

PLANNING COMMISSION WORKSHOP MINUTES

June 25, 2013

CALL TO ORDER Member Warren MacKenzie

PLEDGE OF ALLEGIANCE Member Warren MacKenzie

ROLL CALL City Manager Patricia Jackson

Present: Member Warren MacKenzie, Member David Prins, Member Bill Stefanski, Member Michael Ho-Shing (arrived at 6:08 p.m.)

Absent: Chairman Charles Wilson

ESTABLISHMENT OF A QUORUM - Yes

Motion by Member Prins for approval of the May 21 and April 16 Planning Commission meeting minutes. The motion was seconded by Member Stefanski

Motion carried unanimously.

NEW BUSINESS

PUBLIC HEARING

- 1. A Future Land Use Map Amendment to change the Future Land Use from Residential Medium to Commercial on approximately 2.21 acres located at the northwest intersection of Commonwealth Avenue North (SR 33) and Citrus Grove Boulevard North (parcel number 25-26-33-296500-102020).**

Member MacKenzie opened the public hearing and read the proposal by title only.

Jennifer Codo-Salisbury and Ron Borchers, Senior Planner, Central Florida Regional Planning Council provided an introduction of the subject property.

Ron Borchers provided an overview of the Future Land Use change on 2.2 acres. The eastern acre on Commonwealth Avenue presently has a Commercial land use designation. The residential medium as it stands now would have permitted up to 10 acres. Surrounding uses are mostly vacant to the north and west and to the east is one acre. South is residential, in reviewing the public facility and services for potable and wastewater, it appears that the capacity would be there. The traffic engineer on staff did a quick analysis and there is no impact to that area. Drainage would have to meet

SWFWMD standards. Solid Waste is provided by the Polk County. This, as well as the companion case, are being recommended to the City Council for approval. Jimmy Crawford, Land use Attorney for the applicant, was present and available to answer any questions in regards to the applicants proposal. The companion piece is under the same ownership.

Attorney Jimmy Crawford provided further clarity. Jennifer distributed photographs of the property.

Discussion ensued.

Motion by Member Ho-Shing to accept proposal as presented and forward to City Council. The motion was seconded by Member Stefanski.

Motion carried unanimously.

- 2. A Future Land Use Map Amendment to change the Future Land Use from Residential Very Low Density to Residential Medium on approximately 8.00 acres located at the northwest intersection of Commonwealth Avenue North (SR 33) and Citrus Grove Boulevard North (parcel number 25-26-33-296500-105000).**

Member MacKenzie opened the public hearing and read the proposal by title only.

Ron Borchers, CFRPC, reviewed the eight acre tract for the Future Land Use amendment with the Planning Commission. The applicant wishes to change from residential low density to residential medium density, which is compatible with the property to the west of the proposed development.

Mr. Borchers addressed the public facilities, site plan review, water and wastewater, solid waste, etc. (a copy of the staff report is on file in the City Clerk's Office).

Under Planning Commission discussion:

- Member MacKenzie asked what type of facilities would fit in this proposed land use change. Mr. Borchers explained it could be multi-family, duplexes, condos or single family homes.
- Member Ho-Shing spoke about following the letter of the law; however, he is interested in people's motivation and attitude, and asked what was the vision? Jennifer Codo-Salisbury advised a meeting was held with Jimmy Crawford, maps were reviewed and the property in relationship to Citrus Grove Blvd. It is nice that this is under the same ownership; the PUD allows the city more flexibility to work with the properties (access to SR 33 more difficult with straight zoning). Kathy Delp commented Mr. Crawford wants to do the right thing and make a project we can be proud of. Mr. Crawford spoke about what is vision was for this

property – working with the neighbors, connection to the Van Fleet Trail and what type of housing is being considered.

Gail Funk, 202 Bayberry Drive, inquired about targeted users and purchase price of the homes, and if these properties would be “investment properties.”

Attorney Jimmy Crawford responded this is not intended to be an investor market.

Motion by Member Ho-Shing to accept the proposal as presented and forward to City Council. The motion was seconded by Member Stefanski.

Motion carried unanimously.

1. Status - Land Development Code Update

Jennifer advised we were not doing a workshop packet – going back with research and additional language to bring back to the July meeting. Jennifer briefly discussed Article 7, which deals with planning and zoning.

Other Comments

Member Mackenzie asked Kathy Delp about abandoned homes; Kathy advised once foreclosure is completed and the bank takes over, she can get them cleaned up.

Member Ho-Shing expressed disappointment when reading the April 16 meeting minutes. Requested more detail.

City Manager Jackson indicated the meeting minutes are not verbatim, yet a summary of the meeting. If someone desires to review the digital recording or the meeting packet in detail, please contact the City Manager’s Office. However, City Manager Jackson agreed to add more detail moving forward.

ANNOUNCEMENTS - None

ADJOURNMENT- 6:45 pm

Patricia Jackson, City Manager

Warren McKenzie, Chairman