

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

July 9, 2018

4:00 PM

Commission Chambers

1. CALL TO ORDER

Planning Commissioner Brian Stokes called to order the Planning Commission Meeting on Monday, July 9th 2018 at 4:00 p.m. in the City Commission Chambers located at 620 E Main Street, Haines City, FL

Planning Commissioners in attendance: Chair Brian Stokes, Dr. Charles Anderson, Louie McLean, Dorothy Reliford and YuFonda Kinsler (4:19).

Absent Commissioners: Joseph Hamilton and Dr. Earle Lee.

Staff in attendance: Development Services Director Richard Greenwood, Deputy Director of Development Services and CRA Manager Mark Bennett, Planner Evann Martin, and Deputy City Clerk Erica Anderson.

2. INVOCATION

A moment of silence was called by the board in regards to the passing of a previous board member and Commissioner Mr. Herman Hill.

3. PLEDGE OF ALLEGIANCE

Commissioner Stokes led the Pledge of Allegiance.

4. MINUTES

4.1. MINUTES FROM CITY COMMISSION MEETING – JUNE 11, 2018

Staff Contact: Erica Anderson, Deputy City Clerk

5. NEW BUSINESS

5.1. MAJOR MODIFICATION TO THE BALMORAL SOCCER ACADEMY MUPUD - AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA; AMENDING ORDINANCE NO. 03-1060; BY AMENDING THE ZONING MAP OF THE CITY OF HAINES CITY AS PROVIDED FOR IN CHAPTER 21 OF THE LAND DEVELOPMENT REGULATIONS; THE PROPOSED ZONING MAP AMENDMENT IS FOR A MAJOR MODIFICATION TO THE BALMORAL SOCCER ACADEMY MIXED USE PLANNED UNIT DEVELOPMENT (MUPUD). THE PROPOSED AMENDMENT IS LOCATED EAST OF US HIGHWAY 27 AND SOUTH OF KENNY DRIVE IN HAINES CITY, FLORIDA; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR APPROVAL OF ZONING DESIGNATION; PROVIDING FOR A COPY TO BE KEPT ON FILE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Deputy Director of Development Services and CRA Manager Mark Bennett presented on the modifications to the Balmoral Soccer Academy MUPUD and recommended approval to the City Commission.

The intent of this item is to modify the existing MUPUD.

Chair Stokes inquired about the parking for the proposed hotel in addition to the academy parking.

Garrret Kenny of Feltrim Developments 116 Polar Park East Blvd., Davenport FL. stated people from the academy would utilize both the hotel and vacation villa and share parking.

Commissioner McLean asked what was being done to buffer the noise from the tournaments. Mr. Garrett stated a landscaping buffer and an 8' ft wall.

Commissioner Anderson inquired if the 8' ft. wall was a recommendation or a requirement. Mr. Garrett stated 6' ft. was always a requirement, however, Deputy Director Bennett stated staff is recommending the 8' ft. wall be a condition of approval.

A brief discussion among the board ensued concerning the 25' ft. right of way, the 8' ft. wall and additional buffering.

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:	Louie McLean, Board Member
SECONDER:	Charles Anderson, Board Member
AYES:	Anderson, McLean, Stokes, Reliford, Kinsler
ABSENT:	Joseph Hamilton, Earle Lee

5.2. MAJOR MODIFICATION TO THE BALMORAL PHASE 3 RPUD - AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA; AMENDING ORDINANCE NO. 03-1060; BY AMENDING THE ZONING MAP OF THE CITY OF HAINES CITY AS PROVIDED FOR IN CHAPTER 21 OF THE LAND DEVELOPMENT REGULATIONS; THE PROPOSED ZONING MAP AMENDMENT IS FOR A MAJOR MODIFICATION TO THE BALMORAL PHASE 3 RESIDENTIAL PLANNED UNIT DEVELOPMENT LOCATED WEST OF PENINSULAR DRIVE, NORTH OF AUBURN COURT AND SOUTH OF GRAHAM PARK DRIVE WEST; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR APPROVAL OF ZONING DESIGNATION; PROVIDING FOR A COPY TO BE KEPT ON FILE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Deputy Director of Development Services and CRA Manager Bennett presented on the proposed changes to the Balmoral Phase 3 RPUD and recommended approval to the City Commission. Either or with 4 conditions of approval

There are four (4) conditions of approval;

1. Development of the site approval should be based on the site plan and lot dimension plan dated June 22, 2018.
2. All conditions of approval contained in Ordinance 15-1509 should still apply.
3. Within 30 days of approval of this request, the applicant will submit a revised lighting plan.
4. Hours of operation for soccer fields and beach volley ball be between 7-9 p.m.

