

# PLANNING COMMISSION MEETING MINUTES

April 5, 2021

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

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

**Present:** Robert Baker, Mike Denico, David Prins, Edward Hanks, Antonio Thomas

**Absent:** Bill Stefanski

**Quorum Established**

## ORDER OF BUSINESS

### Public Hearing - Preliminary Site Plan - Central Florida Furniture Design

The applicant, LLW Group LLC, is requesting Preliminary Site Plan approval of 18,800 square feet of furniture warehouse situated on 1.69 acres in Polk City, located on 160 Appaloosa Hills Road East of Commonwealth Avenue North. The warehouse space is divided equally in two buildings, each totaling 9,900 square feet.

Marisa Barmby (CFRPC) presented a thorough explanation for the Preliminary Site Plan for Central Florida Furniture Design.

A Site Plan was originally approved in January 2019 for an 18,626 square foot furniture warehouse. The Site Plan has changed in that two buildings rather than one are now proposed with total square footage of 18,800.

The site is currently vacant (1.69 acres) and is exempt from the regulations pertaining the Green Swamp Area of Critical State Concern; it has a Future Land Use designation of Light Industrial. The Site Plan has been drawn consistent with the required setbacks of 25' front yard setback, 10' side yard setback and 20' rear yard setback.

**After lengthy discussion, Motion by Member Prins** to approve the Preliminary Site Plan for Central Florida Furniture Design; this motion was seconded by Member Thomas.

**Motion carried 4/0 by Voice Vote.**

### Public Hearing-Preliminary Site Plan-Polk City Business Park Center-Phase

**2:** The applicant, Scannell Properties, is requesting preliminary site plan approval of Phase 2 of the Polk City Business Park which is located on the west side of the intersection of SR 33 (Commonwealth Ave) and SR 33 (Polk County Parcel Numbers: 24-27-01-000000-012020 and 24-27-01- 000000-012030. Phase 2 is approximately 87.07 acres and is proposed to consist of a 1,010,800 square foot warehouse with



associated auto and trailer parking, utilities, sidewalks, landscaping, and offsite road improvements. Phase 2 will be constructed in two subphases. The overall site is 105.59 acres. A warehouse distribution center (Best Buy) has been constructed on Phase 1.

The property has a Future Land Use (FLU) of Business Park Center -X (located in the Green Swamp Area of Critical State Concern). The Business Park Center – 1X allows for the development of warehousing and distribution center uses.

The site plan has been drawn consistent with the required setbacks. Front Setback: 102.02' from right-of-way (100' required), Rear Setback: 247.09' provided (60 required), Side Yard Setback (south): 420.23' provided (55 required), Side Yard Setback (north): 285.07' provided (15' required). The applicant has met or exceeded the setback requirements.

The site plan has been drawn consistent with the required number of parking spaces. The landscape plan is also consistent with the City's landscaping regulations.

City staff has required the following: 1) the developer shall install lights that do not reflect off-site, and 2) prior to certification of occupancy, a Proportional Share Agreement must be approved to address needed improvements at the intersection of SR 33 and Mt. Olive Road.

The Developer would like to revise the condition to state the following:

The Developer shall obtain all necessary permits from the Florida Department of Transportation (FDOT) for any required offsite improvements within the State Road 33 right-of-way. Unless otherwise modified or removed by FDOT, the offsite turn lanes and driveway connections shall be substantially completed and operational prior to the issuance of a Certificate of Occupancy for Phase 2. The Developer shall comply with any conditions of approval that may be defined in the FDOT permits.

Representatives from Scannell Properties presented the Preliminary Site Plan for the Polk City Business Park Center Phase 2 and addressed questions and/or concerns that were brought forth during the meeting.

Chairman Baker **opened** the Public Hearing.

- 1) David & Gabrielle Kelly (17626 Commonwealth Avenue N) spoke in regards to Agriculture concerns. Not in favor of the new warehouse.
- 2) Christine Leinonen (9045 Woodview Drive #2) – Spoke in regards to noise and lighting. Not in favor of the new warehouse.
- 3) Lacey Graham (9940 Wilder Road) – Spoke in regards to water run-off concerns. Not in favor of the new warehouse.

Chairman Baker **closed** the Public Hearing.

The Scannell Team responded to each of the concerns/comments from the residents during the Public Hearing.

**After lengthy discussion, Motion by Member Prins** to approve the Preliminary Site Plan for Polk City Business Park Center-Phase 2 with changes proportionate share agreement pending FDOT requirements for road improvements, if any; this motion was seconded by Member Denico.

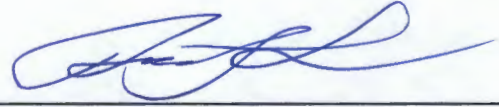
**Roll Call Vote:** Chairman Baker – nay, Vice Chairman Denico – aye, David Prins – aye, Edward Hanks – nay, Antonio Thomas - nay

**Motion failed 3/2.**

**ANNOUNCEMENTS** - None

**ADJOURNMENT**- 7:10 pm

  
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Patricia Jackson, City Manager/Clerk

  
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Robert Baker, Chairman