

**MINUTES OF THE PLANNING COMMISSION MEETING HELD ON OCTOBER 23, 2018, AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.**

**MEMBERS PRESENT:** James Greene, Linda Laurendeau, Robert Ryan, and Butch Stanley

**ABSENT:** John Sprinkle, Orange County Public Schools (Non-voting)

**STAFF PRESENT:** James Hitt, FRA-RA – Community Development Director, David Moon, AICP - Planning Manager, Richard Earp – City Engineer, Jacob Schumer – City Attorney, Pamela Richmond, AICP, - Senior Planner, Jean Sanchez – Planner II, and Jeanne Green – Recording Secretary

**OTHERS PRESENT:** Craig Cornelison, Stephen Allen, Christopher Allen, David Boers, Andrew Klein, Ed Burchett, Marcella Burchett, Theresa Sargeant – 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 asked if there were any additional corrections or additions to the regular meeting minutes of September 11, 2018, at 5:30 p.m.

**Motion:** Robert Ryan made a motion to approve the Planning Commission minutes from the regular meeting held on September 11, 2018, at 5:30 p.m. and seconded by Butch Stanley. Aye votes were cast by James Greene, Linda Laurendeau, Robert Ryan, and Butch Stanley (4-0).

**QUASI-JUDICIAL – FINAL DEVELOPMENT PLAN – 7-ELEVEN REBUILD -** Chairperson Greene stated this is a request to find the 7-Eleven Rebuild Final Development Plan consistent with the Land Development Code and Comprehensive Plan; and recommend approval of Final Development Plan, subject to the Condition of Approval and the findings of the staff report for the property owned by 7-Eleven Inc. c/o Craig Cornelison, P.E., and located at 2229 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.

Mr. Ryan stated that he had visited the site.

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to find the 7-Eleven Rebuild Final Development Plan consistent with the Land Development Code and Comprehensive Plan; and recommend approval of Final Development Plan, subject to the Condition of Approval and the findings of the staff report for the property owned by 7-Eleven Inc., and located at 2229 East Semoran Boulevard. The engineer is Cornelison Engineering & Design, Inc., c/o Craig Cornelison, P.E. The future land use is Commercial and the zoning is C-2 (General Commercial). The existing and proposed use is a service station and convenience store. The proposed building size is 4,799 square feet (3,519 square feet existing; 1,280 square feet additional proposed). The floor area ratio is 0.086 (0.25 Maximum). The tract size is 1.279 +/- acres.

This is a request to approve the 7-Eleven Rebuild – Final Development Plan/Site Plan that includes an additional square footage of 1,280 to an existing building area of 2,655 square feet for convenience store. The car wash area will remain the same with the existing area of 884 square feet. This project has been determined as a redevelopment plan based on Section 6.07(A) Hardship Waiver of the Land Development Code (LDC) as it meets the following criteria:

1. Existing structure ten years of age or greater.

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2. The proposed improvements enhance the economic value of the property.
3. The proposed improvements enhance the esthetics of the project site.
4. The developer/owner demonstrates to the satisfaction of the Development Review Committee (DRC) the proposed improvements would not adversely impact any surrounding properties.
5. Proposed improvements are less than 50 percent of the value of the property improvements.

A total of 33 parking spaces will be provided as required by Code, one of which is reserved as a handicap accessible parking spaces.

This project has full access to SR 436 (Semoran Boulevard).

The height of the proposed building is 22 feet, below the maximum allowable height of 35 feet. As a part of the rebuild, applicant has proposed amendments to the façade of the build and Staff has found the proposed building façade elevations to be in accordance with the City's Development Design Guidelines.

The stormwater management system includes an on-site retention area, on the northwestern portion of the site. The stormwater pond design meets the City's Land Development Code requirements based on this project.

As part of the development plan approval, existing landscaping that are decayed will be removed and replaced. Landscaping will meet the current Code to the greatest extent possible. As this is a redevelopment plan, the required 10-foot wide landscaped buffer adjacent to a right-of-way has been reduced to the existing width of 5-feet adjacent to Wekiwa Springs Road and Semoran Boulevard. Oak trees on the western perimeter are to be preserved and red maple trees are added to the north boundary abutting Wekiwa Riverwalk Shopping Plaza. Wax myrtles and crape myrtles are placed along the corner perimeter adjacent to Wekiwa Springs Road and Semoran Boulevard.

