

**MINUTES
PLANNING BOARD MEETING
August 14, 2018
6:00 P.M.**

CALL TO ORDER: CHAIR JOSEPH HULTS

INVOCATION AND PLEDGE OF BOARD MEMBER BETTE BIGGAR

ROLL CALL: DEPUTY CITY CLERK MAMIE DRANE

Members in Attendance, Chairman Joseph Hults, Vice Chair Deborah Byrne, Board Member Bette Biggar, Board member Loretta Vittorio and Board Member Matthew Noone

Members not in attendance: Board Member Karen Abdul Hameed and Board Member Wanda Daley.

Also in attendance: Community Development Director Ameé Bailey, Deputy City Clerk Mamie Drane.

Board Member Vittorio asked if the Nature Center referenced in the minutes of the July 10th meeting was going to be located at Mackay preserve as part of the Parks and Recreation Plan.

Director Bailey stated it was either in reference to the one purposed for Mackay or for the parcel in tract 8 that was dedicated to the City. The Nature Center is considered part of the Parks and Recreation Master Plan.

APPROVAL OF MINUTES: July 10, 2018 Meeting

Board Member Biggar moved to approve the minutes from July 10, 2018 meeting seconded by **Vice Chair Byrne**. The motion was approved by unanimous voice call vote.

BUSINESS ITEMS - PUBLIC HEARING:

1.) THE WATER'S EDGE AT THE LAKES PRELIMINARY PLAT

Community Development Director Bailey stated the applicant is Lake Alfred Land Partners, II, LLC. They are requesting the approval of the preliminary plat for The Water's Edge at the Lakes. This is a replat of the subdivision previously known as tract 8 of The Lakes, in 2006 it was originally platted for multi-family units. The majority of the infrastructure has been completed. The current owners received land use and zoning changes to single family dwelling sites. The Planning Board is receiving the preliminary plat and the final plat together, which is not the norm. At the time of the construction plan review there was the assumption that platting was complete and the preliminary plat did not need to be re-addressed. When the final plat was submitted staff realized the final plat could not be approved if it did not match the preliminary plat.

The preliminary plat provides consistency with the Land Development Code regulations and to serve as the guidelines for the final plat. The new plat reduces the number of lots and is consistent with the PUD-R was approved with conditions. The conditions include conformation

with the development agreement, master plan, and the established lot sizes within the subdivision. This also included the dedication of tract A to the City. Staff has reviewed the preliminary plat to assure all the provisions were in place. She reviewed the plat with the Board.

Staff recommends approval of the applicants request for approval of The Water's Edge Preliminary Plat.

Chair Hults expressed concerns regarding the changes from the previous plat to the one being presented. He stated he thought Tract C was a swell located around Tract 4 and 5.

Board Member Vittorio asked if all 58 lots are on the water and susceptible to flood insurance, and if this application was submitted by the same developer that submitted plans before.

Director Bailey stated currently what is being built now is Tract 4 and 4A, there is no 4 B and C, Tract 4A was previously part of Tract 5. When the owners split the subdivision around the cul-de-sac it was labeled 4A. After Tract 8, there is Tract 5, 6 and 7 to be developed. The area previously identified at Tract C of the plat is re-number because the original Tract A was dedicated to the City and that are was removed from the plat currently presented.

The lots are not susceptible to flood, the land was elevated along the canal and it is no longer a wetland or in a flood plain. All the lots are upland and will not be required to have flood insurance. The developer is the same as Tracts 4 and 4A.

Chair Hults opened the public hearing, with no public comment he closed public hearing.

Board Member Biggar stated she had a concern about cars parking on the side of the road, stating if emergency vehicles are called there is not enough room on the road for them to pass. Maybe residents should be made to park on one side of the road only.

Director Bailey stated the roads are 25' for each lane which meet the requirements in the code, at this juncture it would take a code rewrite to change what is required on the plat. Cars are not allowed to park in the road, if it becomes a problem the police can be call out. All the roads were paved in 2006.

