

## CITY COMMISSION MINUTES

June 17, 2019

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Mayor Joe LaCascia called the meeting to order at 7:10 p.m.

Keith Prestage, Public Works Director gave the invocation.

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

**ROLL CALL** – Assistant to the City Manager Sheandolen Dunn

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

### **APPROVE CONSENT AGENDA**

**Motion by Commissioner Harper** to approve the Consent Agenda; this motion was seconded by Vice Mayor Kimsey. **Unanimously approved by voice vote.**

**PRESENTATIONS AND RECOGNITIONS** - None

### **PUBLIC COMMENT**

**Laura Lambert (414 Meandering Way)** – Spoke in regards to the recent fire at Mount Olive Shores and expressed concern about information presented in the press release from the Polk County Fire Services. She also inquired about legal access to the Jacobs Water Plant.

Lori Pearson, Utilities Supervisor addressed concerns for Mrs. Lambert.

City Manager Jackson responded Yes, Polk City does have legal access to the Jacobs Water Plant.

**Janice Heinrich (399 Motorcoach Drive South)** Spoke in regards the recent fire in MOSN and the fire hydrant concerns discussed at the May meeting.

### **ORDER OF BUSINESS**

#### **Public Hearing – Ordinance 2019-04**

An Ordinance approving a Conditional Use Permit to allow for a Special Events Facility on approximately 2.5 acres at 545 Orange Boulevard (Parcel ID 25-26-33-296500-

045020); Providing for Severability; Providing for Conflict; and Providing for an Effective Date. **First Reading**

After lengthy discussion, a motion by **Commissioner Blethen** to table Ordinance 2019-04 until the July meeting; this motion as seconded by Commissioner Harper.

**Motion carried unanimously by Voice Vote.**

### **Public Hearing - Ordinance 2019-05**

An Ordinance of Polk City, Florida, amending the official Polk City Zoning Map to change the zoning on approximately 132.14 acres locate 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 400 single family detached homes (Parcel number: 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); 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 this Ordinance by title only. Mayor LaCascia opened the Public Hearing.

Denise Wright (5512 Lagustrum Lane) – Spoke in regards to Ordinance 2019-05 and the traffic on SR 33 and Interstate 4.

Vice Mayor Kimsey requested clarification on this Ordinance. Is it just to change the zoning?

Mayor LaCascia and City Attorney Cloud responded Yes.

City Attorney Cloud stated the developer has requested a change to PUD Zoning. Currently, the developer has the ability to put four (4) units per acre on the property without any approval from Polk City. Because of its flexibility, a PUD, has more issues that are dealt with in the Zoning Approval than just a simple yes or no. Therefore, because it is a PUD, Polk City will get to review the lot sizes.

Bill Kuhn (1243 Motorcoach Drive) spoke in regards to the pros and cons of the Zoning laws as they are currently written. Suggests the City Commission deny the zoning change and work with the developer to redesign the planned development to comply with the current zoning of RL-4. This would better serve our community.

Mayor LaCascia addressed Denise Wright's concerns. The future development has to undergo a concurrency review by a number of different agencies. These reviews have not been done, but will have to be done before actual construction begins.

Laura Lambert (414 Meandering Way) - Suggested larger homes on larger lots. Encouraged the Commission to vote No on this Ordinance 2019-05.

Janice Heinrich (399 Motorcoach Drive South) Spoke in opposition of Ordinance 2019-05.

Robert Holston (Developer) was on hand to address any questions or concerns.

Commissioner Blethen suggested tabling this item, giving the developer an opportunity to come back with an updated plan based on the comments heard.

**Motion by Vice Mayor Kimsey** to table this item until the July meeting.

City Manager Jackson and Jennifer Codo-Salisbury (CFRPC) reiterated the development must meet concurrency prior to any construction. Concurrency is not a part of the zoning process.

After lengthy discussion, this motion was **seconded by Commissioner Blethen**.

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

**Motion carried unanimously.**

### **Public Hearing - Ordinance 2019-06**

An Ordinance of Polk City, Florida, amending the Polk City Comprehensive Plan, Revising the Future Land Use Element to add the Future Land Use Designation of Mixed Use; 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**

**Motion by Commissioner Blethen** to table Ordinance 2019-06 until the July meeting; this motion was seconded by Commissioner Harper.

**Motion carried unanimously by Voice Vote.**

### **Public Hearing – Ordinance 2019-07**

An Ordinance of Polk City, Florida amending the Polk City Land Development Code, amending Article 2, regulations for specific districts, including adding a new Zoning District as Section 2.04.02.17 MU Mixed Use District; Providing for Applicability; Repealer; Severability; and an Effective Date. **First Reading**

**Motion by Commissioner Blethen** to table Ordinance 2019-07 until the July meeting; this motion was seconded by Commissioner Carroll.

**Motion carried unanimously by Voice Vote.**

**CITY MANAGER ITEMS**

**City Manager Jackson** - will be out of the office beginning Tuesday, June 18, 2019. Will return to work on Monday, June 24, 2019.

**July 4th Holiday** – City Hall and the Library will be closed on Thursday, July 4<sup>th</sup> in observance of the holiday. Will resume normal business hours on Friday, July 5, 2019.

**Florida League of Cities Conference** – August 15-17, 2019 at the Orlando World Center Marriott.

**CITY ATTORNEY ITEMS** - None

**COMMISSIONER ITEMS**

**Vice Mayor Kimsey** – Delaying the vote is to the City’s advantage

**Commissioner Blethen** – Glad to be back. Thanked everyone for coming.

**Commissioner Carroll** – Thanked everyone for coming and their comments.

**Commissioner Harper** – Thanked everyone for coming and their comments as well.

**Mayor LaCascia** - Thanked everyone for coming and stressed the importance of the Commission doing what’s right and best for Polk City.

**ANNOUNCEMENTS** - None

**ADJOURNMENT** – 8:05 pm

  
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Patricia Jackson, City Manager

  
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Joe LaCascia, Mayor

**CONSENT AGENDA**  
**June 17, 2019**

MAY ALL BE APPROVED BY ONE VOTE OF COMMISSION TO ACCEPT CONSENT AGENDA. Commission Members may remove a specific item below for discussion, and add it to the regular agenda under New or Unfinished Business, whichever category best applies to the subject.

**A. CITY CLERK**

1. Accept minutes – May 20, 2019 Regular City Commission Meeting
2. Accept minutes – May 20, 2019 City Commission Workshop

**B. REPORTS**

1. Code Enforcement Report – April/May 2019
2. Financial Report – April/May 2019
3. Library Report – May 2019
4. Polk Sheriff's Report – May 2019
5. Public Works Report – May 2019
6. Utilities Report – April/May 2019

**C. OTHER**