

CITY COMMISSION MINUTES

January 19, 2021

Mayor LaCascia called the Regular Meeting to order at 7:00 pm.

Commissioner Randy Carroll gave the invocation.

ROLL CALL – Kelly Downing

Present: Mayor Joe LaCascia, Vice Mayor Don Kimsey, Commissioner Wayne Harper, Commissioner Randy Carroll, Commissioner Micheal T. Blethen, and City Attorney Thomas Cloud

Absent: City Manager Patricia Jackson

APPROVE CONSENT AGENDA

Motion by Commissioner Harper to approve the December 21, 2020 (City Commission Workshop), December 21, 2020 (City Commission Regular Meeting); this motion was seconded by Commissioner Carroll. **Unanimously approved by Voice Vote.**

PRESENTATION

Mayor LaCascia read the Proclamation for School Choice Week, January 24-30, 2021. This proclamation will be mailed to the National School Choice Week Office in Southlake, TX.

PUBLIC COMMENT (Items NOT on the Agenda)

None

ORDER OF BUSINESS

Public Hearing – Ordinance 2020-11

Mayor LaCascia briefly discussed this Ordinance of Polk City, Florida; amending the Future Land Use Map of the City's Comprehensive Plan by changing the Future Land Use Designation of approximately 3.22 acres located at the Northwest corner of the intersection of Commonwealth Avenue North (SR 33) and Citrus Grove Boulevard North from Commercial to Residential, transmitting the Amendment and notifying the Florida Department of Economic Opportunity; providing for severability; providing for an effective date. **Second and Final Reading**

City Attorney Cloud read this Ordinance by title only. Mayor LaCascia opened the Public Hearing.

Dan Graves (405 North Citrus Grove Boulevard) spoke regarding the future plans of Citrus Grove Boulevard as it relates to sewer and how the vehicle traffic would increase drastically.

Mayor LaCascia responded, this is just to allow for a change in the Comprehensive Plan as well as a change in Zoning. Mr. Graves' concerns have been duly noted; however, there are several criteria that will need to be approved before any further steps can be taken.

Mike Levine (Real Estate Broker representing Property Owner, Dr. Mohamed Elawad) spoke regarding the possible plans for the property.

Commissioner Blethen discussed his concerns regarding the infrastructure, stressing that SR 33 is Polk City's lifeline. Will be voting No.

Mayor LaCascia closed the Public Hearing.

Motion by Commissioner Harper to approve Ordinance 2020-11 on Second and Final Reading; this motion was seconded by Mayor LaCascia.

Commissioner Blethen stated looking at long-term growth in Polk City, this is a prestigious piece of property that has been designated as Commercial and for those folks commuting to work on SR 33, we are limited and leaving this as commercial is by far the best thing to do.

Vice Mayor Kimsey does not want to see the traffic increase anymore and will be voting no. There will be a sewer line; and everyone on Citrus Grove will be mandated to hook up to it.

City Attorney Cloud stated there would be no mandatory water connection. This parcel is a tough development for Commercial right now.

Commissioner Carroll reiterated that SR 33 is Polk City's lifeline.

Commissioner Harper stated with the Commercial designation, there will be additional traffic in that area and so many accidents. We need to eliminate potential hazards on or near that piece of property. This needs to be changed from Commercial to Residential designation.

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

Motion carried 3/2.

Public Hearing – Ordinance 2020-12

Mayor LaCascia briefly discussed this Ordinance of Polk City, Florida, amending the official Polk City Zoning Map to change the zoning on approximately 18.71 acres located at the Northwest corner of Commonwealth Avenue (SR 33) and Citrus Grove Boulevard North from R-4 Mixed Residential Use and Planned Unit Development to Planned Unit Development to allow for 168 Multi-family dwelling units; providing for severability; providing for repeal of conflicting ordinances; providing for an effective date. **Second and Final Reading**

City Attorney Cloud read this Ordinance by title only. Mayor LaCascia opened the Public Hearing.

Mike Levine (Real Estate Broker for property owner, Dr. Mohamed Elaswad) stated the PUD zoning is the most cooperative zoning that can be offered in Polk City.

Dan Graves (405 North Citrus Grove Boulevard) spoke about the future plans of Citrus Grove Boulevard as it relates to the Planned Unit Development (PUD). Is this for Low Income Housing?

Jennifer Codo-Salisbury (CFRPC) responded a PUD is a win-win situation. It is a Conditional Zoning and is only allowed when there is a PUD. In this case, there is a Conceptual Site Plan that would be adopted with the Ordinance to allow for multi-family housing. In no case, does the PUD specifically call out Low Income Housing. That is not a tool of a PUD. Opportunities that the PUD provides is limiting access onto Citrus Grove Boulevard for safety. A detailed Traffic study will be done and presented to the Planning Commission as well as the City Commission. This property is a challenging access issue. Thus, the access on Citrus Grove Boulevard.

Mayor LaCascia inquired about the timeline for when it will become public knowledge as to exactly what the property will be used for.

Mayor LaCascia closed the Public Hearing.

City Attorney Cloud mentioned including language in the Ordinance Item #8 (Page 3) to read *"If a Preliminary Site Plan is not submitted and approved within one (1) year from the effective date of this Ordinance, then this Ordinance shall expire and the zoning in effect immediately prior to adoption of this ordinance shall take effect and apply to the property"*.

Motion by Commissioner Harper to approve Ordinance 2020-12 on Second and Final Reading, which will include the addition language provided by City Attorney; this motion was seconded by Commissioner Carroll.

Lengthy discussion ensued.

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

Motion carried 4/1.

CITY MANAGER ITEMS - None

CITY ATTORNEY ITEMS

As mentioned during the 6pm Workshop, City Attorney Cloud discussed **Emergency Ordinance 2021-01** – An Ordinance of the Polk City, Florida, authorizing the City Manager to make provisions for electronic attendance by elected and appointed officials at City meetings during periods of declared public health emergency; providing for severability; providing for repealer; providing for an effective date.

After lengthy discussion and phone consultation with City Manager Jackson, **Motion by Commissioner Blethen** to approve Emergency Ordinance 2021-01; this motion was seconded by Commissioner Harper.

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

Motion carried unanimously.

COMMISSIONER ITEMS

Vice Mayor Kimsey – None

Commissioner Carroll – None

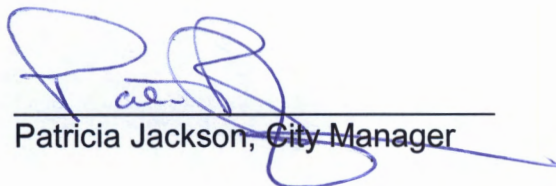
Commissioner Harper – Urging citizens to come to City Commission Meetings. Looking for innovative ideas for events in Polk City.

Commissioner Blethen – Investigate a better sound system in the Commission Chamber.

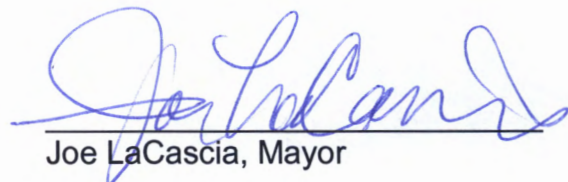
Mayor LaCascia – None

ANNOUNCEMENTS - None

ADJOURNMENT – 8.24 pm



Patricia Jackson, City Manager



Joe LaCascia, Mayor