

**PLANNING AND ZONING BOARD
MINUTES
CITY COMMISSION CHAMBERS
THURSDAY, MAY 12, 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.

Board Members in Attendance: Board Chair Ike Fountain, Vice-Chair Brenda Arnold, Board Member Charles Lake, Board Member Herb Nigg, Board Member Loretta Vittorio, and Alternate Board Member Cathy Long. There was a quorum present.

Board Members Absent: Alternate Board Member Brandon Davis and Board Member Wanda Daley.

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

Chair Fountain presented the minutes from March 10, 2022, and April 14, 2022, Planning and Zoning Board meetings for approval.

Board Member Lake made a motion to approve the March 10, 2022 meeting minutes. The motion was seconded by **Vice-Chair Arnold**. The motion was unanimously approved.

Board Member Lake made a motion to approve the April 14, 2022 meeting minutes. The motion was seconded by **Vice-Chair Arnold**. The motion was unanimously approved.

The Gapway Groves IAA Site Plan with Variance Request was removed from the agenda.

Community Development Director Bailey read the general procedures into the record. She performed the swearing-in ceremony for all staff and audience members providing testimony.

Chair Fountain presented the business item for consideration.

The Future Land Uses were presented first and then the Zoning Assignments were considered.

1. Lake Lowery Road Addition Future Land Use

Applicants:	Jennifer (Braxton) Helms and Auburndale Fruit CO Inc
Requests:	Future Land Use Assignments- Approximately 37.84 ± acres from Polk County Agricultural Residential Rural (A/RR) to 17.44± Residential and 20.4± Conservation (CON). Zoning District Assignments- Approximately 37.81 ± acres from Polk County Agricultural Residential Rural (A/RR) to approximately 17.44± Vintage Residential Neighborhood (VRN) and approximately 20.4± acres of Conservation (CN)
Location:	0 and 4970 Lake Lowery Road Lake Lowery Road, located northwest of Lake Lowery Road, east of White Road, and north

of Old Haines City/ Lake Alfred Road. Parcels:
262722-000000-042010; 262722-000000-042070;
262722-000000-042060; 262722-000000-042050;
262722-000000-042040; 262722-000000-042090;
262722-000000-042020; 262722-000000-042080

Site 37.84± acres

Background:

The site is located approximately 0.58 miles north of the intersection of Lake Lowery Road and Old Haines City/Lake Alfred Road. The site includes eight parcels totaling 37.81± acres. The site was annexed into the City on April 18, 2022, with Ordinance 1479-22. Said properties have a Polk County Future Land use (FLU) classification of Agricultural Residential Rural (A/RR), are located in the Green Swamps Concern (GSACSC), and include areas of wetlands and flood zone AE.

City Planner Erika Tulloch presented the case details. She reviewed the existing and proposed future land use requests and provided an overview of the property information and analysis. She spoke about the compatibility with surrounding areas, and the service impacts relative to potable water, central wastewater, solid waste, traffic/transportation, police, fire, recreation, and schools. She presented the environmental conditions and impacts associated with the wetlands and floodplains. She said staff has reviewed the application and found that the request is consistent with the surrounding uses, the Future Land Use Element of the Comprehensive Plan, and the Unified Land Development Code. Staff recommended the environmentally sensitive areas be designated as Conservation.

The staff recommendation was for approval of the request to assign the Future Land Use classifications of Residential (RES) on 17.44 ± acres and Conservation (CON) on 20.4 ± acres.

A board discussion ensued about Gardner Park not being considered a neighborhood park due to the lack of certain amenities, the school impact estimates are designated by the school board's calculations, mitigations that need to occur before development, and the recreation requirements of the Unified Land Development Code.

Chair Fountain opened the public hearing for the Future Land Use.

Claire Clements a representative of the owner spoke to the Planning and Zoning Board. She said they were picking the lesser of the available choices. She spoke about this being a natural addition to the lower portion of land which was previously approved. She shared that without approval, this area would be landlocked. She shared about the anticipated site plan, parks, and amenities. She said they would respect the Green Swamp area and thanked the Planning and Zoning Board.

Chair Fountain closed the public hearing.

