Blossom Apopka RV Resort owned by Orange Blossom Apopka RV Resort Inc., c/o Robert Vesely, and located at 3800 West Orange Blossom Trail. The existing use is a RV Resort Park (Caravan Park). The proposed use is to maintain the existing RV park and add 11 more lots. The land use is Mixed Use and the zoning is PUD (Planned Unit Development). The total tract size is 10.2 +/-.

The subject property is located at 3800 West Orange Blossom Trail. Annexed on January 16, 2008, via Ordinance number 2006, the site comprised of a RV Resort Park. On January 15, 2014, the subject area was assigned PUD zoning, via Ordinance number 2345.

Ordinance No. 2345 permits 81 campground sites for recreation vehicles, campers, or manufactured homes for commercial temporary lodging and associated accessory uses or structures. Any additional campground sites must be approved by City Council. The applicant proposes 11 additional sites along the southern boundary line. Parallel to the southern boundary line is a solid, opaque fence and Fudge Road. The predominant uses south of Fudge Road are mostly agriculture and industrial oriented. Due to the surrounding uses, Planning staff does not object to 11 additional campground sites along the southern border. If the PUD amendment is approved, a maximum of 92 campground sites will be allowed.

A maximum number of campground sites was established within Ordinance No. 2345 to manage the intensity of the use of the property for public health, safety and welfare reasons. At the time of the original PUD zoning application, the campground owner proposed 81 campground sites. At this time the owner desires to expand the campground to accommodate 11 additional campground sites. The Development Review Committee did not identify any concerns regarding public health, safety, or welfare, or with compatibility with adjacent land uses.

The proposed amendment to Ordinance 2345 is consistent with the City's Mixed Use Future Land Use category. Development plans shall not exceed the intensity allowed under the adopted Mixed Use Future Land Use designation.

The Property is located on a major arterial road (West Orange Blossom Trail).The proposed amendment to Ordinance 2345 will not create any land use or traffic compatibility issues with adjacent uses. Development of the site must occur consistent with standards set forth in the Land Development Code and Development Design Guidelines unless otherwise approved within the PUD master plan.

The only revisions PUD Ordinance 2345 is the maximum number of campground sites.

Proposed Amendment to Ord. No. 2345:

**Section I:** The maximum number of campsites is proposed to be increased from 81 to 92 campsites. The following amendment (strike-through/underscore) is proposed to Ord. No. 2345:

A. The uses permitted within the PUD district are:

- A maximum of ~~81~~ 92 campground sites for recreation vehicles, campers, or manufactured homes for commercial temporary lodging and associated accessory uses or structures. Any additional campground sites must be approved by the City Council.

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- One permanent single family residential structure or manufacture home for the campground operator.
- Outdoor storage of recreation vehicles or campers, boats, and boat trailers, and outdoor recreational motor craft. Outdoor storage of automobiles, commercial trucks and trailers, and other large vehicles is not allowed.
- Any use or activity allowed within the C-1 commercial zoning category. Development standards and setbacks shall comply with those established for the C-1 zoning category unless otherwise approved by the City Council within the Master Plan.

The Development Review Committee recommends approval of the amendment to Ordinance 2345, for the property owned by Orange Blossom Apopka RV Resort Inc., located at 3800 West Orange Blossom Trail, subject to PUD Recommendations and the information and findings in the staff report.

Staff recommended the Planning Commission find the proposed PUD amendment consistent with the Comprehensive Plan and Land Development Code; and recommend to approve an amendment to Ordinance 2345, to allow a maximum of 92 campground sites at the Orange Blossom Apopka RV Resort located at 3800 West Orange Blossom Trail.

The role of the Planning Commission is advisory to the City Council. Planning Commission can recommend to approve, deny or to approve with conditions.

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 a question by Mr. Sprinkle, Ms. Sanchez stated that if it is found that the applicant needs to replace trees, the City's Land Development Code addresses the types of trees that the applicant can use for replacements; and the Tree Bank policy addresses the option to make a contribution to the City's Tree Bank to mitigate any remaining tree inches needed.

