

MINUTES OF THE PLANNING COMMISSION MEETING HELD ON MAY 9, 2017, AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: James Greene, Melvin Birdsong, Tony Foster, Linda Laurendeau, Roger Simpson, and John Sprinkle

ABSENT: Orange County Public Schools (Non-voting)

OTHERS PRESENT: James Hitt – Community Development Director, David Moon, AICP - Planning Manager, Andrew Hand – City Attorney, Pamela Richmond, AICP – Senior Planner, Kyle Wilkes, AICP – Planner II, Suzanne Kidd, Mike Liquori, Reed Berlinsky, Frank Heldrich, Theresa Sargent, and Jeanne Green – CDD Office Manager/Recording Secretary.

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

APPROVAL OF MINUTES: Chairperson Greene asked if there were any corrections or additions to the regular meeting minutes of April 11, 2017, at 5:30 p.m.

Motion: Melvin Birdsong made a motion to approve the Planning Commission minutes from the regular meeting held on April 11, 2017, at 5:30 p.m. and seconded by Roger Simpson. Aye votes were cast by James Greene, Melvin Birdsong, Tony Foster, Linda Laurendeau, and Roger Simpson (5-0).

John Sprinkle arrived at 5:35 p.m.

SWEARING-IN – Attorney Hand swore-in staff, the petitioners, and affected parties for the quasi-judicial items to be discussed.

QUASI-JUDICIAL – FINAL DEVELOPMENT PLAN/PLAT – VISTAS AT WATERS EDGE - Chairperson Greene stated this is a request to recommend approval of the Final Development Plan and Plat for Vistas at Waters Edge. The owner/applicant is Vistas at Waters Edge, LLC. The engineer is Madden, Moorhead & Stokes, Inc. c/o David Stokes, P.E. The property is located south of Hooper Farms Road and west of Binion 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 one spoke.

Staff Presentation: Mr. Moon stated this is a request to recommend approval of the Final Development Plan and Plat for Vistas at Waters Edge. The owner/applicant is Vistas at Waters Edge, LLC. The engineer is Madden, Moorhead & Stokes, Inc. c/o David Stokes, P.E. The property is located south of Hooper Farms Road and west of Binion Road. The existing use is vacant land. The future land use is Mixed Use (max.15 du/ac) and the zoning is Mixed-EC. The proposed development is a single-family residential subdivision with 147 lots. The lots are being proposed with a typical width range of 60 ft. to 75 ft. The square footage of the lots range from a minimum of 7,500 sq. ft. to 24,000 sq. ft. The proposed density is 1.97 du/ac. The tract size is 75.24 +/- acres, of which 74.54 +/- acres are developable. There is also 21.52 +/- acres being designated as open space.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON MAY 9, 2017, AT 5:30 P.M.

The Vistas at Water’s Edge- Master Plan/ Preliminary Development Plan proposes the development of 147 single family residential lots and 21.52 acres of active and passive recreation space. Located within the Mixed-EC zoning district, the Vistas provides a diversity of lot widths and lots sizes as follows:

Lot Widths (Typical)	Number	Percentage
60	101	68.03
65	3	2.04
70	39	27.21
75	4	2.72

The proposed minimum living area, in aggregate of 2,000 square feet, with a no individual unit being less than 1,600 square feet as set forth in Section 2.02.20.B.4 of the Land Development Code. At the time of the final development plan, developer will be requested to establish criteria to assure a 2,000 sq. ft. aggregate is monitored and maintained during the building permit application cycle.

The minimum setbacks applicable to this project are:

Setback	Min. Standard
Front*	25’
Side	10’
Rear	20’
Corner	25’

*Front-entry garage must be setback 30 feet.

Ingress/egress access points for the development will be via full access onto Binion Road with a secondary gated emergency and pedestrian access point west of lot 115 connecting to Binion Road.

There are two (2) retention ponds designed to meet the City’s Land Development Code requirements.

Per Section 2.02.20.H.4a of the Land Development Code, developments made up of less than 300 units shall be required to construct a minimum total of 2,000 sq. ft. of facility or facilities for a Neighborhood Activity Center. The developer is providing 21.52 acres of active and passive recreation space and is proposing to construct a 1,720 s.f. clubhouse with swimming pool, picnic area and yoga lawn within the active recreational space. Up to 25% of the Neighborhood Activity Center may be in open type facilities. The developer agreed to place a 30-foot wide landscape buffer along Binion Road and to construct an 11-foot wide multi-use trail. The trail will be dedicated to the City as part of the East Shore Trail System. Furthermore, the Master Plan\PDP included passive parks (aka landscaped focal points) at strategic locations to break up long rows of homes and also provide views of Lake Apopka.