The Development Review Committee recommends approval of the 7-Eleven Rebuild – Final Development Plan, subject to the findings of this staff report.

Staff recommended the Planning Commission find the 7-Eleven Rebuild – Final Development Plan consistent with the Land Development Code and Comprehensive Plan, and recommend approval of the Final Development Plan, subject to the findings of this staff report.

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 Mr. Ryan, Craig Cornelison, Cornelison Engineering & Design, Inc., 38039 Old 5th Ave, Zephyrhills, stated the entrance and handicapped parking will be relocated to face east or front Wekiwa Springs Road. He said the existing door located on the south side of the building will be removed.

Mr. Ryan expressed his dismay with the incorrect directional labeling on the site plan. He stated it was very confusing.

In response to a question by Chairperson Greene, Mr. Cornelison stated he did not have a presentation and

was available to answer questions.

**Motion:** Robert Ryan made a motion to Table the 7-Eleven Rebuild Final Development Plan due to inconsistencies of directional labeling on the site plan causing confusion as to how the building and handicapped parking will be placed on the property.

The motion died due to a lack of a Second.

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 7-Eleven Rebuild – Final Development Plan consistent with the Land Development Code and Comprehensive Plan, and recommend approval of the Final Development Plan, subject to the findings of the staff report and the condition that the applicant provide corrected plans prior to it going to City Council, for the property owned by 7-Eleven Inc., and located at 2229 East Semoran Boulevard. Motion seconded by Linda Laurendeau. Aye votes were cast by James Greene, Linda Laurendeau, and Butch Stanley. Robert Ryna voted No. (3-1). (Vote taken by poll.)

**QUASI-JUDICIAL – FINAL DEVELOPMENT PLAN – APOPKA BUSINESS COMPLEX ADDITION** - Chairperson Greene stated this is a request to find the Apopka Business Complex Addition – Final Development Plan consistent with the Land Development Code and Comprehensive Plan, and recommend approval of Final Development Plan, subject to the findings of this staff report and the public hearing findings for VAR18-02 Little Brownie Property for the property owned by Brownie Properties, Inc. and located at 1350 Sheeler Avenue.

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 Apopka Business Complex Addition Final Development Plan consistent with the Land Development Code and Comprehensive Plan, and recommend approval of Final Development Plan, subject to the findings of this staff report and the public hearing findings for VAR18-02 Little Brownie Property for the property owned by Brownie Properties, Inc. and located at 1350 Sheeler Avenue. The engineer is CivilCorp Engineering, Inc. c/o Stephen Allen, P.E. The future land use is Industrial and the zoning is I-1 (Restricted Industrial). The existing use is industrial in nature and the proposed use is light industrial and flex space for product storage and private offices. The proposed building size is 30,050 sq. ft. with a floor area ratio of 0.36 (0.60 Maximum). The overall tract size is 21.15 +/- acres with the area of construction/development being 1.79 +/- acres.

This is a request to approve the Apopka Business Complex – Final Development Plan that comprises of development approximately 1.8 acres of area on the southern portion of a tract of over 21 acres of existing light industrial uses. The proposed building is 30,050 square in size dedicated to light industrial flexible use space that includes product storage with private offices. The proposed building replaces two smaller existing buildings onsite to be demolished.

The City's Land Development Code addressing parking requirements is broad with regard to industrial land uses. In the case of this project, the closest category, Industrial, would require 75 total parking spaces. The applicant believes the LDC over generates the number of parking spaces required for the activities that will occupy the new buildings and would like the number of parking spaces reduced to 42. To substantiate this, an Alternative Parking Analysis was submitted to support a reduction in the required number of parking spaces for this project from approximately .25 parking spaces/1,000 square feet GFA (calculated using the requirements in the City's Land Development Code) to .14 parking spaces/1,000

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square feet GFA. The analysis used a methodology and data from the *Institute of Transportation Engineers Parking Generation Manual, 4<sup>th</sup> Edition* as allowed by the City's Land Development Code. Based on this analysis, 39 parking spaces (.13 parking spaces/1,000 square feet GFA) would sufficiently serve this development. Staff finds the analysis supports the reduction of parking spaces from 75 to 42.

