

# PLANNING COMMISSION MEETING MINUTES

September 9, 2019

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Chairman Stefanski called the meeting to order at 5:30 pm.

Those present recited the Pledge of Allegiance led by Chairman Stefanski.

**Present:** Michael HoShing, David Prins, William Stefanski, Mike Denico, Robert Baker

**Quorum Established**

## APPROVAL OF MEETING MINUTES

- 1) August 5, 2019

**Motion by Member Baker** to approve the Planning Commission Meeting minutes from August 5, 2019; this motion was seconded by Member Baker. **Motion carried unanimously by Voice Vote.**

## ORDER OF BUSINESS

### Public Hearing

**City-initiated text amendment to the Polk City Land Development Code to add procedures and standards for water efficiency and water conservation.**

Stephanie Von Pelaske Bush (CFRPC) and Cindy Rodriguez (SWFWMD) provided a brief presentation on the Florida Water Star Program and the benefit it would offer Polk City.

The Florida Water Star is a water conservation certification program for new and existing homes and commercial developments. Standards and guidelines for water efficiency are included for 1) Indoor fixtures and appliances, 2) Landscape design, 3) Irrigation systems.

The program outlines standards for a broad range of homes — from a condominium with no yard to an older home on a half-acre lot with an aging irrigation system — and commercial properties and community developments.

An independent inspector inspects each project prior to certification. An accredited professional may be used to design the landscape or irrigation system.

The Florida Water Star Program was developed by the St. Johns River Water Management District in 2006 and became a statewide program in 2012. Most recently,

Florida Water Star became part of the FHBA Certified Ratings Program and is now administered by Triconic LLC.

Florida Water Star can be effectively integrated into projects along with other programs such as ENERGY STAR®, the Florida Green Building Coalition's (FGBC) green standards, and the U.S. Green Building Council's (USGBC) LEED program. The Florida Water Star prescriptive approach can enhance projects by providing a suite of efficiency practices that focus on water use areas specific to Florida.

Chairman Stefanski opened the Public Hearing; hearing no comments for or against this item, Chairman closed the Public Hearing.

**Motion by Member Baker** to approve the City-initiated text amendment to the Polk City Land Development Code to add procedures and standards for water efficiency and water conservation; this motion was seconded by Member HoShing.

Member HoShing spoke briefly regarding rainwater usage and compliance.

Cindy Rodriguez (SWFWMD) reiterated this program is one tool and mandatory for new construction to receive a certificate of occupancy. The Florida Water Certificate is a win-win situation. This statewide program is aimed at energy efficiency and Polk City is moving it from voluntary to mandatory.

**Motion carried unanimously by Voice Vote.**

### Site Plan Review

**Site Plan Application for Polk City Self Storage Expansion located at 330 Commonwealth Avenue North (SR 33) (Polk County Parcel Numbers: 25-26-33-297600-001030; 25-26-33-297600-001110; and 25-26-33-297600-001060) to add a 27,300 square foot climate-controlled building, 7,500 square foot storage building, and an outdoor secure RV storage area including open and covered storage.**

John Stoeckel (Master Consulting, PA, Tampa) provided a brief presentation on behalf of the applicant.

Kathy Delp, Development Services Director spoke briefly with Mr. Stoeckel regarding an easement.

Mr. Stoeckel stated the easement could be removed and the plans would be updated.

No comments from the public.

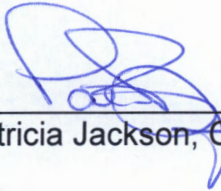
**Motion by Member HoShing** to approve the Site Plan Application for Polk City Self Storage Expansion located at 330 Commonwealth Avenue North (SR 33) (Polk County Parcel Numbers: 25-26-33-297600-001030; 25-26-33-297600-001110; and 25-26-33-

297600-001060) to add a 27,300 square foot climate-controlled building, 7,500 square foot storage building, and an outdoor secure RV storage area including open and covered storage with one condition to remove the gate; this motion was seconded by Member Prins.

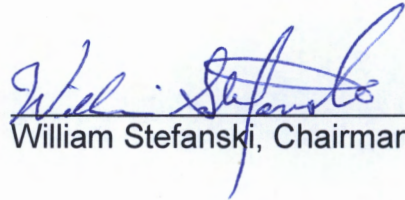
**Motion carried unanimously by Voice Vote.**

**ANNOUNCEMENTS** - None

**ADJOURNMENT**- 6:05 pm



Patricia Jackson, City Manager



William Stefanski, Chairman