In response to questions by Mr. Sprinkle, Mr. Moon stated that when the change of zoning to PUD occurred in 2014, staff had concerns regarding the ZIP zoning on the subject parcel and felt the need to restrict the number of campsites.

The Petitioner did not have a presentation.

Mr. Simpson arrived at 5:36 p.m.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

**Motion:** Linda Laurendeau made a motion to request to find the proposed PUD amendment consistent with the Comprehensive Plan and Land Development Code; and recommend to approve an amendment to Ordinance 2345, to allow a maximum of 92 campground sites at the Orange Blossom Apopka RV Resort located at 3800 West Orange Blossom Trail. Motion seconded by John Sprinkle. Aye votes were cast by Aye votes were cast by James Greene, Linda Laurendeau, John Sprinkle, and Butch Stanley (4-0). Roger Simpson abstained from voting due to his arrival missing the presentations and will file a Form 8B for the record. (Vote taken by poll.)

**QUASI-JUDICIAL – PRELIMINARY DEVELOPMENT PLAN – FAIRFIELD INN & SELF-STORAGE** - Chairperson Greene stated this is a request to find the Fairfield Inn and Self-Storage Preliminary Development Plan consistent with the Land Development Code and Comprehensive Plan; and recommend approval of Preliminary Development Plan Subdivision Plan and Site Plan, subject to the findings of this staff report for the property owned by Farish Enterprises, LLC, and located at 1616 East Semoran Boulevard.

Chairperson Greene asked if there were any affected parties in attendance that wished to speak. No one spoke.

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

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to find the Fairfield Inn and Self-Storage Preliminary Development Plan consistent with the Land Development Code and Comprehensive Plan; and recommend approval of Preliminary Development Plan Subdivision Plan and Site Plan, subject to the findings of this staff report for the property owned by Farish Enterprises, LLC, and located at 1616 East Semoran Boulevard. The engineer is Interplan, LLC, c/o Stuart Anderson, P.E. The land use is Commercial and the zoning is C-2 (General Commercial District). The existing use is vacant land and the proposed uses are a hotel, self-storage facility and RV parking. The hotel proposed with 91 rooms and a building size of 51,588 sq. ft. The storage facility building size is proposed to be 60,732 sq. ft. The building height for the hotel is proposed at 53 feet and 35 feet for the storage facility. The Floor Area Ratio is 0.2499 (maximum of 0.25 allowed. The tract size is 12.12 +/- Acres (527,937 square feet).

Farish Enterprises proposes to replat the McVilla Commerce Park Plat from three lots to four lots. Lot 3 of the McVilla Commerce Center Plat will be subdivided into Lots 3A and 3B. Lot 3B, is the proposed location of a hotel and a storage facility. Lot 3A is proposed as an outparcel and is situated on Semoran Boulevard. A site plan for Lot 3B is included in this Preliminary Development Plan. At a future date, a site plan will be submitted for the vacant outparcel, Lot 3A. The site plans for the self-storage facility and the hotel are designed so that the parcel can be further subdivided into separate lots at some time in the future.

The site plan for Lot 3B includes the hotel and self-storage facility. A service driveway\road connects McVilla Avenue to the western end of Lot 3B and to an outparcel in Lot 3A. A multi-tenant monument sign will be placed in a sign easement at the northeast corner of Lot 3A, and dedicated to the Lot 3B owner.

At four stories, the hotel includes 91-lodging units and an outdoor pool. At three stories, the 60,732 square feet self-storage facility will include outdoor storage for recreational vehicles, trucks and other equipment. Located behind the Aldi Grocery Store and the RaceTrac on East Semoran Boulevard, the hotel and self-storage facility have a proposed connection to Semoran from the private driveway, McVilla Avenue.

