

**CITY OF ST. CLOUD  
PLANNING COMMISSION MINUTES  
1300 9<sup>th</sup> STREET; BUILDING A, 3<sup>rd</sup> FLOOR, CITY COUNCIL CHAMBERS  
TUESDAY, JANUARY 15, 2019, 6:00 PM**

**I. OPENING BUSINESS:**

**Pledge of Allegiance**

**Roll Call**

Dr. Jeff Rivera, Chair (present)	Maria Carney (present)
Rosa Holloway, Vice Chair (present)	Dr. Kari Whaley (absent – submitted resignation)
Brandon Whaley (absent)	John Dilullo (absent)
David Meisner (present – voting member)	

**Staff Representatives:**

Jack Morgeson, City Attorney  
Kevin Felblinger, Deputy Director for Public Services  
Doug Tillery, Building Official  
Jeffery Ball, Osceola County School District

**Approval of Minutes – Planning Commission Meeting, December 18, 2018**

**Rosa Holloway made a motion to approve the minutes for December 18, 2018. Maria Carney provided a second to the motion. The motion passed 4-0 with all members voting “aye.” (Dr. Kari Whaley, John Dilullo, Brandon Whaley were absent)**

**II. NEW BUSINESS:**

- A.** Member David Askew presented committee members with gifts and certificates of appreciation from City Council.

**III. ACTION ITEMS:**

**A. Ordinance No. 2019-04  
Repeal the Infrastructure Element – Comprehensive Plan Text Amendment**

DRC Case #18-60.09

Applicant: City of St. Cloud

Request: An Ordinance of the City Council of the City of St. Cloud, Florida, repealing the infrastructure element of the Comprehensive Plan; providing for filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, conflict, copies on file, and effective date.

Kevin Felblinger, Deputy Director of Public Services presented the amendment request. Mr. Felblinger explained that all maps and other items have been updated.

- Mr. Meisner questioned if the four problem areas of the storm water public drainage system are going to be addressed in the Comprehensive Plan.
- Mr. Felblinger stated that these are the items they are trying to move forward with and are also identified in the Storm Water Master Plan. In the upcoming budget year the

department is going to get an inventory of age and condition of all storm water infrastructures.

**Ms. Holloway made a motion to recommend approval of Ordinance No. 2019-04 and to transmit to the Florida Department of Economic Opportunity (DEO). Mr. Meisner provided a second to the motion. The vote was 4-0 with all members voting "aye." (Dr. Kari Whaley, John Dilullo, Brandon Whaley were absent)**

**B. Ordinance No. 2019-05  
Stormwater Management Element – Comprehensive Plan Text Amendment**  
DRC Case #18-60.09

Applicant: City of St. Cloud

Request: An Ordinance of the City Council of the City of St. Cloud, Florida, adopting the Stormwater Management Element of the Comprehensive Plan; providing for filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, conflict, copies on file, and effective date.

**Ms. Holloway made a motion to recommend approval of Ordinance No. 2019-05 and to transmit to the Florida Department of Economic Opportunity (DEO). Mr. Meisner provided a second to the motion. The vote was 4-0 with all members voting "aye." (Dr. Kari Whaley, John Dilullo, Brandon Whaley were absent)**

**C. Ordinance No. 2019-06  
Natural Groundwater Aquifer Recharge Element – Comprehensive Plan Text Amendment**

DRC Case #18-60.09

Applicant: City of St. Cloud

Request: An Ordinance of the City Council of the City of St. Cloud, Florida, adopting the Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan; providing for filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, conflict, copies on file, and effective date.

**Ms. Holloway made a motion to recommend approval of Ordinance No. 2019-06 and to transmit to the Florida Department of Economic Opportunity (DEO). Ms. Carney provided a second to the motion. The vote was 4-0 with all members voting "aye." (Dr. Kari Whaley, John Dilullo, Brandon Whaley were absent)**

**D. Ordinance No. 2019-07  
Potable Water Element – Comprehensive Plan Text Amendment**

DRC Case #18-60.09

Applicant: City of St. Cloud

Request: An Ordinance of the City Council of the City of St. Cloud, Florida, adopting the Potable Water Element of the Comprehensive Plan; providing for filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, conflict, copies on file, and effective date.

