

FINAL BUDGET HEARING
MINUTES
September 12, 2007
Page 2

City Manager Carrier read Ordinance 1230 in its entirety as required by Florida State Law.

Mayor Penton opened the Public Hearing for Public comment. There being none, the Mayor closed the Public Hearing. Council had nothing to discuss regarding Ordinance 1230; a motion was made by Councilor Nancy Adorno to accept Ordinance 1230 and seconded by Councilor Ames.

Roll Call: Vice Mayor Chris Denico-aye, Councilor Dan Ames-aye; Councilor Nancy Adorno-aye; Mayor Donald Penton-aye;

4-eyes
0-nays

City Manager Carrier wanted the record to reflect that due to the recent passing of Councilor Leonard McManigle, Council now only consists of four voting members. Therefore, a vote of 4-0 is a unanimous vote.

II. OTHER BUSINESS

A. REVIEW DISCUSS AND TAKE ACTION ON THE FIRST AMENDMENT TO THE MOUNT OLIVE SHORES IMPACT FEE CREDIT AGREEMENT.

Representatives of MOSN were present for this item. City Manager Carrier reviewed the Impact Fee Credit packet with Council. Staff is recommending an impact fee credit of \$74,162.49 to be split between the Water and Sewer Department. Vice Mayor Denico asked where this figure was coming from; City Manager Carrier directed her to Page 2 of the packet which gave the breakdown of upgrades requested by the city of the waterlines from an eight in. to a 10in , upgrades to the force main and the telemetric system. City Manager Carrier further explained that this figure is not actual money it is a credit to be used to offset any impact fees associated with pulling a permit for construction. There was no further discussion; Councilor Ames made a motion to accept the MOSN Impact Fee Credit Agreement; Councilor Adorno seconded the motion.

Roll Call: Councilor Dan Ames-aye, Councilor Nancy Adorno-aye, Mayor Donald Penton-aye, Vice Mayor Chris Denico-aye.

4- ayes
0-nays

FINAL BUDGET HEARING
MINUTES
September 12, 2007
Page 3

B. REVIEW, DISCUSS AND TAKE ACTION ON THE PREANNEXATION AGREEMENT FOR JOSHUA LAND, LLC AND CC CALHOUN INC.

This is an annexation consists of sixteen different parcels totaling approximately 400 acres. The property lies north of town near Smith Road. It is known as “The Thornall” property. The owner is requesting a zoning of R-5, with a future land use of residential medium, in order to develop the property with upscale housing; the owner also envisions digging a lake for lake front homes. The owner is looking to build 50-75 large square footage homes on large lots. The first goal is to dig the lake; however, the digging will not take place until the construction of the Regional Wastewater Treatment Plant begins so that the dirt may be used for fill at the construction site. (This will be more cost-efficient than purchasing it from somewhere else). The annexation process will take approximately sixth months due to it being a large-scale amendment. (The total acreage is over ten acres and, therefore, is considered a large-scale amendment).

Staff and the owner of the property have sat down together and have discussed using this property as the key to what is called a “District Annexation”. A district annexation allows the city to bring in an additional fifteen parcels that are contiguous, as long as it is unoccupied, raw land or has a zoning of commercial. City Manager Carrier assured Council, that before such an annexation is pursued a legal opinion will be sought to avoid any complications. Council did not have any further questions or comments. A motion was made by Councilor Ames to accept the pre-annexation agreement; Vice Mayor Denico seconded the motion.

Roll Call: Councilor Nancy Adorno-aye, Mayor Donald Penton-aye, Vice Mayor Chris Denico-aye, Councilor Nancy Adorno.

4-eyes
0-nays

C. ORDINANCE 1232

AN ORDINANCE RELATING TO ANNEXATION; MAKING FINDINGS; INCLUDING WITHIN THE CORPORATE LIMITS OF POLK CITY, FLORIDA, CERTAIN REAL PROPERTY LOCATED AT 822 COMMONWEALTH AVE AND ALL ADJACENT RIGHTS OF WAY; WHICH IS LOCATED IN SECTION 32, TOWNSHIP 25, RANGE 26; AND PROVIDING FOR AN EFFECTIVE DATE.

The owner of this property has been eager to annex into the city. There was no discussion regarding this ordinance. A motion was made by Councilor Adorno to annex the property and seconded by Councilor Ames.

Roll Call: Mayor Donald Penton-aye, Vice Mayor Chris Denico-aye, Councilor Dan Ames-aye, Councilor Nancy Adorno-aye.

FINAL BUDGET HEARING
MINUTES
September 12, 2007
Page 4

4-ayes
0-nays

D. ORDINANCE 1233

AN ORDINANCE OF THE CITY OF POLK CITY, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE CITY OF POLK CITY, SAID AMENDMENT BEING KNOWN AS: "AMENDMENT 07-33-SS" SPECIFICALLY ASSIGNING A FUTURE LAND USE CLASSIFICATION OF "RESIDENTIAL LOW" TO THE PRESTAGE PROPERTY LOCATED AT 822 COMMONWEALTH AVE; SUCH AMENDMENT COMPLYING WITH THE SMALL SCALE AMENDMENT RULES; AND TO TRANSMIT SAID AMENDMENT TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS (DCA) AS NOTIFICATION OF ADOPTION OF SMALL SCALE AMENDMENT); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

There was no discussion by Council. A motion was made by Councilor Dan Ames to accept ordinance 1233 and seconded by Councilor Nancy Adorno.

Roll Call: Councilor Dan Ames-aye, Councilor Nancy Adorno-aye, Mayor Donald Penton-aye, Vice Mayor Chris Denico-aye.

E. ORDINANCE 1234

AN ORDINANCE OF THE CITY OF POLK CITY, FLORIDA, AMENDING THE ZONING MAP OF THE CITY OF POLK CITY, SPECIFICALLY ASSIGNING A ZONING CLASSIFICATION OF "RESIDENTIAL LOW (R3) TO THE PRESTAGE PROPERTY, LOCATED AT 822 COMMONWEALTH AVE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

There was no discussion by Council. A motion was made by Councilor Dan Ames to accept ordinance 1234 and seconded by Vice Mayor Chris Denico.

Roll Call: Vice Mayor Chris Denico-aye, Councilor Dan Ames-aye, Councilor Nancy Adorno-aye, Mayor Donald Penton-aye.

4-ayes
0-nays

City Manager Carrier asked Council for permission for Mr. Prestage, to start the process of submitting his plans to the Building Department since the final step of advertising the Ordinances for the second reading is a mere formality in this case. Council agreed that he may start the process, but no permits could be issued until the annexation is final. Vice Mayor Denico

FINAL BUDGET HEARING
MINUTES
September 12, 2007
Page 5

made a motion to allow Mr. Prestage to begin working with the Building Department. The motion was seconded by Councilor Adorno.

Roll Call: Mayor Donald Penton-aye, Vice Mayor Chris Denico-aye, Councilor Dan Ames-aye, Councilor Nancy Adorno-aye.

4-ayes

0-nays

III. ADJOURNMENT

With there being nothing further on the agenda. The meeting adjourned at 7:55 pm by voice vote.

APPROVAL:

City Clerk Sylvia Sims

Mayor Donald L. Penton