Section 2.02.01(A) of the City's Land Development Code, mandates a maximum building height of 35' for all districts. On December 13, 2016, the Planning Commission approved a special exception to

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allow a maximum building height of fifty-five (55) feet for the hotel. The self-storage facility is in accordance with the previously mentioned building height rule of 35'. The hotel is proposed to have a height of 53 feet.

The hotel site contains 106 parking spaces of which five are handicapped spaces. And the self-storage facility contains 67 parking spaces of which two are handicapped spaces. In total, the applicant proposes 69 more parking spaces than what is required by the Land Development Code. The applicant has not declared whether joint parking will be allowed between the hotel and self-storage sites, but that capability exists as Lot 3B will occur under one ownership.

Access to the site is via a single full access points on US 441/Semorán Boulevard at McVilla Avenue, a signalized intersection. McVilla Avenue dead ends into this project and provides access to US 441/Semorán Boulevard for Aldi on the west and RaceTrac on the right.

A. Road Jurisdiction.

1. US 441/Semorán Boulevard – State Road.
2. McVilla Avenue – Private.
3. A cross-access easement provides connection between Lot 3A and the Aldi lot, connecting to Semorán Blvd.

B. The project is anticipated to generate 71 PM Peak Hour trips. All project generated traffic is anticipated to exit the site to US 441/Semorán Boulevard, half heading east and half heading west. Sufficient capacity exists to accommodate the addition of trips generated by this project.

C. Road/Intersection Improvements. No roadway or intersection improvements are required.

Stormwater run-off and drainage will be accommodated by an on-site retention pond located on the south portion of the project site abutting residential uses/districts and surrounded by a 6-foot tall aluminum fence. The on-site stormwater management system is designed according to standards set forth in the Land Development Code.

The site plan shows that parking lots and buildings are proposed to be lined with predominantly Live Oaks and Slash Pines. Live oaks are shown, in addition to a 6-foot tall masonry, concrete or brick wall on the southern boundary and portion of the eastern boundary line abutting residential zoning districts. The planting materials are consistent with the standards set forth in Ordinance No. 2069.

Four hundred (400) square feet of area within the proposed outparcel on the northeastern portion that abuts Semorán Boulevard is designated as an area for multitenant monument signage. The Lot 3A outparcel will be created by plat at the time of Final Development Plan. Signage for this development will be permitted separately and must comply with Article VIII of the City's Land Development Code.

The Development Review Committee recommends approval of the Fairfield Inn and Self-Storage Preliminary Development Plan, subject to the findings of this staff report.

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Staff recommended the Planning Commission find the Fairfield Inn and Self-Storage Preliminary Development Plan consistent with the Land Development Code and Comprehensive Plan; and recommend approval of Preliminary Development Plan Subdivision Plan and Site Plan, subject to the findings of this staff report for the property owned by Farish Enterprises, LLC, and located at 1616 East Semoran Boulevard.

The role of the Planning Commission for this development application is to advise the City Council to approve or deny based on consistency with the Comprehensive Plan and Land Development Code.

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.

Chris Blurton, Interplan LLC, 604 Courtland Street, Suite 100, Orlando, stated he represented the owner, supported the staff report, and was available to answer any questions.

In response to a question by Ms. Laurendeau, Mr. Moon stated that the current Preliminary Development Plan is consistent with the initial concept plan.

In response to a question by Ms. Laurendeau, Mr. Blurton stated that the building height code limitation of 35 feet contained does not apply to appurtenances usually required to be placed above the roof level and not intended for human occupancy such as elevator shafts.

In response to concerns expressed by Mr. Sprinkle regarding buffering of the adjacent residential properties, Mr. Blurton stated they wanted to be good neighbors. He stated that there are no windows on the east side of the building. There is a large 150' retention pond and many trees on the south side of the property; and the building would be approximately 100' feet from the adjacent homes.

