

**PLANNING AND ZONING BOARD
MINUTES
CITY COMMISSION CHAMBERS
THURSDAY, MARCH 10, 2022
6:00 P.M.**

Chair Fountain called the Planning and Zoning Board to order at 6:00 p.m. in the City Hall Chambers located at 120 E. Pomelo Street, Lake Alfred, Florida.

Chair Fountain provided the invocation and the Pledge of Allegiance.

Board Members in Attendance: Chair Ike Fountain, Board Member Herb Nigg, Board Member Wanda Daley (6:04 PM), Board Member Charles Lake, Vice-Chair Brenda Arnold, Alternate Board Member Cathy Long. A quorum was present.

Board Members Absent: Alternate Board Member Brandon Davis and Board Member Loretta Vittorio.

Staff: Community Development Director Ameé Bailey, Assistant City Attorney Seth Claytor, City Planner Erika Tulloch, and City Clerk Linda Bourgeois.

Chair Fountain presented the minutes from February 10, 2022, Planning and Zoning Board meeting for approval.

Board Member Lake made a motion to approve the February 10, 2022 meeting minutes. The motion was seconded by **Board Member Vittorio**. The motion was unanimously approved.

Assistant City Attorney Claytor read the general procedures into the record. He performed the swearing-in ceremony to all staff and audience members providing testimony.

Chair Fountain presented the business item for consideration.

1. Lake Lowery Road Future Land Use
2. Lake Lowery Road Zoning Assignment

Applicants: Caribbean Distillers LLC

Requests:

Future Land Use Approximately 175.5 ± acres from Heavy Commercial/Industrial

Map Amendment: (HCI) to Residential and approximately 10 ± acres from Polk County Residential Low (RL-1) to Residential

Zoning Map Amendment: Approximately 175.5 ± acres from Heavy Industrial (I-2) to Vintage Residential Neighborhood (VRN) and approximately 10 ± acres from Polk County Residential Low (RL-1) to Vintage Residential Neighborhood (VRN)

Location: 0 Lake Lowery Road, located north of Old Haines City Lake Alfred Road, and the CSX Corporation Railroad, and west

and south of Lake Lowery Road. Parcels:
262727000000031020, 262727000000031010,
262727000000031030, 262727000000032010,
262727000000032030, 262727000000032050,
262727000000032020, 262727490100000605,
262727490100000701, 262727000000013010,
262727000000013030, 262727000000013020,
262727000000014030, 262727000000014010,
262727000000014050, 262727490100000702

Site: 185.5± acres

City Planner Erika Tulloch presented the case details. She said there were thirty (30) mailers with one respondent requesting clarification of the location. She said the majority of the subject property totals 175.5± acres was annexed into the City on September 16, 1999, with Ordinance 892-99. In 2000, the property was assigned the Future Land use (FLU) classification of Industrial and the Industrial (M1) zoning district with Ordinances 906-99 and 924- 99 respectively. The future land use district was then changed to Heavy Commercial/Industrial and zoning district to Heavy Industrial (I-2) with ULDC rewrite Ordinances in 2021 (1439, 1440, 1443, and 1444).

A portion of the subject property totaling 10 ± acres was recently annexed into the City of Lake Alfred by Ordinance 1466-21 on October 18, 2021. It has a Future Land Use Designation of Residential Low (RL-1) in Polk County.

The applicant is requesting to assign the Residential (RES) Future Land Use designation on the entire property totaling approximately 185.5± acres. This would include the existing 175.5± acres of Heavy Commercial/Industrial (HC/I) and the newly annexed 10± acres.

The applicant is requesting to assign the Vintage Residential Neighborhood (VRN) zoning district on the entire property totaling approximately 185.5± acres. This would include the existing 175.5± acres of Heavy Industrial (I-2) and the newly annexed 10± acres.

However, the staff is recommending approval of the request to assign the future land use classifications of Residential and the request to assign the zoning districts of Vintage Residential Neighborhood (VRN) with the modification of including 24.9 acres of the total 185.5 ± acres of the subject property with an assigned FLU classification of Conservation (CON) and a Zoning designation of Conservation (CN).

Community Development Director Bailey provided a historical perspective of the property saying the property was owned by Caribbean Distillers and was industrial before it came into the city.

Board Member Nigg asked about the calculation of homes and said he thought the number was inaccurate and Community Development Director Bailey said per the State requirement staff had to present at the calculated maximum allowable within the land use designation. She went on to explain the components of Land Use as broad or generalized with the zoning categories further breaking down the options for amenities or units per acre.

