

**CITY OF ST. CLOUD  
PLANNING COMMISSION MINUTES  
1300 9<sup>th</sup> STREET; BUILDING A, 3<sup>rd</sup> FLOOR, CITY COUNCIL CHAMBERS  
TUESDAY, MAY 21, 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) / Excused Absence  
John Dilullo (Seat #2) / Present  
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  
Trevor Bedford, Senior Planner  
Jeffery Ball, Osceola County School District

**II. Approval of Minutes – Planning Commission Meeting, April 16, 2019**

**Brandon Whaley made a motion to approve the minutes as amended to reflect the minor typo on page 2 for April 16, 2019. Maria Carney provided a second to the motion. The motion passed 5-0 with all members voting "aye." (Rosa Holloway was absent, Carmelo Oquendo was a voting member)**

**III. NEW BUSINESS:**

**IV. ACTION ITEMS:**

**A. Resolution No. 2019-104R**

Camden Bay – Parking Determination

DRC Case #19-65.01

Applicant: Arnco Land Co., LLC

Request: The applicant is requesting a parking determination to amend the parking requirement for the "Single-Family Dwellings" use for 90 lots. According to the off-street parking requirements set forth in Table III-8 of the LDC, the required parking ratio is four (4) parking spaces per dwelling unit (two spaces in the garage or carport and two (2) spaces in the driveway) plus one (1) space per two dwelling units in designated on-street parking areas for visitor or short-term parking within the subdivision. In keeping with these parking requirements, the applicant would be required to have 405 total parking spaces.

The applicant is requesting to modify the required parking of four off-street parking spaces to "three parking spaces per dwelling unit, plus one and one half spaces per dwelling unit in designated parking areas for visitor or short term parking within the subdivision". The applicant proposes three parking spaces per dwelling unit (one in the garage and two in the driveway), and 135 parking spaces either on-street or in designated areas.

Trevor Bedford, Senior 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 Resolution No. 2019-104R. Mr. Dilullo provided a second to the motion. The motion passed 5-0 with all members voting "aye." (Rosa Holloway was absent, Carmelo Oquendo was a voting member)**

**B. Ordinance No. 2019-11**

Neptune Village PUD – PUD Zoning Map Amendment and Preliminary Master Plan

DRC Case #18-95.06

Applicant: Neptune Road, LLC

Request: The applicant is requesting consideration of a "PUD" Planned Unit Development Zoning district and Preliminary Master Plan for approximately 104.8 acres of land known as Neptune Village.

Trevor Bedford, Senior 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 based on the sixteen findings from the LDC.

- Jeffery Ball, Osceola County School District representative noted that a special condition between the School District and the Developer needs to be met.

**Mr. Whaley made a motion to recommend approval of Ordinance No. 2019-11 based on the sixteen findings to include the special condition from the Osceola County School District. Mr. Oquendo provided a second to the motion. The motion passed 5-0 with all members voting "aye." (Rosa Holloway was absent, Carmelo Oquendo was a voting member)**

**C. Ordinance No. 2019-20**

Housing Element – Comprehensive Plan Text Amendment

DRC Case #19-60.03

Applicant: City of St. Cloud

Request: An Ordinance of the City Council of the City of St. Cloud, Florida, repealing and replacing the Housing Element of the Comprehensive Plan of the City of St. Cloud, Florida; providing for filing of the Planning Commission recommendation and

Proof of publication, applicability and effect, severability, conflict, copies on file, and effective date.

Leigh Anne Wachter, Principal Planner presented and reviewed the details of the repeal and replacement of the existing Housing Element, and that staff recommend approval and to transmit to the Florida Department of Economic Opportunity (DEO) for interagency review.

**Mr. Whaley made a motion to recommend approval of Ordinance No. 2019-20 and to transmit to the Florida Department of Economic Opportunity (DEO) for interagency review. Ms. Maria Carney provided a second to the motion. The motion passed 5-0 with all members voting "aye." (Rosa Holloway was absent, Carmelo Oquendo was a voting member)**

**V. INFORMATION SECTION:**

- The board members were reminded to submit the Form -1 Financial Statements before July 1<sup>st</sup>.
- The board members were reminded of the Ethics Training on May 30<sup>th</sup>.
- Mr. Whaley stated that he was contacted about a comment made at the last meeting and apologized to anyone that might have found the comment offensive.
- Next Planning Commission Meeting: June 18, 2019 at 6:00pm

**VI. ADJOURNMENT: 6:28 PM**

Respectfully submitted:

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Dr. Jeff Rivera, Chair

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Date

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Jessie Light, Planning Commission Secretary

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Date