

**MINUTES  
PLANNING BOARD MEETING**

**September 26, 2017  
REGULAR MEETING 6:00 P.M.**

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**CALL TO ORDER: CHAIR JOSEPH HULTS**

**INVOCATION AND PLEDGE OF ALLEGIANCE BETTE BIGGAR**

**ROLL CALL: COMMUNITY DEVELOPMENT DIRECTOR AMEÉ BAILEY**

Those in attendance were Chair Joe Hults, Vice Chair Deborah Byrne, Karen Abdul-Hameed, Loretta Vittorio, Matthew Noone, Bette Biggar, Community Development Director Ameé Bailey and Jennifer Codo-Salisbury with the Central Florida Regional Planning Council.

Absent:

**APPROVAL OF MINUTES: July 18, 2017 MEETING**

**Board Member Biggar** made a motion to approve the minutes with corrections, seconded by **Board Member Vittorio**.

**BUSINESS ITEMS - PUBLIC HEARING:**

**Chair Hults** turned the meeting over to **Community Development Director Bailey**, she requested that Business Item 2 the Solar Power Generation Facilities Text Amendment, submitted by Tampa Electric be continued to a date certain of October 12.

**Board Member Noone** made a motion to continue the Solar Power Generation Facilities Text Amendment to October 12, 2017 motion was seconded by **Board Member Biggar** the motion was approved by unanimous voice call vote:

<b>CHAIR HULTS</b>	<b>AYE</b>
<b>VICE CHAIR BYRNE</b>	<b>AYE</b>
<b>BOARD MEMBER VITTORIO</b>	<b>AYE</b>
<b>BOARD MEMBER ABDUL-HAMEED</b>	<b>AYE</b>
<b>BOARD MEMBER NOONE</b>	<b>AYE</b>
<b>BOARD MEMBER BIGGAR</b>	<b>AYE</b>

**1) PUBLIC HEARING: PEGG BLYE - ZONING**

**Jennifer Codo Salisbury**, AICP Central Florida Regional Planning Council stated the rezoning was requested by the Pegg Blye B Trust. This public hearing was advertised in the newspaper and letters were sent to surrounding property owners within 300 feet of the subject site. The site location for the rezoning is located on County Road 557, north east of County Road 555 and Old Lake Alfred Rd. The current future land use for the property is 9.98 acres of conservation on the north side and the lower twenty acres has a land use of very low density residential, which allows three to five dwelling units per acre. When the property was annexed into the City future land use was assigned, however, the zoning remained agriculture,

residential, rural. The applicant is proposing to change the zoning to single family, R1-AAAC zoning. The 9.98 acres, which is wetland, would be consistent with future land use as conservation. The site is in the Green Swamp Area of Critical State Concern which has additional requirements. The R1-AAAC zoning would allow a minimum lot size of 8,000 square feet; the setbacks would be twenty foot setback, twenty foot rear setback and a ten foot side setback. Because the property is located in the Green Swamp the development would require a minimum of thirty percent open space. The minimum home square feet would be 1,200. The maximum density is up to five units per acre, but due to the development restrictions, this development would likely only have three units per acre. There are no negative impacts for the infrastructure in the area.

**Board Member Abdul Hameed** stated she remember reading there was a negative impact for the elementary school

**Ms. Codo Salisbury** stated the City is at minus sixteen seats, but that would be addressed at the site plan review process.

**Board Member Vittorio** asked about the wetlands on the property, and asked if this was a flood area.

**Director Bailey** stated the property was in the flood plan area.

**Chair Hults** opened the public hearing.

**Don Mason** stated he has the contract to purchase the property once the zoning is processed, he would be happy to answer any questions.

**Tom Dshaw**, 336 Sierra Mike Blvd., Lake Alfred, asked if separate drainage ponds would be required for the development and if they would be required to install a fence around the development.

**Director Bailey** added the City requires a site plan process, where the entire infrastructure will be reviewed. The zoning and development requirement would be the same as Lake Alfred Estates. The City does not require subdivisions abutting other subdivisions to install fencing. At this point we are only considering the zoning, conservation and residential. The specifications of how the property will develop would be addressed at the site development review process.

**Minerva Sampson**, 349 Sierra Mike Blvd., Lake Alfred stated was concerned about the removal of trees that serve to buffer the noise from 557. She asked about requiring a fence to help buffer the noise.

