

PLANNING COMMISSION MEETING MINUTES

February 5, 2024

Chairman Baker called the meeting to order at 6:00 pm.

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

Present: Robert Baker, David Prins, Edward Hanks, Ricky Wilson

Absent: Antonio Thomas

Quorum Established

APPROVAL OF MINUTES

Motion by Member Prins to approve the January 8, 2024 Planning Commission Meeting Minutes as presented; this motion was seconded by Member Wilson. **Approved by Voice Vote 4/0.**

PUBLIC COMMENTS - None

ORDER OF BUSINESS

PUBLIC HEARING

Zoning Map Amendment

Marissa Barmby (CFRPC) discussed the Applicant, Boyd D. Stephens and Laura J. Stephens Revocable Trust, is requesting a Zoning Map amendment from Single Family Residential (R-1) to Planned Unit Development (PUD) on approximately 15.45 acres in Polk City, located on the east side of Berkley Road north of Lakeview Drive and south of Crape Myrtle Lane (Parcel numbers 252632-000000-022020 and 252632-000000-022030).

Mrs. Barmby clarified that this application is strictly rezoning, and the applicant has met all the basic criteria.

Jim Bagley, Developer for the applicant reiterated the desire is to go from R-1 Designation to PUD.

Chairman Baker asked about the traffic on Berkley Road. He is concerned that 681 new vehicles would greatly impact the traffic and the roads.

Member Wilson asked if a new entrance coming out onto Berkley Road. Mr. Bagley responded, No.

City Manager Jackson stated this was a three-phase and the cut-outs were in place.

Chairman Baker opened the Public Hearing.

Ann Blethen (320 Crape Myrtle) – Discussed safety concerns, mowing common areas, fencing, outdoor living spaces.

Eddie Clark (237 Bayberry Drive) Discussed FDOT Traffic study, increased traffic onto Berkley Road, people walking to the area, City logo will be a joke if this project is approved, drainage issues, lake contamination.

Member Wilson asked if the homes were fewer, would there be an issue.

Mr. Bagley responded No.

Theodore Timmons (227 Larkspur Lane) Discussed the Sewer tie-in, drive to get onto Berkley about twenty (20) minutes.

City Manager Jackson discussed the force main that goes into Sandy Pointe. There are no plans to do any other lines. SWFWMD has much stricter requirements that must be met. Sidewalks are an ongoing thing and are planned for the future.

Leon Chadovich (242 Bayberry Drive) stated they are not going to use our ramps.

City Manager Jackson responded that these are City streets.

Paul Holland (388 Crape Myrtle Lane) – discussed safety for pedestrians.

Kathy Gabany (102 Bayberry Drive) – Discussed traffic, not pleased with sixty-one (61) new homes coming to the area.

Greg Ballad (266 Bayberry Drive) – Discussed sewer concerns.

Michael Dunn (258 Bayberry Drive) – Discussed SWFWMD is using Sandy Pointe water in their calculations. City Manager Jackson explained that a permit would have to be done in order for this to go through. He wants the commission to uphold what was originally agreed to in Phase 1.

City Manager Jackson responded Polk County has to make that determination.

Marisa Barmby (CFRPC) reiterated that all requirements have been met. This is a different development with private roads. Polk County is opposed to a new entrance for Phase 2 of the Subdivision.

Kevin Coates (110 Bayberry Drive) asked what is the average square footage?

City Manager Jackson responded that 1300 is the minimum square footage.

Chairman Baker closed the Public Hearing.

The Developer clarified that the road is on the northeast corner of the Berkley Road property.

Brief discussion on when construction can occur. The consensus was 7am – 5pm.

Member Hanks reiterated...we cannot stop them.

Phase 2 was never approved, platted...it was conceptual only.

Lengthy discussion ensued.

Motion by Chairman Baker to approve forwarding the Zoning Map Amendment to the City Commission for Denial; this motion was seconded by Member Hanks.

Motion carried by Voice Vote 3/1.

Conditional Use Permit – Special Events Facility

This item was Tabled.

ADJOURNMENT- 7:20 pm



Patricia Jackson, City Manager/Clerk



Bob Baker, Chairman