

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

I. OPENING BUSINESS:

Pledge of Allegiance

Roll Call

Dr. Jeff Rivera, Chair (present)

Rosa Holloway, Vice Chair (present)

Brandon Whaley (absent)

Jason Whitfield (absent)

Maria Carney (absent)

John Dilullo (absent)

Carmelo Oquendo (present – voting member)

Staff Representatives:

Jack Morgeson, City Attorney

Leigh Anne Wachter, Principal Planner

Jeffery Ball, Osceola County School District (was present, but not noted in roll call)

Approval of Minutes – Planning Commission Meeting, January 15, 2019

Rosa Holloway made a motion to approve the minutes for January 15, 2019. Carmelo Oquendo provided a second to the motion. The motion passed 3-0 with all members voting “aye.” (Maria Carney, John Dilullo, Brandon Whaley, and Jason Whitfield were absent)

II. NEW BUSINESS:

- None noted

III. ACTION ITEMS:

A. Ordinance No. 2019-12

Center Lake Ranch – Voluntary Annexation

DRC Case #18-30.03

Applicant: James Caruso, Center Lake Properties, LLLP

Request: The applicant is requesting annexation of approximately 2020.35 acres of land known as Center Lake Ranch, including any and all adjacent rights-of-way, into the City of St. Cloud.

Leigh Anne Wachter, Principal Planner, presented the case. Ms. Wachter noted that the owners of Center Lake ranch have petitioned to annex their property into the City. The subject area complies with Section 171.044 of the Florida Statutes. The subject site is compatible with the surrounding area and there will be no adverse impact to City facilities related to this annexation. The Development Review Committee and Staff recommend approval.

- Kathy Hattaway, with Poulos & Bennett representing Center Lake Ranch presented an overview and explanation for the Voluntary Annexation case, Future Land Use

case, and Zoning Map Amendment case. Ms. Hattaway enlightens the Commission of several key attributes of Center Lake:

- 1,000 acres will be preserved in its natural state
 - The community will have 9 access points for optimal mobility
 - The community will feature 4,000 residential uses and non-residential uses for office and retail
 - The new community will include a K-8 public school and fire station
- Rosa Holloway questioned if the community will be gated and if there are plans for development for the lakefront.
 - Ms. Hattaway responded that the community will not be gated and there are plans for a lakefront park.
 - Robin McGuire, 5250 Starline Drive expressed her concern for the mobility outside of the development on Narcoossee road and Highway 192 for local residents. Also, Ms. McGuire wants to note and have considered that the proposed space that is residence-to-residence will be backing up to 5 acre plus rural residential properties that have livestock, and will not be a mirror image of what they are building.
 - Robert Dalton, 1135 Sunlight Court wanted to inform the Commission that 5150 Starline falls under the Starline Estates deed restrictions on what can be developed on the land.
 - Victor Brown, 5300 Starline Drive expressed that he wants to preserve his property and other residence of the community without the new development being intrusive.
 - Mark Albanese, 12015 Ocean Drive, Hollywood, Florida, owns land that abuts the new proposed development. Mr. Albanese expressed he is very enthusiast about the upcoming development.

Ms. Holloway made a motion to recommend approval of Ordinance No. 2019-12 based on the 16 findings within the Land Development Code (LDC). Carmelo Oquendo provided a second to the motion. The motion passed 3-0 with all members voting "aye." (Maria Carney, John Dilullo, Brandon Whaley, and Jason Whitfield were absent)

**B. Ordinance No. 2019-13
Center Lake Ranch – Future Land Use Map Amendment (Large Scale)**

DRC Case #18-60.10

Applicant: James Caruso, Center Lake Properties, LLLP

Request: The applicant is requesting consideration of a Future Land Use Map designation from Low Density Residential and Commercial to Mixed Use for approximately 2020.35 acres of land known as Center Lake Ranch.

Leigh Anne Watcher, Principal Planner, presented the case. The subject site is compatible with the surrounding area and there will be no adverse impact to City facilities related to this Future Land Use Amendment. The Development Review Committee and Staff recommend approval.

- Kathy Hattaway, with Poulos & Bennett, representing Center Lake Ranch was present for any questions.

Ms. Holloway made a motion to recommend approval of Ordinance No. 2019-13 and to transmit to the Florida Department of Economic Opportunity (DEO) for interagency review based on the 16 findings within the Land Development Code (LDC). Carmelo Oquendo provided a second to the motion. The motion passed 3-0 with all members voting "aye." (Maria Carney, John Dilullo, Brandon Whaley, and Jason Whitfield were absent)

**C. Ordinance No. 2019-14
Center Lake Ranch – Zoning Map Amendment
DRC Case #18-95.13**

Applicant: James Caruso, Center Lake Properties, LLLP

Request: The applicant is requesting consideration of a zoning district from "AC" Agricultural Development and Conservation to "MIX" Mixed Use for approximately 2,020.35 acres of land known as Center Lake Ranch.

Leigh Anne Watcher, Principal Planner, presented the case. The Development Review Committee and Staff recommend approval.

- Kathy Hattaway, with Poulos & Bennett, representing Center Lake Ranch was present for any questions.

Ms. Holloway made a motion to recommend approval of Ordinance No. 2019-14 based on the 16 findings within the Land Development Code (LDC). Carmelo Oquendo provided a second to the motion. The motion passed 3-0 with all members voting "aye." (Maria Carney, John Dilullo, Brandon Whaley, and Jason Whitfield were absent)

IV. INFORMATION SECTION:

- Next Planning Commission Meeting: March 19, 2019 at 6:00pm

V. ADJOURNMENT: 6:34 PM

Respectfully submitted:

Dr. Jeff Rivera, Chair

Date

Jessie Light, Planning Commission Secretary

Date