Access to the site will remain via Sheeler Road, Modifications to the access connection are not required.

The new development is estimated to generate 209 Daily trips and 29 PM Peak Hour trips. After subtracting the estimated trip generation for the 2 buildings being demolished, the net new trip generation estimate is 178 Daily trips and 24 PM Peak hour trips.

Because this project generates less than 400 Daily trips, a Traffic Impact Analysis was not required. Staff reviewed the existing traffic volumes on Sheeler Road in the vicinity and verified sufficient capacity is available to accommodate this slight increase in Daily and PM Peak Hour traffic.

Per the City Engineer, no impervious surface is increasing or added, therefore, no stormwater system is required.

As part of the development plan approval, understory trees and a hedge are lined along the southern boundary. Sabal Palms, Ligustrum Trees and Holly Trees will be used due to the restrictions created by the 15-foot wide power easement adjacent to the existing access easement being utilized by homeowners adjacent to the southern boundary of the project site. In addition to the landscaping, the site plan shows a wall buffer adjacent to the existing residential subdivision on the south at the length of the area of development.

Based on the following arbor assessment, the applicant will be providing 94.5 tree inches onsite and 13 inches of non-specimen inches will be removed:

<u>Arbor Assessment</u>	
Total inches on area of development (before removal):	127
Total specimen inches removed	0
Total non-specimen inches removed	13
Total inches retained:	114
Total inches added:	94.5
Total inches post development:	208.5

At the Planning Commission meeting on April 10, 2018, a variance, VAR18-02 Little Brownie Properties, was approved for the subject property allowing a 20 foot reduction from the required 50-foot wide landscape buffer approximately 764 linear feet along the southern property line, measured westward from the Sheeler Avenue right-of-way.

The Development Review Committee recommends approval of the Apopka Business Complex Addition – Final Development Plan, subject to the findings of this staff report and the public hearing findings for VAR18-02 Little Brownie Property.

Staff recommended the Planning Commission find the Apopka Business Complex Addition – Final Development Plan consistent with the Land Development Code and Comprehensive Plan, and recommend approval of Final Development Plan, subject to the findings of this staff report and the public hearing findings for VAR18-02 Little Brownie Property.

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.

In response to a question by Chairperson Greene, Steve Allen, CivilCorp Engineering, Inc., 630 North Wymore Road, Suite 310, Maitland, stated they were in agreement with the staff report and he 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:** Linda Laurendeau made a motion to find the Apopka Business Complex Addition Final Development Plan consistent with the Land Development Code and Comprehensive Plan; and recommend approval of Final Development Plan, subject to the findings of this staff report and the public hearing findings for VAR18-02 Little Brownie Property for the property owned by Brownie Properties, Inc. and located at 1350 Sheeler Avenue.. Motion seconded by Butch Stanley. Aye votes were cast by James Greene, Linda Laurendeau, Robert Ryan, and Butch Stanley (4-0). (Vote taken by poll.)

**QUASI-JUDICIAL – FINAL DEVELOPMENT PLAN – MEADOW VIEW APARTMENTS -** Chairperson Greene stated this is a request to find the Meadow View Apartments Final Development Plan consistent with the Land Development Code and Comprehensive Plan; and recommend approval of Final Development Plan, subject to the findings of the staff report for the property owned by Allonde Development, LLC and located at 1611 Vick 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: Pamela Richmond, AICP, Senior Planner, stated this is a request to find the Meadow View Apartments Final Development Plan consistent with the Land Development Code and Comprehensive Plan; and recommend approval of Final Development Plan, subject to the findings of the staff report for the property owned by Allonde Development, LLC and located at 1611 Vick Road. The engineer is CivilCorp Engineering, Inc. c/o Stephen Allen, P.E. The future land use is Residential Medium and the zoning is R-3. The current use is vacant land and the proposed use is a luxury apartment complex. The tract size is 4.314 +/- acres.

This is a request to approve Meadow View Apartments Final Development Plan. This project is proposed as a five building, 43 unit, two-story luxury apartment complex. There will be 4 one-bedroom units, 30 two-bedroom units, and 9 three-bedroom units. The one-bedroom units will be 771 square feet; the two-bedroom units will be 977 square feet; and the three-bedroom units will be 1,133 square feet. There are two building types. Building Type “A”, of which there are three, is 18,953 square feet and will house nine units each. Building Type “B”, of which there are two, is 8,088 square feet and will house eight units each.