Chair Hults stated this is an issue for the City, to correct the problem in the future the code needs to be changed.

Board Member Vittorio stated everyone buying a house in a subdivision may not know that parking on the street is illegal.

Board Member Vittorio moved the Planning Board forward The Water's Edge at the Lakes Preliminary Plat to the City Commission with a recommendation of approval,

Board Member Noone seconded the motion. The motion was approved by unanimous voice call vote.

2.) THE WATER'S EDGE AT THE LAKES FINAL PLAT

Director Bailey stated the applicant, Lake Alfred Land Partners, II, LLC is requesting approval of the final plat of The Water's Edge at the Lakes. She explained the process including the bonds required for public improvements. The developers have moved lines and changed the

storm water features, they also made an area next to the canal as a drainage and retention open space area. The City's engineer identified several things that need to be addressed and the workmanship has to be warranted for a year after acceptance or the City will use the money to make improvements that are necessary. Staff as well as a certified surveyor has reviewed the proposed final subdivision plat for The Water's Edge at the Lakes and the associated document and finds that the application is consistent with the requirements of:

- Lake Alfred Comprehensive Plan
- Lake Alfred Unified Land Development Code (ULDC)
- ULDC Section 7.04.06 Ownership and Maintenance of Common Property
- ULDC Section 7.04.08 Bonding
- ULDC Section 7.06.06.02 Performance Bond
- ULDC Section 7.06.06.06 Maintenance Guarantee
- ULDC Section 7.06.07.01 Submission of Final Plat
- Chapter 177, Florida Statute, for the platting of Land.

Director Bailey then explained and pointed out the required items on the presented plat. She stated that the developers have obtained all the required permits, including a fish and wildlife permit and the gopher tortoise burrows have been moved.

Staff recommends approval of the applicants request for the approval of The Water's Edge Final Plat.

Chair Hults asked if the bond has been accepted and have the discrepancies, that CPH found, been addressed. He asked about owner would know that on-street parking is not allowed. Before signing he asked Director Bailey to read the dedication

Director Bailey stated after construction is complete and the infrastructure is in place the developers provide the City with as-built drawings. The surveyor reviews the as-built drawings and compares them to the construction drawings and to what is in the ground. Then the surveyor makes his list of the concerns. The items identified have not been corrected which is why the City received a performance estimate and associated funds.

The police have not considered on-street parking a priority. The City's stance on roadways has been, if the subdivision is not gated the roads inside the subdivision should be public roads and should be maintained by the City. Parking is not allowed on City streets.

Board Member Vittorio asked out of the 58 lots where does the nature center go. She also asked if every subdivision has dedications and if the HOA part of the dedication on the plat.

Director Bailey explained where the nature center has been proposed on the area dedicated to the City. Different areas have different dedication. Recently the City has gone back and accepted the roads in the subdivisions that were previously listed as private roads. Initially the HOA is created by the developer and they establish the rules and guidelines through the covenants, deeds and restrictions. The City can decide what areas to maintain, for instance, the City can agree to maintain the roads, but not the storm water. The lots are much smaller in Tract 8. An easement is owned by the HOA and the City is given access for maintenance or for the purpose as listed in the easement. New home owners are required to sign a HOA agreement which lists the rules and regulations for the subdivision.

Board Member Noone moved the Planning Board forward The Water's Edge at the Lakes Final Plat to the City Commission with a recommendation of approval, **Board Member Vittorio** seconded the motion. The motion was approved by unanimous voice call vote.

Board Member Vittorio thanked Director Bailey for all the work that goes into presenting to the Planning Board.

Director Bailey stated the next meeting will be September 11, 2018.

The Board continued the discussion on street parking and adjourned at 7:29 pm.

Respectively Submitted,



Mamie Drane
Deputy City Clerk