

**PLANNING AND ZONING BOARD
MINUTES
CITY COMMISSION CHAMBERS
THURSDAY, JULY 14, 2022
6:00 P.M.**

Vice-Chair Arnold 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 Member Nigg provided the invocation followed by the Pledge of Allegiance.

Board Members in Attendance: Vice-Chair Brenda Arnold, Board Member Herb Nigg, Board Member Wanda Daley (Teams), Board Member Charles Lake, Alternate Board Member Cathy Long and Alternate Board Member John Reinert. A quorum was present.

Board Members Absent: Chair Ike Fountain, Board Member Scott Gearhart, and Board Member Loretta Vittorio.

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

Vice-Chair Arnold presented the minutes from May 12, 2022, Planning and Zoning Board meeting for approval. (There was not a meeting in June)

Board Member Lake made a motion to approve the May 12, 2022 meeting minutes. The motion was seconded by **Alternate Board Member Reinert**. The motion was unanimously approved.

Community Development Director Bailey welcomed the new Alternate Board Member John Reinert.

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| 1. Scott Gearhart (Full Member) replaced Joseph Hults | 12/31/2024 |
| 2. John Reinert (Alternate Member) replaced Brandon Davis | 12/31/2023 |

John Reinert introduced himself and said he moved here at the end of October and purchased a home on Illakee Avenue. He said he was an electrician for 22 years and this is where he is going to live and stay.

Scott Gearhart was out of town and had requested to be excused from the meeting.

City Attorney Claytor read the general procedures into the record. He performed the swearing-in ceremony for all staff providing testimony.

There were no members of the public in attendance for any testimony or public hearings.

Vice-Chair Arnold presented the next two business items for consideration.

- 2.) Polk Training Center Future Land Use
- 3.) 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. These items were previously heard by the Planning and Zoning Board and are being presented again as there was an error in the property description. This property was annexed into the City on December 6, 2021, by Ordinance 1470-21. On this basis, on July 11, 2022, the Polk Training Center was annexed into the City on July 11, 2022, by Ordinance 1487-22. The subject property is located at 111 and 185 Creek Road. There were twenty-three mailers sent with no responses. The Planning and Zoning Board recommended approval at our March 10, 2022 meeting.

A condensed version of the original presentation was provided by City Planner Tulloch at the request of the Planning and Zoning Board.

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 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, the 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 commented on the changes in the Polk Training Center within the past five years and said he was in favor of approval.

There were no audience members for the public hearing.

Alternate Board Member Reinert 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 **Vice-Chair Arnold**. The motion was unanimously approved.

There were no audience members for 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 was unanimously approved.

City Attorney Claytor stated for the record that there were not any audience members in attendance.

Vice-Chair Arnold presented the next business items for discussion and consideration.

- 4.) Florida Gas FLU
- 5.) Florida Gas Zoning

Applicant(s): City of Lake Alfred.

Requests: Future Land Use Assignment-Public Buildings and Grounds. (PBG). Zoning District Assignments - Public Buildings and Grounds (PBG).

Location: Parcel 262729-000000-013020, further described as 0 CR 557, located at the northeast corner of the intersection of CR 557 and Evenhouse Rd.

Site: 0.09± acres.

A condensed version of the original presentation was provided by City Planner Tollouch at the request of the Planning and Zoning Board.

City Planner Tulloch said there were seven mailers and **Community Development Director Bailey** said they had only one response just asking about the nature of the mailers. Staff finds that the assignments 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 Public Buildings and Grounds (PBG) is consistent with other sites surrounding the subject properties. Therefore, the staff recommends approval of the request to assign the future land use classification of Public Buildings and Grounds (PBG) and the request to assign the zoning district of Public Buildings and Grounds (PBG). The Planning and Zoning Board recommended approval at our January 13, 2022 meeting. This item is being brought back as a companion request to the Polk Training Center request.

There were no audience members for the public hearing.

Board Member Lake moved that the Planning and Zoning Board forward the request to assign the future land use of Public Buildings and Grounds (PBG) on the properties totaling ~0.09+/- acres to the City Commission with a recommendation of approval. The motion was seconded by **Board Member Nigg**. The motion was unanimously approved.

Vice-Chair Arnold asked if this had any impact on the nearby school and Community Development Director Bailey said no.

There were no audience members for the public hearing.

Alternate Board Member Reinert moved that the Planning and Zoning Board forward the request to assign the zoning district of Public Buildings and Grounds (PBG) on the properties totaling ~ 0.09+/- acres to the City Commission with a recommendation of approval. The motion was seconded by **Board Member Lake**. The motion was unanimously approved.

The next Planning and Zoning Board meeting is scheduled to be held on Thursday, August 11, 2022.

A brief discussion ensued regarding there was not a Planning and Zoning Board meeting in June.

Community Development Director Bailey spoke about the upcoming training opportunity in September. It is designed for people to learn about the basics of planning, planning law, public hearing procedures, transportation planning, and emerging trends.

A discussion ensued about if this training was more for planning officials and it was shared by the Community Development Director that this training was for anyone dealing with planning and she encouraged them all to attend.

Without any further business, the Planning and Zoning Board meeting was adjourned at 6:30 p.m.

Respectfully submitted,

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

Linda Bourgeois, BAS, MMC,
City Clerk