Board Member Nigg asked about the road impacts and Community Development Director Bailey said any project associated with the site would need to address transportation deficiencies because currently, the transportation concurrency does not handle the project.

A discussion ensued regarding the staff report and the per person per day wastewater demand, the wastewater plant being able to handle the impact, and the potential roadway improvements to the county roads. Additionally, the board discussed the recreation requirements and if the developers can use the acreage for their count of homes. Community Development Director Bailey said no because there cannot be any density transfers.

Board Member Lake asked if they would be able to build townhomes or multiple-family homes, and Community Development Director Bailey said they are considered units and not homes and they would have to meet the zoning requirements of the zoning district. She explained the applicant has requested the Vintage Residential Zoning which would have four (4) units per acre.

Chair Fountain opened the public hearing.

John Reinhert of 690 S. Ilakee asked about the aerial view in the “L” formation on the map on pages three and six. He said one was not included in the Future Land Use recommendation.

Community Development Director Bailey said it was conservation based upon the flood zone she explained the water may be a man-made body of water.

A discussion ensued regarding the table showing 130 gallons ppd on table 4 for water demands and it was determined that it should be 130 gallons per unit per day. Further discussion surrounded the increased traffic with the residents left to deal with the transportation issues, and Assistant City Attorney Claytor said we can't condition the roads and a traffic impact analysis would have to be conducted.

Claire Clements a representative of the developers said they were considering 665 units within a clustered development. She said they are open to the parks and green space, and stormwater requirements for the homes because it has to be a good product for the city and the homeowners. She continued and spoke about the utilities on Highway 17/92 saying there was an existing 12” force main. She said the small pond was less than an acre and they intended to modify it to work with the development as a pond or stormwater retention pond. She said they are working to keep conservation as a natural feature of the development. She addressed the recreation requirement saying they would have a 3 1/2 acre park towards the center and then other parks scattered throughout the development with connectivity trails and nice amenity space.

Assistant City Attorney Claytor cautioned the Planning and Zoning Board that the proposed site plan should not have any relevance when making the decision.

Claire Clements said the development would be similar to the Springs and Silver Lake. She thanked the Planning and Zoning Board and said she looked forward to a positive outcome.

Board Member Lake asked if there were more homes on Lake Lowery and it was shared there were homes to the north on the adjacent property.

Eric Morrisette of Kolterland introduced himself and said this development was not traditionally how they design the community. He said it was starting to be a great neighborhood. He said he was a master developer and they like to create them top-notch. He spoke about the parks, the

open areas, and having connectivity. He said having heavy industrial in this area just does not work as it is more conducive to residential. He talked about creating berms and building a wall to tamp down the train traffic noise. He concluded by saying this is what is right for the land as it is not intensive, it is compatible with the area, and he is excited about the project.

Vice-Chair Arnold asked about the impact on the local schools and Eric Morset said they have applied for the school concurrency and are still waiting on the letter. He said there will be families in the development.

Board Chair Fountain asked about the water capacity and Assistant City Attorney Claytor said it was not a reserve for capacity and it is determined on a first-come-first-served basis.

Board Chair Fountain closed the public hearing.

Community Development Director Bailey said the staff was recommending the modification approval. The applicant has requested the future land use assignments of Residential. The applicant also requested the zoning district assignments of Vintage Residential Neighborhood (VRN). The staff has reviewed the applications and found that the requests are consistent with the surrounding uses, the Future Land Use Element of the Comprehensive Plan, and the Unified Land Development Code (ULDC). The transition from Residential Low-1 (RL-1) and Heavy Commercial/ Industrial to Residential are consistent with other sites surrounding the subject properties.

Board Member Lake made a motion that the Planning and Zoning Board forward the request to assign the Future Land Use classifications of Residential on 160 ± acres to the City Commission with the modification of including 24.9 ± acres of Conservation to the City Commission with a recommendation of approval as modified. **Board Member Daley** seconded the motion.

The City Clerk conducted a roll call vote and the motion was carried by a majority vote with **Board Member Nigg** and **Vice-Chair Arnold** casting dissenting votes.

Chair Fountain presented the zoning options for consideration and opened the public hearing. There were no public comments and he closed the public hearing.

Board Member Daley made a motion that the Planning and Zoning Board forward the request to assign the Zoning District of Vintage Residential Neighborhood on 160 ± acres to the City Commission with the modification of including 24.9 ± acres of Conservation to the City Commission with a recommendation of approval as modified. The motion was seconded by **Board Member Lake**.