**Ms. Holloway made a motion to recommend approval of Ordinance No. 2019-07 and to transmit to the Florida Department of Economic Opportunity (DEO). Ms. Carney provided a second to the motion. The vote was 4-0 with all members voting "aye." (Dr. Kari Whaley, John Dilullo, Brandon Whaley were absent)**

**E. Ordinance No. 2019-08  
Sanitary Sewer Element – Comprehensive Plan Text Amendment**

DRC Case #18-60.09

Applicant: City of St. Cloud

Request: An Ordinance of the City Council of the City of St. Cloud, Florida, adopting the Sanitary Sewer Element of the Comprehensive Plan; providing for filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, conflict, copies on file, and effective date.

**Ms. Holloway made a motion to recommend approval of Ordinance No. 2019-08 and to transmit to the Florida Department of Economic Opportunity (DEO). Ms. Carney provided a second to the motion. The vote was 4-0 with all members voting "aye." (Dr. Kari Whaley, John Dilullo, Brandon Whaley were absent)**

**F. Ordinance No. 2019-09  
Solid Waste Element – Comprehensive Plan Text Amendment**

DRC Case #18-60.09

Applicant: City of St. Cloud

Request: An Ordinance of the City Council of the City of St. Cloud, Florida, adopting the Solid Waste Element of the Comprehensive Plan; providing for filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, conflict, copies on file, and effective date.

**Ms. Holloway made a motion to recommend approval of Ordinance No. 2019-09 and to transmit to the Florida Department of Economic Opportunity (DEO). Ms. Carney provided a second to the motion. The vote was 4-0 with all members voting "aye." (Dr. Kari Whaley, John Dilullo, Brandon Whaley were absent)**

**G. Resolution No. 2019-012R  
Safety First Pediaquatics Swim Facility – Conditional Use**

DRC Case #18-40.05

Applicant: City of St. Cloud

Request: The applicant is requesting approval of a Conditional Use for a "Gymnastic/Health Spa Facility" at 1104 B Quotation Court.

Yale Hepburn, Planning & Zoning Technician, presented the case, reviewed the request for a "Gymnastic/Health Spa Facility" conditional use, noted the future land use and zoning, noted the development is consistent with the general pattern of the area, and that staff and DRC recommend approval based on the 6 factual matters from the LDC.

- Applicant, Rebecca Bond, reviewed and explained the nature of her business.

- Mr. Meisner questioned if there were any hazardous operations going on in the industrial area.
- Ms. Bond responded by stating that there are not any hazardous areas in the immediate area.
- The Commission discussed and questioned the storage of chemicals for the facility and suggested that the chemicals be placed outside of the building.

**Ms. Holloway made a motion to recommend approval of Resolution 2019-012R based on consideration of the applicant’s response to the 6 factual matters. Ms. Carney provided a second to the motion. The vote was 3-1 with member Mr. Meisner voting “nay.” (Dr. Kari Whaley, John Dilullo, Brandon Whaley were absent)**

**H. Safety First Pediaquatics Swim Facility – Parking Determination**

DRC Case #18-65.02

Applicant: City of St. Cloud

Request: The applicant is requesting a parking determination to decrease the required parking ratio for the “Gymnastic/Health Spa Facility” use. According to the off-street parking requirements set forth in Table III-8 of the LDC, the required parking ratio is one (1) parking space per every two hundred square foot gross floor area. In keeping with these parking requirements, the applicant would be required to have thirteen (13) off-street parking spaces.

Yale Hepburn, Planning & Zoning Technician, presented the case, reviewed the request for a “Gymnastic/Health Spa Facility” parking determination and that staff and DRC recommend approval.

- Applicant, Rebecca Bond, 1326 South Shore Drive informed the board that there will.
- The Commission discussed and questioned the quantity of people that would be at the facility at any given time.

**Ms. Holloway made a motion to recommend approval of the Parking Determination with a recommendation to designate the 7 parking spots with some type of identification that they are only for Safety First Pediaquatics Swim Facility. Ms. Carney provided a second to the motion. The vote was 3-1 with member Mr. Meisner voting “nay.” (Dr. Kari Whaley, John Dilullo, Brandon Whaley were absent)**

**IV. INFORMATION SECTION:**

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

**V. ADJOURNMENT: 6:42 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