

**CITY OF ST. CLOUD  
PLANNING COMMISSION MINUTES  
1300 9<sup>th</sup> STREET; BUILDING A, 3<sup>rd</sup> FLOOR, CITY COUNCIL CHAMBERS  
TUESDAY, NOVEMBER 19, 2019, 6:00 PM**

**I. OPENING BUSINESS:**

**Pledge of Allegiance**

**Roll Call**

Chair Dr. Jeff Rivera (Seat #4) / Present  
Vice Chair Rosa Holloway (Seat #1) / Present (arrived after roll call at 6:02pm)  
John Dilullo (Seat #2) / Unexcused absence  
Maria Carney (Seat #3) / Present  
Brandon Whaley (Seat #5) / Present  
Carmelo Oquendo (Alt. #1) / Present - voting member  
Tabitha Rubin (Alt. #2) / Present

**Staff Representatives:**

Jack Morgeson, City Attorney  
Leigh Anne Wachter, Principal Planner  
Melissa Dunklin, Planning and Zoning Manager

**Approval of Minutes – Planning Commission Meeting, September 17, 2019**

**Member Whaley made a motion to approve the minutes for the September 17, 2019 meeting. Member Carney provided a second to the motion. The motion passed 5-0 with all members voting “aye.” (John Dilullo was absent, Carmelo Oquendo was a voting member)**

**II. NEW BUSINESS:**

**III. ACTION ITEM:**

**A. Ordinance No. 2019-46**

Preserve at Lakeside – Annexation by Encumbrance

DRC Case #19-30.05

Applicant: City of St. Cloud

Request: The applicant is requesting annexation of approximately 10.23 acres of land known as Preserve at Lakeside, including any and all adjacent rights-of-way, into the City of St. Cloud.

Leigh Anne Wachter, Principal Planner presented and reviewed the details of the case, noted there are no adverse impacts to City facilities, and that staff and DRC recommend approval.

**Member Holloway made a motion to recommend approval of Ordinance No. 2019-46 based on the 16 Findings within the Land Development Code (LDC). Member Oquendo provided a second to the motion. The motion passed 5-0 with all members voting “aye.” (John Dilullo was absent, Carmelo Oquendo was a voting member)**

**B. Ordinance No. 2019-47**

Preserve at Lakeside – Future Land Use Map Amendment (Large Scale)

DRC Case #19-60.09

Applicant: City of St. Cloud

Request: The applicant is requesting consideration of a Future Land Use Map Amendment designation of Low Density Residential which permits up to 4 dwelling units per acre for approximately 10.23 acres of land known as Preserve at Lakeside. The proposed amendment is to allow the development of 36 residential lots on the subject property at a maximum density of 3.5 dwelling units per acre.

Leigh Anne Wachter, Principal Planner presented and reviewed the details of the case, noted there are no adverse impacts to City facilities, and that staff and DRC recommend approval.

**Mr. Whaley made a motion to recommend approval of Ordinance No. 2019-47 and to transmit to the Florida Department of Economic Opportunity (DEO) for interagency review. Member Holloway provided a second to the motion. The motion passed 5-0 with all members voting “aye.” (John Dilullo was absent, Carmelo Oquendo was a voting member)**

**C. Ordinance No. 2019-48**

Preserve at Lakeside – PUD Zoning, PMP/FMP

DRC Case #19-95.09

Applicant: City of St. Cloud

Request: The applicant is requesting consideration of PUD Zoning for approximately 10.23 acres of land known as Preserve at Lakeside. The proposed zoning amendment is to allow the development of 36 residential lots on the subject property.

Leigh Anne Wachter, Principal Planner presented and reviewed the details of the case, noted there are no adverse impacts to City facilities, and that staff and DRC recommend approval.

**Member Whaley made a motion to recommend approval of Ordinance No. 2019-48 based on the 16 Findings within the Land Development Code (LDC). Member Holloway provided a second to the motion. The motion passed 5-0 with all members voting “aye.” (John Dilullo was absent, Carmelo Oquendo was a voting member)**

**IV. INFORMATION SECTION:**

- Next Planning Commission Meeting: December 17, 2019 at 6:00pm

**I. ADJOURNMENT: 6:12 PM**

Respectfully submitted:

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Dr. Jeffery Rivera, Chair

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Date

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Jessie Light, Planning Commission Secretary

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Date