Board Member Vittorio made a motion that the Planning and Zoning Board forward the request to assign the Future Land Use classifications of Residential (RES) on 17.44 ± acres and Conservation (CON) on 20.4 ± acres to the City Commission with a recommendation of approval.

Board Member Lake seconded the motion. The motion was unanimously approved.

Chair Fountain presented the next business item.

2. Lake Lowery Road Addition Zoning

City Planner Erika Tulloch presented the case details. She reviewed the existing and proposed zoning district request and provided an overview of the property information and analysis. The staff recommendation was for approval of the request to assign the Zoning districts of Vintage Residential Neighborhood (VRN) on 17.44± acres and Conservation (CN) on 20.4± acres.

Chair Fountain opened the public hearing for the Zoning District Assignment. There were no members that came forward to speak to the Planning and Zoning Board and he closed the public hearing.

Board Member Vittorio made a motion that the Planning and Zoning Board forward the request to assign the Zoning districts of Vintage Residential Neighborhood (VRN) on 17.44± acres and Conservation (CN) 20.4± acres to the City Commission with a recommendation of approval. **Board Member Lake** seconded the motion. The motion was unanimously approved.

Chair Fountain introduced the next business item.

3. Waylanco Rd Center FLU

Applicant: Wes Nycz

Requests: Future Land Use Assignments- Approximately 1.59± ac. Heavy Commercial/Industrial and approximately 15.07± ac. Conservation (CON).

Zoning District Assignments - Approximately 1.59± ac. Light Industrial (I-1) and approximately 15.07 ± ac Conservation (CN).

Location: 0 CR 557, located east of CR 557 and north of Waylanco Road.
Parcel: 262708-000000-031020.

Site: 16.66± ac

Background:

The subject property is situated at 0 CR 557, located north of Waylanco Road and east of CR 557, and is located in the Green Swamp Area of Critical States Concern (GSACSC). The property was voluntarily annexed into the City from unincorporated Polk County on April 18, 2022, with Ordinance 1478-22.

City Planner Erika Tulloch presented the case details. She reviewed the existing and proposed future land use requests and provided an overview of the property information and analysis. She spoke about the compatibility with the surrounding area, and the services relative to potable water, central wastewater, solid waste, traffic/transportation, police, fire, schools, and recreation. She presented the environmental conditions and impacts associated with the wetlands and floodplains. She said staff has reviewed the applications and recommends that the wetlands and high-risk flood zones be assigned as Conservation. She said that the staff finds the request is consistent with the surrounding uses, the Future Land Use Element of the Comprehensive Plan, and the Unified Land Development Code.

The staff recommendation is for approval of the request to assign the future land use

classifications of Heavy Commercial/ Industrial (HCI) on 1.59± acres and Conservation (CON), on 15.07± acres.

Board Chair Fountain asked if the 1.59+/- acres was for a road and Community Development Director Bailey said no, this parcel made sense to the project as a whole and a lot of the property was orange groves.

A board discussion ensued about this parcel being in the same area that came to the Planning and Zoning Board a few months ago.

Chair Fountain opened the public hearing for the Future Land Use.

Claire Clements, the Applicant, said they were using this parcel for roadway access.

Chair Fountain closed the public hearing.

Board Member Lake made a motion that the Planning and Zoning Board forward the request to assign the future land use classifications of Heavy Commercial / Industrial (HCI) on 1.59± acres and Conservation (CON), on 15.07± acres to the City Commission with a recommendation of approval. **Board Member Vittorio** seconded the motion. The motion was unanimously approved.

Chair Fountain introduced the next business item.

4. Waylanco Rd Zoning

City Planner Erika Tulloch presented the case details. She reviewed the existing and proposed zoning district request and provided an overview of the property information and analysis. She said the staff is recommending the request to assign the zoning districts of Light Industrial (I-1) on 1.59± acres and Conservation (CN) on 15.07± acres.

Chair Fountain opened the public hearing for the zoning district. There were no members that came forward to speak to the Planning and Zoning Board and he closed the public hearing.

Board Member Lake made a motion that the Planning and Zoning Board forward the request to assign the zoning districts of Light Industrial (I-1) on 1.59± acres and Conservation (CN) on 15.07± acres to the City Commission with a recommendation of approval. **Board Member Nigg** seconded the motion. The motion was unanimously approved.

Chair Fountain introduced the next business item.