Meadow View Apartments will have additional amenities that distinguish it as a luxury apartment complex. The Final Development Plan includes development conditions that amenities will include wireless internet access, balcony/porches, a fitness center, a resort style swimming pool and clubhouse, walk-in shower, walk-in closets, full size washer and dryer in each unit, granite counter tops and 9 foot ceilings.

The site is significantly sloped from south to north. On the northwest side, the property slopes down approximately 16 feet over a 10 foot distance. Ten-foot retaining walls are required to support the buildings on the west side of the property.

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The Land Development Code requires 2 parking spaces per apartment for a total of 86 parking spaces, including 5 handicapped parking. This project is providing 98 parking spaces plus 5 handicapped parking spaces for a total of 103 parking spaces to ensure accommodation of overflow parking when needed.

Access to the site is provided through a single entrance on Vick Road, north of Welch Road. A site distance issue exists due to the curve and elevation of Vick Road north of the entrance. To ensure the safety of residents entering and exiting the site as well as northbound and southbound traffic traveling on Vick Road, a condition of approval has been placed on the plan, requiring the developer and future property owner to trim back the trees and shrubs located in the City's right-of-way on the east side of the road, approximately 280 feet north of the site entrance.

A Traffic Impact Analysis (TIA) was submitted for this project that assessed the impacts on the transportation facilities within one mile of the site. The project is anticipated to generate 384 Daily trips and 26 PM Peak Hour net new trips. The following roadway segments were analyzed for capacity in the study: Welch Road from Vick Road to Rock Springs Road; Lester Road from Vick Road to Rock Springs Road and Vick Road to Schopke Lester Road; and Vick Road from Old Dixie Highway to Martin Street, Martin Street to Welch Road, Welch Road to Lake Francis Drive, Lake Francis Drive to Lester Road, and Lester Road to Ponkan Road. The roadway segment analysis demonstrates sufficient capacity exists on both roadways to accommodate the addition of trips generated by this project.

The intersection of Vick Road and Welch Road was analyzed for existing and future conditions for the PM Peak Hour. The analysis shows that the intersection is currently operating satisfactorily and will continue to operate at satisfactory LOS in the projected conditions.

Warrants for left and right turn deceleration lanes on Vick Road at the Meadow View driveway were conducted to determine if auxiliary turn lanes are necessary to maintain the integrity of traffic flow and capacity of the road during the peak hours. Neither turn lanes were warranted, however, for safety purposes, the applicant agreed to install a left turn lane at the site entrance.

The height of the proposed two-story buildings is 31 feet, falling below the maximum allowable height of 35'. Staff finds the proposed building elevations meet the intent of the City's Development Design Guidelines.

Stormwater will be captured and attenuated through an underground exfiltration system.

The applicant is required to trim back the trees and shrubs located in the City's right-of-way on the east side of Vick Road and ensure the future property owner maintains a clear line of sight from the project entrance. Also, the applicant is required to install a left turn lane on Vick Road at the site entrance.

The landscape buffers and site landscaping will be artfully arranged with Sabal Palms, Podocarpus Shrubs, Walter's Viburnum, Drift Rose, Gold mound Duranta, Dwarf Yaupon Holly, and Dwarf Asiatic Jasmine. All plant materials will be "Florida Friendly".

As part of the development plan approval, 22 Live Oaks, 24 Magnolias, 19 Red Cedars, 25 Crepe Myrtles, and 19 Eagleston Holly trees will be planted on the site. Tree mitigation is required for 469 inches dbh. The proposed Tree Bank payment is \$4,960.00 (496 inches X \$10.00/inch).

<u>Arbor Assessment</u>	
Total inches on-site:	1,922
Total inches removed	1,384
Total inches retained:	494
Total inches added:	372
Total inches post development:	866

The Development Review Committee recommends approval of the Meadow View Apartments Final Development Plan, subject to the findings of this staff report.

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Staff recommended the Planning Commission find the Meadow View Apartments Final Development Plan consistent with the Land Development Code and Comprehensive Plan, and recommend approval of Final Development Plan, subject to the findings of this staff report.