**Chair Hults** stated that the question of a fence is not a zoning issue.

**Board Member Vittorio** asked if the site review process is open to the public.

**Director Bailey** stated the site review process is a Staff level review and the requirements are in the Unified Land Development Code.

**Doug Gourley**, 340 Sierra Mike Blvd., Lake Alfred asked if the planning portion of the development was a closed meeting and if that is when the elevation would be reviewed.

**Director Bailey** stated during the site review process the developers will have to submit elevations, depending on where the sites are will dictate if they have to elevate the lot. That will be part of the site review process.

**Board Member Biggar** moved the Planning Board recommend approval to the City Commission of the amendment of the Official Zoning Map of approximately ±30.6 acres from Polk County Agricultural/Residential Rural to ±20.63 acres City Single-Family Dwelling District-Cluster (R-1AAA-C) and ± 9.98 acres described as parcel: 262720-000000-024010. .

Motion was seconded by **Board Member Abdul Hameed** and the motion was approved by unanimous voice call vote:

<b>CHAIR HULTS</b>	<b>AYE</b>
<b>VICE CHAIR BYRNE</b>	<b>AYE</b>
<b>BOARD MEMBER VITTORIO</b>	<b>AYE</b>
<b>BOARD MEMBER ABDUL-HAMEED</b>	<b>AYE</b>
<b>BOARD MEMBER NOONE</b>	<b>AYE</b>
<b>BOARD MEMBER BIGGAR</b>	<b>AYE</b>

### **3) AIRPORT ZONING TEXT AMENDMENT**

**Community Development Director Anee Bailey** read the issue to consider a City-initiated text amendment to the City of Lake Alfred Land Development Code relating to the Airport Zoning Regulations in support of the Polk County Joint Airport Zoning Board amending Article 2.

**Ms. Codo Salisbury** This is a text amendment to the City's Unified Land Development Code (ULDC). This public hearing was advertised in the newspaper on September 13<sup>th</sup>. Florida Statutes require local governments, though out the state, to coordinate with any airports in the area to assure that public safety issues are being addressed. In 1978 the City adopted a resolution joining the Polk County Joint Airport Zoning Board, to help protect the missions of the airports and public safety. Two years ago the legislators wanted more coordination in the Land Development Code, Chapter 333 of Florida statutes states the Cities should adopt regulations or be part of a joint zoning airport board. The City is doing both, the amendment tonight recognize the City's participation of the Joint Airport Zoning Board and also that the city will coordinate with the airport plans as well as the County as new development progresses in the area of the Winter Haven Airport and Brown Seaplane Base. Two sections are proposed to be amended in the ULDC, article two will have an addition; section 2.02.13 will recognize the City's participation in the Polk County Joint Airport Zoning Board the second is a footnote to the Table of Development Standard that states that all structures are subject to compliance with the Polk County Airport Zoning Regulations adopted and administered by the Joint Airport Zoning Board.

**Chair Hults** opened the public hearing.

**Chair Hults** closed the public hearing.

**Board Member Abdul Hameed** made the motion to recommend approval to the City Commission of the City-initiated text amendment to the City of Lake Alfred Land Development Code relating to airport zoning regulations as included in Section 2.02.00 and in Table 2.01.01(B).

Motion was seconded by Board Member Noone and the motion was approved by unanimous voice call vote:

CHAIR HULTS	AYE
VICE CHAIR BYRNE	AYE
BOARD MEMBER VITTORIO	AYE
BOARD MEMBER ABDUL-HAMEED	AYE
BOARD MEMBER NOONE	AYE
BOARD MEMBER BIGGAR	AYE

Board Member Abdul Hameed asked why item 2 was two tabled.

Community Development Director Ameer Bailey stated the City is looking at a text amendment to the notification section in article eight of the ULDC. It has been advertised Staff has been working on the draft. At this time it is not ready to be presented but it should be ready within the next week. It will be on the October 12<sup>th</sup> agenda.

Staff is looking at schedules and there are dates for the board to consider. Instead of a meeting in December Director Bailey would like to have a workshop December 14<sup>th</sup>, January 9<sup>th</sup> or January 23, the normal schedule for the Planning Board is for the meetings to be held in the even months. The topics for the workshop would be the By Laws, concerning the meeting days, future scheduling

**ADJOURNED AT 7:05**

Respectfully submitted,



Mamie Drane  
Administrative Assistant