Commissioner McLean inquired whether the city notified residents within the area of the proposed changes. Deputy Director stated all properties within 300 ft. are notified.

Commissioner Anderson inquired about negative feedback from residents. Staff stated there has not been any negative comments from residents.

Commissioner Stokes asked how alcohol would be controlled. Feltrim Developer Garrett stated a wristband would have to be worn and no outside coolers are allowed in.

Commissioner Stokes opened the floor for a public hearing.

Lana Dinnwiddie of 106 Auburn Court spoke about the notification letter sent to residents without a reply request and the confusion of the two dates advertised by staff.

She said her home backs up to Balmoral and her concern is noise, parking and traffic on Peninsular.

Staff informed Ms. Dinnwiddie the two dates posted was for the Planning Commission Meeting and the City Commission meeting. Also, there is no access from Peninsular into Balmoral.

Development Director further clarified the access point on Peninsular will be for emergency access only and it is a condition of the RPUD. Also, a minimum of a 6' ft masonry buffer wall will be in place.

Commissioner Stokes closed the public hearing.

RESULT:	APPROVED RECOMMENDATION [UNANIMOUS]
MOVER:	Charles Anderson, Board Member
SECONDER:	Yu-Fonda Kinsler, Board Member
AYES:	Anderson, McLean, Stokes, Reliford, Kinsler
ABSENT:	Joseph Hamilton, Earle Lee

5.3. BALMORAL ESTATES PHASE III PRELIMINARY PLAT - A RESOLUTION OF THE CITY OF HAINES CITY, FLORIDA; GRANTING A PRELIMINARY PLAT FOR THE BALMORAL PHASE 3 SUBDIVISION LOCATED WEST OF PENINSULAR DRIVE, NORTH AUBURN COURT AND SOUTH OF GRAHAM PARK DRIVE WEST, HAINES CITY, FLORIDA; SETTING FORTH CONDITIONS; PROVIDING FOR FINDINGS; PROVIDING FOR RECORDING IN THE PUBLIC RECORDS; AND PROVIDING AN EFFECTIVE DATE.

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

Deputy Director Bennett presented on the revised preliminary plat for Balmoral Estates Phase 3 and recommended approval to the City Commission and stood for any questions.

There are (2) condition of approval;

1. Within 30 days of approval of the request the developer will submit a revised landscape plan with a minimum 8' ft. masonry wall for approval.
2. All previous conditions of approval within Ordinance 15-1509 will still apply.

Commissioner Stokes opened the floor for public hearing.

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

Commissioner Stokes closed the public hearing.

Deputy Director Bennett stated items (1) and (2), MUPUD and RPUD will go before the City Commission on August 2, 2018 at the 7:00 p.m. meeting; item (3) will go before the City Commission at the August 14th meeting at 7:00 p.m.

RESULT:	APPROVED RECOMMENDATION [UNANIMOUS]
MOVER:	Charles Anderson, Board Member
SECONDER:	Yu-Fonda Kinsler, Board Member
AYES:	Anderson, McLean, Stokes, Reliford, Kinsler
ABSENT:	Joseph Hamilton, Earle Lee

6. PLANNING COMMISSION COMMENTS

Commissioner Mc Lean stated Herman Hill is the reason he serves on boards today. He stated Herman encouraged him to serve his community and he is thankful for Herman.

Commissioner Anderson announced the funeral arrangements for Mr. Herman Hill on Wednesday, July 11, 2018 at 10:00 a.m. for those interested in attending.

7. ADJOURNMENT

Without any further business the Planning Commission Meeting was adjourned at 4:45 p.m.

APPROVED: _____

BY: _____

ATTEST:

Linda Bourgeois
City Clerk