5. Lake Mariana Pointe FLU

Applicants: Julia Livingston and Bruce Mize

Requests: Future Land Use Assignments- approximately 8.2± acres Urban Residential and 5.41± acres Conservation (CON).

Zoning District Assignments – approximately 8.2± acres Residential Neighborhood 2 (RN-2) and 5.41± acres Conservation (CN).

Location: 1403 Lynchburg Road and 462 Chamberlain Dr, located west of Lynchburg Rd, south of Pine Wood Ln and north of Stewart Ave. Parcels: 262806-000000-041070 and 262806-000000-041440.

Site: 13.61± ac

Background:

The property is located off the west side of Lynchburg Rd., south of Pinewood Ln, and north of Stewart Ave. The site is currently an undeveloped waterfront property that includes areas of wetlands and high-risk flood zone 'AE' associated with Lake Mariana. The property was voluntarily annexed into the City from unincorporated Polk County on April 18, 2022, with Ordinance 1480-22. The applicant now requests the assignment of City FLU and Zoning districts

City Planner Erika Tulloch presented the case details. She reviewed the existing and proposed future land use requests and provided an overview of the property information and analysis. She spoke about the compatibility with the surrounding area, and the public facilities and services relative to potable water, central wastewater, solid waste, traffic/transportation, police, fire, schools, and recreation. She presented the environmental conditions and impacts associated with the wetlands and floodplains. She said that the staff finds that the request is consistent with the surrounding uses, the Future Land Use Element of the Comprehensive Plan, and the Unified Land Development Code. Due to the existing wetlands and high-risk-flood zones, staff recommends conservation on 5.41± acres.

The staff recommendation is for approval of the request to assign the future land use classifications of Urban Residential (URES) on 8.2± acres and Conservation (CON) on 5.41± acres.

A board discussion ensued regarding Lynchburg Road. It was shared the road was owned and maintained by the City of Lake Alfred, the northern half of the roadway would be improved by developers, and the southern half has been identified in the transportation master plan. Further discussion surrounded the county enclaves, the City's Utility Service Area, and the plans for annexations throughout the area.

Chair Fountain opened the public hearing for the Future Land Use. There were no members that came forward to speak to the Planning and Zoning Board and he closed the public hearing.

Vice-Chair Arnold made a motion that the Planning and Zoning Board forward the request to assign the future land use classifications of Urban Residential (URES) on 8.2± acres and Conservation (CON) on 5.41± acres to the City Commission with a recommendation of approval.

Board Member Lake seconded the motion. The motion was unanimously approved.

Chair Fountain introduced the next business item.

6. Lake Mariana Pointe Zoning

City Planner Erika Tulloch presented the case details. She reviewed the existing and proposed zoning district request and provided an overview of the property information and analysis. The staff recommendation is for approval of the request to assign the zoning districts of Residential Neighborhood 2 (RN-2) on 8.2± acres and Conservation (CN) on 5.41± acres.

The board discussed that most of the area surrounding this parcel is either mobile homes or recreational vehicles.

Community Development Director Bailey said the R-2 Zoning District allows for a mobile home park. She explained this was a transitional area and they would also be allowed to build single-family homes.

Board Member Nigg asked about the traffic count at 933 additional trips on Lynchburg Road without improvements and Community Development Director Bailey said the property to the east when developed will have to improve the north half of the road and the southern half would be a capital project for the City.

A brief discussion ensued about how the road would be impacted anyway if they developed while being in the county.

Chair Fountain opened the public hearing for the zoning district. There were no members that came forward to speak to the Planning and Zoning Board and he closed the public hearing.

Board Member Lake made a motion that the Planning and Zoning Board forward the request to assign the zoning districts of Residential Neighborhood 2 (RN-2) on 8.2± acres and Conservation (CN) on 5.41± acres to the City Commission with a recommendation of approval. **Board Member Vittorio** seconded the motion. The motion was unanimously approved.

Community Development Director Bailey said the city has received three (3) advisory board applications for Planning and Zoning Board.

The next Planning and Zoning Board meeting will be held on Thursday, June 9, 2022.

Without any further comments, the Planning and Zoning Board meeting was adjourned at 7:20 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Linda Bourgeois".

Linda Bourgeois, BAS, MMC,
City Clerk