Mr. Moon added that, if needed, more trees can be added to the Final Development Plan; however, the final development plan goes directly to City Council after the Development Review Committee reviews the plan.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

**Motion:** Butch Stanley made a motion to find the Fairfield Inn and Self-Storage Preliminary Development Plan consistent with the Land Development Code and Comprehensive Plan and compatible with the surrounding area; and recommend approval of Preliminary Development Plan Subdivision Plan and Site Plan, subject to the findings of this staff report for the property owned by Farish Enterprises, LLC, and located at 1616 East Semoran Boulevard. Motion seconded by Linda Laurendeau. Aye votes were cast by James Greene, Linda Laurendeau, Roger Simpson, John Sprinkle, and Butch Stanley (5-0). (Vote taken by poll.)

**QUASI-JUDICIAL – FINAL DEVELOPMENT PLAN – GREATER FAITH WORLD CENTER, INC., PHASE 1** - Chairperson Greene stated this is a request to find the Greater Faith World Center, Phase 1 Final Development Plan consistent with the Land Development Code and Comprehensive Plan, and recommend approval of the Greater Faith World Center, Phase 1 Final Development Plan, subject to the findings of this staff report for the property owned by Center of Faith Church, Inc. and located at 700 Vick Road.

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Chairperson Greene asked if there were any affected parties in attendance that wished to speak. No one spoke.

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

Staff Presentation: Bobby Howell, AICP, Senior Planner, stated this is a request to find the Greater Faith World Center, Phase 1, Final Development Plan consistent with the Land Development Code and Comprehensive Plan, and recommend approval of the Greater Faith World Center, Phase 1 Final Development Plan, subject to the findings of this staff report for the property owned by Center of Faith Church, Inc. and located at 700 Vick Road. The applicant/engineer is Kenneth H. Ehlers, P.E. The land use is Institutional/Public Use and the zoning is PO/I (Professional Office/Institution). The existing use and proposed use is a church with a building size of 10,669 sq. ft. The tract size is 3.25 +/- acres.

The applicant has submitted a Final Development Plan for a 10,669 square foot church. The subject property is located at 700 Vick Road, at the northeast corner of the intersection of Martin Street and Vick Road, south of Apopka High School. The subject property is approximately 3.25 acres in size and is zoned PO/I (Professional Office/Institutional District). The Final Development Plan is for Phase I of the Greater Faith World Center church. Phases II and III appear on the development plan for information and planning purposes only, and will require a Final Development Plan approval from the City Council at such time each phase moves forward. There is an existing two-story residence on the property that will be used as a parsonage.

A total of 106 parking spaces will be provided for the church building. Five parking spaces are reserved as a handicapped parking spaces.

Access to the site is provided via a full access point located on Martin Street which lines up with the high school entrance, and a right-in/right-out on Martin Street, approximately 120-feet west of the right-in/right-out. An additional entrance consisting of a right-in/right-out is proposed on Vick Road.

**TRANSPORTATION:**

**A. Road Jurisdiction.**

1. Martin Street – City of Apopka
2. Vick Road – City of Apopka.

**B.** A Traffic Impact Analysis (TIA) was not required for this project because it is expected to generate less than 400 daily trips. The trip generation is anticipated to generate 97 daily trips and 6 PM Peak Hour trips.

**C.** Road/Intersection Improvements. A signal at the intersection of Vick Road and Martin Street has been warranted and will be installed by the City. The Church has conveyed right-of-way to the City along Martin Street to accommodate a slight realignment of the intersection at the time of the signal installation.

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The architectural elevations provided for the church building propose a one story building with architectural design elements including a porte-cochere, an architectural grade composition asphalt shingle roof, eifs, and stone veneer provided around the perimeter of the building. The building exhibits high quality architectural elements that are required in the Development Design Guidelines.

Stormwater run-off and drainage will be accommodated onsite with a dry stormwater retention pond that is located in the southwestern corner of the site along Vick Road.

The applicant has provided a detailed landscape and irrigation plan that complies with the requirements of the City's Land Development Code. The planting materials and irrigation system design are consistent with the water-efficient, Florida-friendly landscape standards set forth in Ordinance No. 2069.