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.

In response to concerns raised by Mr. Ryan, Mr. Cornelison stated they would add a handicapped parking space in front of Building 1 and Building 5 for a total of two additional handicapped spaces.

In response to a question by Chairperson Greene, Mr. Cornelison stated he did not have a presentation and was available to answer questions.

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 Meadow View Apartments Final Development Plan consistent with the Land Development Code and Comprehensive Plan; and recommend approval of Final Development Plan, subject to the findings of the staff report and the condition to add a handicapped parking space in front of Building 1 and Building 5 for a total of two additional handicapped parking spaces for the property owned by Allonde Development, LLC and located at 1611 Vick Road. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, Linda Laurendeau, Robert Ryan, and Butch Stanley (4-0). (Vote taken by poll.)**

**QUASI-JUDICIAL – FINAL DEVELOPMENT PLAN – STERLING TITLE** - Chairperson Greene stated this is a request to find the Sterling Title Final Development Plan consistent with the Land Development Code and Comprehensive Plan; and recommend approval of Final Development Plan, subject to the findings of the staff report for the property owned by Prograde Homes, Inc. c/o Bryan Blake and located at 217 South Highland Avenue.

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 Sterling Title Final Development Plan consistent with the Land Development Code and Comprehensive Plan; and recommend approval of Final Development Plan, subject to the findings of the staff report for the property owned by Prograde Homes, Inc. c/o Bryan Blake and located at 217 South Highland Avenue. The engineer is Linn Engineering and Design c/o Eric Lagassey, P.E. The future land use is Commercial and the zoning is C-1 (Retail Commercial). The existing use is residential and the proposed use is an office. The proposed building size is 1,337 sq. ft. with a 0.12 (0.25 Maximum) floor area ration. The tract size is 0.26 +/- acres.

This is a request to approve the Sterling Title Redevelopment Final Development Plan that includes conversion of an existing residential structure with 1,337 square feet. A preliminary development plan is not required for development proposing less than 10,000 square feet of building floor area. No square footage will be added to the existing building, which a one being converted from residential use to commercial use. No existing canopy trees are proposed to be removed. This project has been determined as a redevelopment plan based on Section 6.07(A) Hardship Waiver of the Land Development Code (LDC) as it meets the following criteria:

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1. Existing structure ten years of age or greater.
2. The proposed improvements enhance the economic value of the property.
3. The proposed improvements enhance the esthetics of the project site.
4. The developer/owner demonstrates to the satisfaction of the Development Review Committee (DRC) the proposed improvements would not adversely impact any surrounding properties.
5. Proposed improvements are less than 50 percent of the value of the property improvements.

Per LDC parking requirements, 5 parking spaces are required and being proposed, one of which is reserved as a handicapped accessible space. As a redevelopment, the applicant is requesting to reduce the required minimum length of a tandem parking space from 18-feet to 16-feet.

The site will have ingress and egress via Highland Avenue. Due to the area restrictions of the site, the applicant is requesting to reduce the required minimum width of a one-way drive aisle from 18-feet to 11-feet, as well as, a request to reduce the required minimum width of a two-way internal drive aisle from 24-feet to 16-feet.

According to LDC Section 6.07(C), adjustments to requirements, parking. The DRC may, in accordance with this site plan application, authorize parking requirements upon demonstration by the developer that the characteristics of the proposed use required a greater or lesser number of parking spaces than that required or proposed.

The stormwater management system includes an on-site retention area, on the eastern portion of the project site. The stormwater pond design meets the City's Land Development Code requirements.

As part of the redevelopment plan approval, four specimen oak trees ranging from 24 inches to 48 inches in diameter at breast height (DBH) will be preserved. A row of Japanese Holly trees will be added to the south façade of the building. Red Bud, King Sago and Crape Myrtle trees will be planted to embellish the entrance and driveway. As no trees will be removed, there is no arbor mitigation fee is due based on the following arbor assessment.

Arbor Assessment

Total inches on-site (before removal):	124
Total specimen inches removed	0
Total inches retained:	124
Total inches added:	3
Total inches post development:	127

The Development Review Committee recommends approval of the Sterling Title Final Development Plan, subject to the findings of this staff report.

