

PLANNING COMMISSION MEETING MINUTES

October 19, 2017

Chairman Charles Wilson called the meeting to order at 6:00 p.m.

Those present recited the Pledge of Allegiance led by Chairman Charles Wilson.

Roll Call: Assistant to the City Manager Sheandolen Dunn

Present: Warren MacKenzie, Michael HoShing, Charles Wilson, David Prins

Absent: Bill Stefanski

ORDER OF BUSINESS

Mayor LaCascia spoke with positive comments and thanked the Planning Commission for their work to make Polk City a better place.

Site Plan Review for Polk City Business Park Phase I

Jennifer Codo-Salisbury (CFRPC) provided a brief overview of the Site Plan Review for Polk City Business Park Phase I.

John Kroll (Polk City Association LLC) spoke on behalf of the owner and introduced the staff which discussed, landscaping, drainage, stormwater, signage, building elevation and setbacks. This is an awesome project for Polk City. This is a proposed 650,000 square foot distribution center located on the west side of SR 33 across from Mount Olive Road and is slightly under 50 acres. This will be a single-story building with 15,000 square feet of office space which will be on the east side of the building, visible from the roadway. The access point will be on Mount Olive Road.

Member Wilson inquired about the turn lane for entering and exiting the site. Also inquired about staffing.

Mr. Kroll responded that Installation of a traffic light at this location is still under review by FDOT. There will be 135 regular full time employees and 165 seasonal employees

Member Prins inquired about the number of trucks projected to come through the facility.

Jill Marka (PCA, LLC) responded approximately 40 over the road trucks from October to January and 50 box trucks per day. There will be 133 loading docks.

The intended use of the facility is a national retailer. However, the end-user is not ready to publicly disclose the name at this time.

Member HoShing inquired if this organization had done other similar projects.

PCA LLC staff responded yes and discussed a large variety of projects done in previous years.

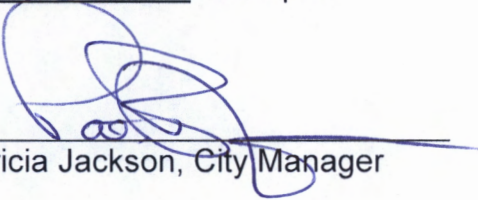
Lengthy discussion ensued.

Motion by Member Prins to approve the Site Plan Review for the Polk City Business Park Phase I; this motion was seconded by Member HoShing.

Motion carried unanimously by voice vote.

ANNOUNCEMENTS - None

ADJOURNMENT- 6:55 pm



Patricia Jackson, City Manager



Charles Wilson, Chairman