In lieu of a masonry or brick wall along the southern property line, a 25-foot wide area of existing trees and landscaping will be preserved to provide a buffer for the adjacent residential neighborhood to the south. A standard five-foot wide buffer is provided along the eastern property line. A standard ten-foot wide buffer will be provided along Vick Road and Martin Street.

A tree mitigation payment will be assessed to mitigate existing trees that are proposed to be removed.

Total inches on-site:	1,440
Total inches removed	540
Total inches retained:	900
Total inches added:	178
Total inches post development:	1,078

The Development Review Committee recommends approval of the Greater Faith World Center, Phase 1 Final Development Plan, subject to the findings of this staff report.

Staff recommended the Planning Commission find the Greater Faith World Center, Phase 1 Final Development Plan consistent with the Land Development Code and Comprehensive Plan, and recommend approval of the Greater Faith World Center, Phase 1 Final Development Plan, subject to the findings of this staff report for the property owned by Center of Faith Church, Inc. and located at 700 Vick Road.

The role of the Planning Commission for this development application is to advise the City Council to approve, deny, or approve with conditions based on consistency with the Comprehensive Plan and Land Development Code.

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.

The Petitioner did not have a presentation.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.



**Motion:** John Sprinkle made a motion to find the Greater Faith World Center, Phase 1 Final Development Plan consistent with the Land Development Code and Comprehensive Plan, and recommend approval of the Greater Faith World Center, Phase 1 Final Development Plan, subject to the findings of this staff report for the property owned by Center of Faith Church, Inc. and located at 700 Vick Road. Motion seconded by Roger Simpson. Aye votes were cast by James Greene, Linda Laurendeau, Roger Simpson, John Sprinkle, and Butch Stanley (5-0). (Vote taken by poll.)

**QUASI-JUDICIAL – PLAT – SAN SEBASTIAN RESERVE** - Chairperson Greene stated this is a request to find the San Sebastian Reserve – Plat to be consistent with the Preliminary Development Plan and Final Development Plan subject to revision to the FDP and Plat to reflect consistency with the northeast corner of the Master Plan\PDP -- Lots 101 to 105; and recommend approval of San Sebastian Reserve Subdivision – Plat subject to the Conditions of Approval for the property owned by A.D Raulerson, Sr. & A.D. Raulerson, Jr. and Curtis & Karen Pumphrey and located north of Lester Road and west of Rock Springs Road.

Chairperson Greene asked if there were any affected parties in attendance that wished to speak. No one spoke.

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

Staff Presentation: Ms. Sanchez stated this is a request to find the San Sebastian Reserve – Plat to be consistent with the Preliminary Development Plan and Final Development Plan subject to revision to the FDP and Plat to reflect consistency with the northeast corner of the Master Plan\PDP -- Lots 101 to 105; and recommend approval of San Sebastian Reserve Subdivision – Plat subject to the Conditions of Approval for the property owned by A.D Raulerson, Sr. & A.D. Raulerson, Jr. and Curtis & Karen Pumphrey and located north of Lester Road and west of Rock Springs Road. The applicant is Apopka Development II, LLC, c/o Richard C. Wohlfarth, P.E. The existing use is vacant land and the proposed use is a single-family subdivision with 112 Lots, a pool facility, and a dog park. The land use is Residential Medium Low Density (0-7.5 du/ac) and the zoning is PUD (Planned Unit Development). The minimum lot width is 40' and the minimum lot size is 4,400 sq. ft. The tract size is 23.14 +/- acres.

Planning Commission reviewed and recommended approval of the San Sebastian Reserve Preliminary Development Plan PUD Master Plan\PDP on February 13, 2018. The Planning Commission role is to review the Plat for consistency with the PDP/PUD Master Plan, as the Planning Commission Chair is required to sign the Plat.

The site comprises 23.2 acres, of which, 4.43 acres will be dedicated for recreation space. Residential lots have a minimum lot width of 40 feet and a minimum lot size of 4,400 square feet. The proposed development, San Sebastian Reserve, is a private and gated subdivision of 112 detached, single family homes. All infrastructure, bufferyards, and other common areas will be maintained privately and by the Homeowners' Association.