Staff recommended the Planning Commission find the Sterling Title Final Development Plan consistent with the Land Development Code and Comprehensive Plan, and recommend approval of Final Development Plan, subject to the findings of this staff report.

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.

In response to a question by Chairperson Greene, Eric Lagassey, Linn Engineering and Design, 711



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Executive Drive, Winter Park, stated he 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:** Butch Stanley made a motion to find the Sterling Title Final Development Plan consistent with the Land Development Code and Comprehensive Plan, and recommend approval of Final Development Plan, subject to the findings of this staff report for the property owned by Prograde Homes, Inc. c/o Bryan Blake and located at 217 South Highland Avenue. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, Linda Laurendeau, Robert Ryan, and Butch Stanley (4-0). (Vote taken by poll.)

**QUASI-JUDICIAL – PLAT – CARRIAGE HILL, PHASE II, SUBDIVISION** - Chairperson Greene stated this is a request to find the proposed Carriage Hill, Phase II, Subdivision Plat consistent with the Land Development Code and PUD Master Plan, and recommend approval of the Carriage Hill Phase II Subdivision – Plat, subject to the findings of the staff report, for the property owned by JTD Land at Rogers Rd. LLC, and located at 1455 West Lester 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 proposed Carriage Hill, Phase II, Subdivision Plat consistent with the Land Development Code and PUD Master Plan, and recommend approval of the Carriage Hill Phase II Subdivision – Plat, subject to the findings of the staff report, for the property owned by JTD Land at Rogers Rd. LLC, and located at 1455 West Lester Road. The engineer is Dewberry Engineers, Inc. c/o Christopher Allen, P.E. The future land use is Residential Low Suburban (Max 3.5 du/ac) and the zoning is R-1 (Single Family Residential). The existing use is vacant land and the proposed use is a single-family residential subdivision with 15 lots. The lots will be a minimum of 9,000 sq. ft. and the width will be a minimum of 75 ft. The proposed density is 1.69 du/ac. The overall tract size is 10.31 +/- acres of which 8.89 +/- acres are developable.

The Carriage Hill Phase II Subdivision – Plat proposes the development of 15 single family residential lots. The minimum typical lot width is 75 feet with a minimum lot size of 9,000 square feet. Lots abutting the Oak Hill Reserve neighborhood are 11,996 sq. ft. to 21,046 sq. ft. The required minimum living area for a house in this subdivision is 1,500 square feet as set forth in Chapter 2 of the Land Development Code for single-family lots located within the R-1 zoning.

Ingress/egress access points for the development will be via full access onto Rogers Road as approved in Phase I of the Carriage Hill Subdivision.

A school concurrency mitigation agreement has been executed and a copy of the letter from Orange County Public Schools (OCPS) has been supplied to Staff.

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 Carriage Hill Phase II Subdivision – Plat to be consistent with the Preliminary Development Plan, subject to the findings of the staff report.

Staff recommended the Planning Commission to find the proposed plat consistent with the Land Development Code and PUD Master Plan, and recommend approval of the Carriage Hill Phase II Subdivision Plat, subject to the findings of the staff report for the property owned by JTD Land at Rogers Rd. LLC, and located at 1455 West Lester Road.

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The role of the Planning Commission is to advise the City Council to approve or deny the proposed plat for the Carriage Hill Phase II Subdivision Plat based on consistency with the approved Preliminary Development Plan, Comprehensive Plan and Land Development Code and subject to the finding of the staff report.

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 Chairperson Greene, Christopher Allen, Dewberry Engineers, Inc. 800 North Magnolia Avenue, Suite 1000, Orlando, stated he 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:** Butch Stanley made a motion to find the proposed plat consistent with the Land Development Code and PUD Master Plan, and recommend approval of the Carriage Hill Phase II Subdivision Plat, subject to the findings of the staff report for the property owned by JTD Land at Rogers Rd. LLC, and located at 1455 West Lester Road. Motion seconded by Linda Laurendeau. Aye votes were cast by James Greene, Linda Laurendeau, Robert Ryan, and Butch Stanley (4-0). (Vote taken by poll.)

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**ADJOURNMENT:** The meeting was adjourned at 6:09 p.m.

/s/  
\_\_\_\_\_  
James Greene, Chairperson

/s/  
\_\_\_\_\_  
James K. Hitt, FRA-RA  
Community Development Director