Board Member Nigg clarified this was the zoning that would allow for four units per acre and it was confirmed by the Community Development Director.

The City Clerk conducted a roll call vote and the motion carried unanimously.

Board Chair Fountain presented the next two business items for consideration.

3. Polk Training Center Future Land Use
4. Polk Training Center Zoning Assignment

Applicants: A request by the Polk Training Center Inc.

Requests: Future Land Use Assignments- approximately 9.77± Urban Residential. Zoning District Assignments – approximately 9.77± Residential Neighborhood 2 (RN-2)

Location: The subject property is located at 111 and 185 Creek Road. Parcel 262729000000013010, 262729000000013070, further described as north of Evenhouse Road, east of Highway 557, and south of Creek Road.

Site: 9.77± ac

City Planner Erika Tulloch presented. She said there were twenty-two (22) mailers without any responses to date. This property was annexed into the City on December 6, 2021, by Ordinance 1470-21.

The applicant is requesting the Future Land Use classification of Urban Residential for the 9.77± acres. In the County, the future land use classification was Agricultural/ Residential Rural (A/RR).

The applicant is requesting the zoning district of Residential Neighborhood 2 (RN-2) for the 9.77± acres. In the County, there are no zoning designations, thus the future land use classification was Agricultural/ Residential Rural (A/RR).

She continued and said the request is consistent with the Comprehensive Plan. She reviewed the City water, sewer, solid waste, traffic and transportation, police and fire, and recreation requirements. She continued and reviewed the school and environmental impacts saying there were no wetlands or floodplains on the property designated for conservation.

She said staff has reviewed the applications and found that the requests are consistent with the surrounding uses, the Future Land Use Element of the Comprehensive Plan, and the Unified Land Development Code (ULDC). The transition from Agricultural/Residential Rural (A/RR) to Urban residential is consistent with other sites surrounding the subject properties. Therefore, staff recommends approval of the request to assign the future land use classifications of Urban Residential and the request to assign the zoning districts of Residential Neighborhood 2 (RN-2).

Board Member Lake asked who the applicant was and he was told it was the Polk Training Center and the Board approved the application.

Board Member Nigg asked about the trail along CR 557 and Community Development Director Bailey said she had requested it as a part of the widening project.

Alternate Board Member Long asked if they would be allowed apartments or townhomes and Community Development Director Bailey replied yes and said the applicant would have a variety of options.

A discussion ensued regarding there would be no commercial use, the transportation element can handle the traffic capacity now, and the CR557 widening project slated for construction in 2023.

Board Chair Fountain opened the public hearing.

John Reinhert of 690 S. Illakee Avenue asked about the density from six units to twenty-four units and he was told the city does not dictate housing products at zoning.

Mike Sharem of Adams Barn Road spoke about the parcel of land to the south and east of this property and said Discovery Academy owned those parcels. He said the school had a goal of building a football stadium within 2-7 years. He said the residents may not want that project there near their homes.

Carol Fulks, Executive Director of Discovery Academy and Discovery High School shared a vision of a future elementary school in the area. She said she hoped to enhance the community with a total school system. She said she was not objecting to the residential request but wanted the board to keep that in mind.

A brief discussion ensued about residential being compatible with schools and even being complementary, staff not thinking the request is incompatible, and several local schools were provided as examples.

Board Chair Fountain closed the public hearing.

Board Member Lake made a motion for the Planning and Zoning Board to forward the request to assign the future land use of Urban Residential on the property totaling approximately 9.77± acres to the City Commission with a recommendation of approval". The motion was seconded by **Board Member Nigg**. The motion carried unanimously.

Board Member Fountain opened the public hearing. There were no audience members that came forward to speak and he closed the public hearing.

Board Member Lake made a motion for the Planning and Zoning Board to forward the request to assign the zoning of Residential Neighborhood 2 (RN-2) on the property totaling approximately 9.77± acres to the City Commission with a recommendation of approval. The motion was seconded by **Vice-Chair Arnold**. The motion carried unanimously.

Community Development Director Bailey provided a department update, an update of the current projects, and the information about the most recent Polk Regional Water Cooperative amendments to the Planning and Zoning Board.

The next Planning and Zoning Board meeting will be held on Thursday, April 14, 2022.

Without any further business, the Planning and Zoning Board meeting was adjourned at 8:03 p.m.

Respectfully submitted,



Linda Bourgeois, BAS, MMC,
City Clerk