

**MINUTES
PLANNING COMMISSION MEETING
HAINES CITY, FLORIDA**

January 8, 2018

4:00 PM

Commission Chambers

1. CALL TO ORDER

Commissioner Brian Stokes called the Planning Commission meeting to order on Monday, January 8th, 2018 at 4:00 p.m. in the City Commission Chambers located at 620 East Main Street, Haines City, Florida.

Commissioner Brian Stokes, Commissioner Richard Wiley, Commissioner Louie McLean, and Commissioner Earle E. Lee were in attendance.

Absent: Commissioner Charles Anderson, Commissioner Joseph Hamilton, and Commissioner Deena Tyler.

Staff in attendance were: Deputy Director of Development Services Mark Bennett, Senior Planner Raymond Perez, and Deputy City Clerk Erica Anderson.

Commissioner Earle E. Lee provided the invocation and led the Pledge of Allegiance for the Planning Commission Meeting.

2. APPROVAL OF MINUTES

2.1. MINUTES FROM CITY COMMISSION MEETING – NOVEMBER 13, 2017

Staff Contact: Erica Anderson, Deputy City Clerk

3. NEW BUSINESS

3.1. HOLLY HILL CUTOFF ROAD RPUD - AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA, AMENDING ORDINANCE NO. 03-1060, BY AMENDING THE ZONING MAP OF THE CITY BY AMENDING THE ZONING MAP TO FROM COUNTY RL-1X (RESIDENTIAL LOW) TO RPUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT); PROPERTY PARCELS ARE LOCATED NORTH OF HOLLY HILL CUTOFF ROAD AND WEST OF FDC GROVE ROAD; PROVIDING FOR SEVERABILITY; PROVIDING FOR A COPY TO BE KEPT ON FILE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE.; PROVIDING FOR SEVERABILITY; PROVIDING FOR A COPY TO BE KEPT ON FILE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE.

Staff Contact: Raymond Perez, Senior Planner

Senior Planner Raymond Perez presented on the Holly Hill Cutoff Road RPUD and requested approval to the City Commission with the following conditions.

1. A maximum of 10% of the residential units are allowed to have a minimum living area of 1,200 sq ft. with the remaining units having a minimum of 1,400 sq ft.
2. No on street parking shall be permitted

Commissioner Lee questioned the width of the driveways and whether there will be natural gas or electrical appliances in the development. Dave Holden of quick engineering at 6150 S. Florida Ave. Lakeland, FL. 33813 came forward and stated the driveways were a standard 20ft. wide and they have not decided whether gas or electric will be used.

Chair Stokes opened the floor for public comments.

The following members of the public came forward to speak with the commission;

1. Evan Breidenbach Sr. of 3108 Holly Hill Cutoff Rd. talked about the current traffic in the area, he stated originally supposed there was to be a berm put in near his property to stave off flooding. He spoke about his concerns for traffic considering the amount of children riding on four wheelers in the area and the fishing hole that is no longer able to be used. He went on to talk about the lack of police presence in the neighborhood.
2. Milton Case of 325 FDC Grove Road talked about the impact of traffic from the new development to the residents on Grove Road.
3. Ann Breidenbach of Holly Hill Cutoff Road talked about getting the roads widened and the runoff from storms floods her acre of property. She stated she has reached out to swiftmud, the city and state to fix the drainage, she is concerned of the outcome from the new construction. She went on to talk about the lack of police presence from residents riding four wheelers late at night.

Commissioner Stokes stated their concerns should be addressed with the city. Senior Planner Perez stated: as far as the drainage is concerned, a curb and gutter system with inlets to stormwater retention ponds will be implemented. The system meets the city's and swiftmud drainage regulations and are designed to handle 25 or 100 years of stormwater and will be maintained by the HOA. This applies to the inside of the subdivision, the county handles the roads outside of the development.

4. Girish Rana of 3102 Holly Hill Cutoff Road stated his concerns of safety and over populated schools, and flooding to the Commission.
5. Jim Nearhoof of 331 FDC Grove Road stated his concerns are for the impact on Grove Road, a traffic study to be completed in the area and proposed a stoplight be put in the area.

There were no other members of the public to come forward to speak with the commission.

Chair Stokes closed the public comments.

RESULT:	APPROVED RECOMMENDATION [UNANIMOUS]
MOVER:	Louie McLean, Earle Lee
SECONDER:	Richard Wiley, Board Member
AYES:	Louie McLean, Brian Stokes, Richard Wiley, Earle Lee
ABSENT:	Charles Anderson, Deena Tyler, Joseph Hamilton, Doris Abercrombie

3.2. LDR TEXT AMENDMENTS - AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF HAINES CITY, FLORIDA, ADOPTING TEXT CHANGES TO THE LAND DEVELOPMENT REGULATIONS OF THE CITY; AMENDING CHAPTER 4 – DEFINITIONS; AMENDING CHAPTER 5 – ZONING; AMENDING CHAPTER 6 – SPECIAL PROVISIONS; CHAPTER 7 – SIGNS, CHAPTER 11 – OFF-STREET PARKING, LOADING, STORAGE, CHAPTER 12 – TRANSPORTATION, CHAPTER 13 – SUBDIVISION, CHAPTER 15 – WIRELESS TELECOMMUNICATION TOWERS AND ANTENNAS, AND CHAPTER 19 – COMMISSIONS, BOARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR A COPY TO BE KEPT ON FILE, REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE.

Staff Contact: Mark Bennett, Deputy Director of Development Services/CRA Mgr.

Deputy Director of Development Services Bennett presented on the LDR Text Amendments and recommended approval to the City Commission.

Deputy Director of Development Services Bennett informed the board of changes staff would like to bring forward, such as; a review process called Administrative Conditional Use. This would provide for certain uses to be Administratively approved without needing to go before the City Commission. Also, the quorum size be changed from (4) to (3) members needed for a majority vote.

Discussion ensued amongst the board and staff concerning sign regulations and proposed changes.

Chair Stokes opened the floor for a Public Hearing.

There were no members of the public to come forward and speak with the Commission.

Chair Stokes closed the Public Hearing.

RESULT:	APPROVED RECOMMENDATION [UNANIMOUS]
MOVER:	Richard Wiley, Board Member
SECONDER:	Earle Lee, Board Member
AYES:	Louie McLean, Brian Stokes, Richard Wiley, Earle Lee
ABSENT:	Charles Anderson, Deena Tyler, Joseph Hamilton, Doris Abercrombie

4. ADJOURNMENT

Deputy Director Bennett welcomed Senior Planner April Brown to the City and wished Senior Planner Raymond Perez a farewell.

Without any further business the Planning Commission Meeting was adjourned at 5:23 p.m.

APPROVED: _____

BY: _____

ATTEST:

Linda Bourgeois
City Clerk