

**CITY OF ST. CLOUD
PLANNING COMMISSION AGENDA
ST. CLOUD CITY HALL – COUNCIL CHAMBERS
1300 9TH STREET; BUILDING A, 3RD FLOOR
TUESDAY, MAY 17, 2022, 6:00 PM**

I. OPENING BUSINESS:

Pledge of Allegiance

Roll Call:

- Chair Carmelo Oquendo (Seat #5)
 - Vice Chair Maria Teresa Carney (Seat #3)
 - Member Phillip Lantry (Seat #1)
 - Member Jeff Rivera (Seat #2)
 - Member Dawn Grigsby (Seat #4)
 - Member Holly Wolfer (Alt. #1)
 - Member Nanette Douglas (Alt. #2)
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- Approval of the minutes for the Planning Commission meeting held on April 19, 2022.

II. NEW BUSINESS:

III. ACTION ITEM:

A. Ordinance No. 2022-23

Sunbrooke Phase 5 (FKA Batton Grove) – Voluntary Annexation

DRC Case #ANX21-00010

Applicant: Ashton Woods / RJ Whidden and Associates, Inc.

Request: The applicant is requesting consideration of a voluntary annexation for approximately 20.31 acres of land, including any and all adjacent rights-of-way, into the City of St. Cloud.

B. Ordinance No. 2022-24

Sunbrooke Phase 5 (FKA Batton Grove) – Comprehensive Plan Amendment (small-scale)

DRC Case #CPA21-00022

Applicant: Ashton Woods / RJ Whidden and Associates, Inc.

Request: The applicant is requesting consideration of a Comprehensive Plan Amendment from “LDR” Low Density Residential (County) to “LDR” Low Density Residential (City) for approximately 20.31 acres of land, including any and all adjacent rights-of-way, into the City of St. Cloud.

C. Ordinance No. 2022-25

Sunbrooke Phase 5 (FKA Batton Grove) – PUD- Planned Unit Development Zoning Map Amendment; Preliminary Master Plan

DRC Case #PUD21-00010

Applicant: Ashton Woods / RJ Whidden and Associates, Inc.

Request: The applicant is requesting consideration of a “PUD” - Planned Unit Development zoning district and approval of a combined Preliminary Master Plan (PMP) for approximately 20.31 acres of land, known as Sunbrooke Phase 5.

D. Ordinance No. 2022-27

Tohoqua Mixed Use Development – Voluntary Annexation

DRC Case #ANX22-00003

Applicant / Agent: Neptune Road Investments, LLC / Poulos & Bennett, LLC

Request: The applicant is requesting consideration of a voluntary annexation for approximately 6.44 acres of land, including any and all adjacent rights-of-way, into the City of St. Cloud.

E. Ordinance No. 2022-28

Tohoqua Mixed Use Development – Comprehensive Plan Amendment

DRC Case #CPA22-00003

Applicant / Agent: Neptune Road Investments, LLC / Poulos & Bennett, LLC

Request: The applicant is requesting consideration of a Comprehensive Plan Amendment from “LDR” Low Density Residential (County), to Mixed Use (City) for approximately 6.44 acres of land, including any and all adjacent rights-of-way, into the City of St. Cloud

F. Ordinance No. 2022-29

Tohoqua Mixed Use Development – Zoning Map Amendment

DRC Case #ZMA22-00002

Applicant / Agent: Neptune Road Investments, LLC / Poulos & Bennett, LLC

Request: The applicant is requesting consideration of a zoning map amendment from “MXD” Mixed Use (County) to “MIX” Mixed Use (City) for approximately 6.44 acres of land.

IV. INFORMATION SECTION:

- Next Planning Commission Meeting: June 21, 2022 at 6:00 PM

If a person decides to appeal any decision made by the Committee/Board, with respect to any matter considered at such hearing/meeting, such person will need a record of the proceedings and, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, and which record is not provided by the City of St. Cloud (FS 286.0105). In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the Secretary/Clerk of the Committee/Board listed, prior to the meeting (FS286.26). Jessie Light, Planning Commission Secretary; 1300 9th Street; St. Cloud, FL 34769; (407) 957-8427 or Jessie.light@stcloud.org