The applicant has provided a thirty (30) feet wide landscape buffer along Binion Road with an eleven (11) feet wide multi-use trail. The applicant has proposed to use a combination of decorative precast and wrought-iron style fence material Binion Road.

The following is a summary of the tree replacement program for this project:

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON MAY 9, 2017, AT 5:30 P.M.

Total inches on-site:	2592
Total number of specimen trees:	29
Total inches removed:	1725
Total inches retained:	867
Total inches replaced:	1725
Total Inches (Post Development):	2592

Developer has obtained a school concurrency mitigation agreement with Orange County Public Schools to address school impacts generated by this residential development. The schools zoned to receive students from this community are the following: Apopka Elementary School, Wolf Lake Middle School and Wekiva High School.

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

The conditions of approval are as follows:

- 1) Add a note that all lots are subject to a five (5.0) foot Street Tree Easement which is located adjacent to the ten foot drainage. This easement is shown on the final development plans.
- 2) Add a note that all lots are subject to a five (5.0) foot side yard drainage and utility easement and these easements should be shown on the plat.
- 3) Add a note that all lots are subject to a 7.5 foot drainage and utility easement on the rear lot lines and these easements should be shown on the plat.
- 4) Need to show and add a note that there is a five (5.0) foot drainage and utility easement around the lift station (Tract LS-1) granted to the City of Apopka for the maintenance of the lift station walls.
- 5) Add a note and better define the 30 foot easement as a “30 foot Drainage Easement” on lots 62 – 100.
- 6) Add a note that states that the 20.0 foot utility easement in Tract OS-3 is dedicated to the City of Apopka.
- 7) Sidewalk needs to be placed within Tract AC-1 and HOA shall be responsible for maintenance of sidewalk. Tract AC-1 Must state that City of Apopka has right to access the tract or state that an easement is placed upon it.

The Development Review Committee recommends approval of the Vistas at Waters Edge – Final Development Plan/Plat subject to the final review by the City surveyor and city engineer prior to recording the plat.

Staff recommends the Planning Commission recommend approval of the Vistas at Waters Edge – Final Development Plan and Plat subject to the Conditions of Approval and final review by the City surveyor and city engineer prior to recording the plat.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON MAY 9, 2017, AT 5:30 P.M.

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.

In response to a question by Ms. Laurendeau, Mr. Moon stated that the sidewalk at the emergency entrance will be constructed.

Petitioner Presentation: David A. Stokes, P.E., Madden, Moorhead & Stokes, Inc., 431 E. Horatio Avenue, Suite 260, Maitland, Florida, stated he wanted to clarify that the number of units is 143 and not the 147 mentioned in the staff report. He reiterated that the sidewalk would remain adjacent to the emergency entrance and that he was available to answer any other questions.

Affected Party Presentation: None.

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 find the application consistent with the Apopka Comprehensive Plan and Land Development Code, and recommend approval of the Final Development Plan and Plat for Vistas at Waters Edge, subject to the conditions of approval, for the property owned by Vistas at Waters Edge, LLC, and located south of Hooper Farms Road and west of Binion Road. Motion seconded by Tony Foster. Aye votes were cast by James Greene, Melvin Birdsong, Tony Foster, Linda Laurendeau, Roger Simpson, and John Sprinkle. (6-0) (Vote taken by poll.)

OLD BUSINESS: None.

NEW BUSINESS: James Hitt, FRA-RA, Community Development Director, announced that there will be a Special Planning Commission meeting held on May 23, 2017, starting at 5:30 p.m. The Commission will be asked to make recommendations to City Council on the Community Redevelopment Plan 2017 update; the Kelly Park Crossing Form Based Code; and the MU-KPI zoning code.

Additionally, Mr. Hitt reminded the Planning Commission members that there will be a joint workshop with City Council and Planning Commission, on May 25, 2017, at 4:00, for a presentation and review of the proposed Land Development Code update assessment being presented by the City's consultant, Clarion.

ADJOURNMENT: The meeting was adjourned at 5:40 p.m.

/s/

James Greene, Chairperson

/s/

James K. Hitt
Community Development Director