

PLANNING COMMISSION MEETING MINUTES

November 1, 2021

Chairman Baker called the meeting to order at 6:30 pm.

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

Present: Robert Baker, Mike Denico, David Prins, Edward Hanks, Eugene Gorski

Absent: Antonio Thomas

Quorum Established

ORDER OF BUSINESS

Public Hearing - Preliminary Site Plan – Tator Tots Daycare

The applicant, SE Sunrise Holdings, is requesting preliminary site plan approval of a 2,400 square-foot nursery and Pre-K care center situated on 0.43 acres in Polk City, located on 1st Street, north of Commonwealth Avenue SW, between Pope Avenue and Central Avenue (Parcel numbers 25-26-32-296000-002031).

Dana Riddell (CFRPC) briefly discussed this the Tator Tots Daycare. The applicant and the Engineer for the project were present to address any questions presented during the meeting.

Member Hanks inquired about traffic in this area.

City Manager Jackson and Ms. Riddell responded that a Traffic Study was not required for this project.

Chairman Baker opened the Public Hearing; no one spoke for or against this item; Chairman Baker closed the Public Hearing.

Motion by Member Hanks to approve the Preliminary Site Plan as presented; this motion was seconded by Member Denico.

Motion carried unanimously by Voice Vote.

Public Hearing - Applicant-initiated amendment to the Planned Unit Development-X

zoning on approximately 132.14 acres located on the north side of Mt. Olive Road, east of SR 33, east of Golden Gate Boulevard from Residential Low-4X to Planned Unit Development-X in the Green Swamp Area of Critical State Concern to allow for a clubhouse and for a development phasing schedule (Parcel numbers: 25-27-06-

000000-021020; 25-27-06-000000-021010; 25-27-06-000000-021030; 25-27-05-000000-043010; and 25-27-05-000000-043020).

Dana Riddell (CFRPC) presented a PowerPoint and brief presentation on this Amendment to the PUD-X. Mr. Robert Holston, Applicant and Engineer Jim Frazier were also present to address any questions or concerns presented.

Chairman Baker opened the Public Hearing.

Barry Shore (592 Meandering Way) asked if a berm would be built?

Mr. Holston responded that a 10 ft. landscape vegetation easement would be constructed. The homes are in the \$300 range.

Mr. Frazier clarified that this would be a tract, not an easement and it would belong to the Homeowners Association.

Earl Womack (584 Meandering Way) inquired about the backyard setbacks and where children would go to school?

Mr. Frazier responded there would be 10 ft backyard setbacks.

City Manager Jackson and Dana Riddell responded that the entire approval process includes a school concurrency system of land use regulations which is designed to meet the demands placed upon public school capacity by new residential development. The school district must coordinate with their respective municipalities. There is enough capacity to accommodate the children.

Chairman Baker closed the Public Hearing.

Motion by Chairman Baker to approve the Applicant-initiated amendment to the Planned Unit Development-X; this motion was seconded by Member Denico.

Motion carried unanimously by Voice Vote.

Public Hearing - Land Development Code Amendment

City-initiated text amendments to the Land Development Code to remedy inconsistencies.

Dana Riddell (CFRPC) provided a thorough explanation and stating the purpose of the proposed amendments is to update the type of Comprehensive Plan Amendments that now exist following changes in the Florida Statutes. Remediating inconsistencies such as changing Council to "Commission", Changing City of Polk City to "Polk City".

Chairman Baker opened the Public Hearing.

Alternate Member Gorski inquired about #3 on Page 8. Was this information supposed to be stricken out?

Ms. Riddell responded No, that will be amended for the next meeting.

Laura Lambert (414 Meandering Way) asked if all of Holly Cove is in the Green Swamp.

Ms. Riddell responded, Yes.

Chairman Baker closed the Public Hearing.

Motion by Chairman Baker to approve the Land Development Amendment; this motion was seconded by Member Prins.

Motion carried unanimously by Voice Vote.

ANNOUNCEMENTS - None

ADJOURNMENT- 7:10 pm



Patricia Jackson, City Manager/Clerk



Robert Baker, Chairman