The HOA will be responsible for maintaining the landscaping and irrigation within the public right-of-way portion of Sebastian Springs Way (Tract RW-1) until the properties on to the north and south side of the road develop, at the City may remove the landscaping or the adjacent property owners can agree to maintain.

The minimum setbacks applicable to this project are:

<b>Setback</b>	<b>Min. Standard</b>
Front*	25'
Side	10'
Rear	20'
Corner	25'

\*Front-entry garage must be setback a minimum of 25 feet (per PUD design standards).

Ingress/egress access points for the development will be via full access Lester Road and to Rock Springs Road (via Sebastian Springs Way.)

The applicant is in the process of obtaining an executed school Concurrency Mitigation Agreement (CMA) with Orange County Public Schools (OCPS) to address school impacts generated by this residential development. The plat shall not be recorded and no construction activity will occur until after an executed CMA with OCPS has been obtained.

The Conditions of Approval include: (1) the revision of the Final Development Plan and Plat for consistency with the Master Plan\ Preliminary Development Plan for Lots 101 to 105; and (2) the HOA will be responsible for maintaining the landscaping and irrigation within the public right-of-way portion of Sebastian Springs Way (Tract RW-1) until the properties on to the north and south side of the road develop, at the City may remove the landscaping or the adjacent property owners can agree to maintain

The County was notified at the time of the plat application for this property through the DRC agenda distribution.

The Development Review Committee finds the San Sebastian Reserve – Plat to be consistent with the Preliminary Development Plan and Final Development Plan subject to revision to the FDP and Plat to reflect consistency with the northeast corner of the Master Plan\PDP -- Lots 101 to 105, and recommends approval of San Sebastian Reserve Subdivision – Plat subject to the Conditions of Approval.

Staff recommended the Planning Commission find the San Sebastian Reserve – Plat to be consistent with the Preliminary Development Plan and Final Development Plan subject to revision to the FDP and Plat to reflect consistency with the northeast corner of the Master Plan\PDP -- Lots 101 to 105; and recommend approval of San Sebastian Reserve Subdivision – Plat subject to the Conditions of Approval for the property owned by A.D Raulerson, Sr. & A.D. Raulerson, Jr. and Curtis & Karen Pumphrey and located north of Lester Road and west of Rock Springs Road.

The role of the Planning Commission is advisory to the City Council to approve or deny the proposed plat for San Sebastian Reserve Plat based on consistency with the approved San Sebastian Reserve PUD Master Plan/Preliminary Development Plan, Comprehensive Plan and Land Development Code and subject to PUD Ordinance No. 2634.

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.

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Petitioner: Richard C. Wohlfarth, P.E., W.C. Group, LLC, 246 N. Westmonte Drive, Altamonte Springs, stated he represented the owner, supported the staff report, and was available to answer any questions.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

**Motion:** Roger Simpson made a motion to find the San Sebastian Reserve – Plat to be consistent with the Preliminary Development Plan and Final Development Plan subject to revision to the FDP and Plat to reflect consistency with the northeast corner of the Master Plan\ PDP -- Lots 101 to 105; and recommend approval of San Sebastian Reserve Subdivision – Plat subject to the Conditions of Approval for the property owned by A.D Raulerson, Sr. & A.D. Raulerson, Jr. and Curtis & Karen Pumphrey and located north of Lester Road and west of Rock Springs Road. Motion seconded by Butch Stanley. Aye votes were cast by James Greene, Linda Laurendeau, Roger Simpson, John Sprinkle, and Butch Stanley (5-0). (Vote taken by poll.)

**OLD BUSINESS:** None.

**NEW BUSINESS:** None

**ADJOURNMENT:** The meeting was adjourned at 6:02 p.m.

/s/

\_\_\_\_\_  
James Greene, Chairperson

/s/

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James K. Hitt, FRA-RA  
Community Development Director