

**CITY OF ST. CLOUD
PLANNING COMMISSION AGENDA
ST. CLOUD CITY HALL – COUNCIL CHAMBERS
1300 9TH STREET; BUILDING A, 3RD FLOOR
TUESDAY, November 14th, 2023, 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 Nanette Douglas (Alt. #1)
- Member Russell Alexander (Alt. #2)

Approval of the minutes for the Planning Commission meeting held on October 17th, 2023.

II. NEW BUSINESS:

III. ACTION ITEM:

A. Ordinance No. 2023-53

Bella Tara – Comprehensive Plan Amendment (Large Scale)

DRC Case # ANX23-00004

Applicant / Agent: Whaley Farms, LLC / Craig Perry

Request: The applicant is requesting consideration of the annexation of 655.86 acres of land, known as Bella Tara, pursuant F.S. 171.044.

B. Ordinance No. 2023-54

Bella Tara – Comprehensive Plan Amendment (Large Scale)

DRC Case # CPA23-00006

Applicant / Agent: Whaley Farms, LLC / Craig Perry

Request: The applicant is requesting consideration of a Future Land Use Map amendment from Mixed Use (County) to Mixed Use (City) for approximately 655.86 acres of land, known as Bella Tara.

C. Ordinance No. 2023-55

Bella Tara – Zoning Map Amendment

DRC Case #ZMA23-00007

Applicant / Agent: Whaley Farms, LLC / Craig Perry

Request: The applicant is requesting consideration of a Zoning Map Amendment from Mixed Use (County) to Mixed Use (City) for approximately 655.86 acres of land, known as Bella Tara.

D. Ordinance No. 2023-43

Comprehensive Plan Potable Water Element Amendment - Comprehensive Plan Amendment

DRC Case # CPA23-00010

Applicant / Agent: City of St. Cloud

Request: The request is to amend the Potable Water Element in accordance with Florida Statute 163.3161(4) and 187.201(7)

E. Ordinance No. 2023-56

Nova Road Rezoning – Comprehensive Plan Amendment (SS)

DRC Case # CPA23-00009

Applicant / Agent: Kevin Tolbert / Jesse Anderson

Request: The applicant is requesting consideration of a Comprehensive Plan Amendment from Low Density Residential to Medium Density Residential for approximately 30.38 acres of land.

F. Ordinance No. 2023-57

Nova Road Rezoning - Zoning Map Amendment

DRC Case # ZMA23-00010

Applicant / Agent: Kevin Tolbert / Jesse Anderson

Request: The applicant is requesting consideration of a Zoning Map Amendment from “R-1” Single-Family Dwelling to “R-3” Multi-Family Dwelling for approximately 30.38 acres of land.

IV. INFORMATION SECTION:

- Next Planning Commission Meeting: December 19, 2023, 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). Krizia Maldonado, Planning Commission Secretary; 1300 9th Street; St. Cloud, FL 34769; (407) 957-7300 or Krizia.Maldonado@stcloudfl.gov