

SPECIAL CITY COMMISSION MEETING MINUTES

November 26, 2018

Mayor Joe LaCascia called the meeting to order at 7:00 p.m.

Keith Prestage, Public Works Director gave the invocation.

Those present recited the Pledge of Allegiance led by Mayor Joe LaCascia.

ROLL CALL –City Manager Patricia Jackson

Present: Mayor Joe LaCascia, Commissioner Mike Blethen, Commissioner Randy Carroll, Vice Mayor Don Kimsey, Commissioner Wayne Harper, City Attorney Thomas Cloud and City Manager Patricia Jackson

ORDER OF BUSINESS

PUBLIC HEARING – ORDINANCE 2018-14 - AN ORDINANCE OF POLK CITY, FLORIDA, PROVIDING FOR THE AMENDMENT OF THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF POLK CITY, FLORIDA, SPECIFICALLY, CHANGING THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 26.07 ACRES LOCATED AT 0 STATE ROAD 33 (PARCEL NUMBER 24-27-01-000000-012020) FROM CONVENIENCE CENTER-X (CC-X) TO BUSINESS PARK CENTER-X (BPC-X) AND RETAINING APPROXIMATELY 2.08 ACRES IN CONSERVATION-X IN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN; AND TRANSMITTING SAID AMENDMENT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FOR FINDING OF COMPLIANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE, first reading.

City Attorney Cloud read the Ordinance by title only. Mayor LaCascia opened the Public Hearing. As no one spoke for or against, Mayor LaCascia closed the Public Hearing.

Motion by Vice Mayor Kimsey to approve Ordinance 2018-14 on First Reading; this motion was seconded by Commissioner Blethen.

Roll Call Vote: Mayor LaCascia – aye, Commissioner Carroll – aye, Vice Mayor Kimsey – aye, Commissioner Blethen – aye, Commissioner Harper – aye

Motion carried unanimously.

Jennifer Codo-Salisbury and Ramon Ramos (CFRPC) provided a brief update on Ordinance 2018-14 which is a city-initiated Future Land Use map amendment and rezoning going from a Convenience Center to a Business Park Center. Changing in zoning matches the Future Land Use while retaining conservation two acres. Examples of typical tenants of a convenient center would be convenient stores, laundry/dry cleaners, barbers, restaurants or gas stations.

Changing to a Business Park Center in which typical tenants are light assembly plants and office distribution centers, also provides employment opportunities. This change allows for 15% to be used for commercial activity. The analysis is compatible to the Comprehensive Plan and Future Land Use, with no impacts projected.

Vice Mayor Kimsey asked if the zoning would be the same for the surrounding land.

Mr. Ramos responded yes.

City Attorney Cloud reiterated that any changes coming to Polk City have to abide by Polk City's Land Development Code.

Lengthy discussion ensued.

PUBLIC HEARING – ORDINANCE 2018-15 - AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF POLK CITY, FLORIDA TO CHANGE THE ZONING FOR APPROXIMATELY 26.07 ACRES LOCATED AT 0 STATE ROAD 33 (PARCEL NUMBER 24-27-01-000000-012020) FROM CONVENIENCE CENTER-X (CC-X) TO BUSINESS PARK CENTER-1X (BPC-1X) AND RETAINING APPROXIMATELY 2.08 ACRES IN CONSERVATION-X IN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE, first reading.

City Attorney Cloud read the Ordinance by title only. Mayor LaCascia opened the Public Hearing. As no one spoke for or against, Mayor LaCascia closed the Public Hearing.

Motion by Vice Mayor Kimsey to approve Ordinance 2018-15 on First Reading; this motion was seconded by Commissioner Harper.

Commissioner Blethen inquired about sufficient traffic evaluations.

City Attorney Cloud stated there will be FDOT reviews which will include specific conditions. This is typical of the Site Plan Review Process.

Roll Call Vote: Mayor LaCascia – aye, Commissioner Carroll – aye, Vice Mayor Kimsey – aye, Commissioner Blethen – aye, Commissioner Harper - aye

Motion carried unanimously.

CITY MANAGER ITEMS

Christmas Parade – Saturday, December 1, 2018

CITY ATTORNEY ITEMS

City Attorney Cloud shared with Commission that the spouse of Attorney Eddie Delaparte (PRWC) passed away.

COMMISSIONER ITEMS

Commissioner Blethen – inquired about methods other cities use to plan for warehouses, hospitals and housing.

City Attorney Cloud stated the Comprehensive Plan is still in place, which provides a framework so the Commission and the residents can have input on the kind of development coming into an area.

City Manager Jackson stated the Comprehensive Plan leads into the creation of the Unified Land Development Code.

Commissioner Carroll – Thanked CFRPC for their work with Polk City.

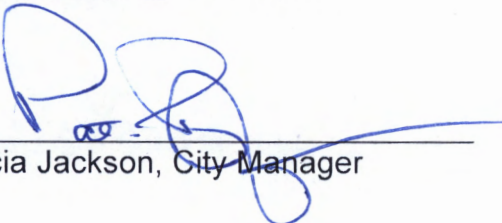
Commissioner Harper – Thanked the Commission for their confidence in inviting him to be a part of the City Commission. Encouraged everyone to invite others to City Commission Meeting.

Vice Mayor Kimsey – Spoke about all the changes coming to Polk City. Wished everyone a Merry Christmas.

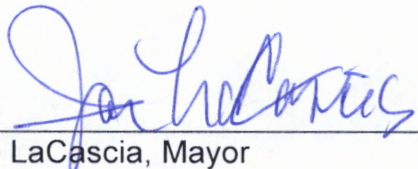
Mayor Lacascia – none

ANNOUNCEMENTS - None

ADJOURNMENT – 7:45 pm



Patricia Jackson, City Manager



Joe LaCascia, Mayor