

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

August 13, 2018

4:00 PM

Commission Chambers

1. CALL TO ORDER

Planning Commissioner Brian Stokes called to order the Planning Commission Meeting on Monday, August 13th, 2018 at 4:01 p.m. in the City Commission Chambers located at 620 E. Main Street, Haines City, FL.

Planning Commissioners in attendance: Chair Brian Stokes, Louie McLean, Dorothy Reliford and Joseph Hamilton.

Absent Commissioners: Dr. Earle Lee, Dr. Charles Anderson and YuFonda Kinsler.

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

2. PLEDGE OF ALLEGIANCE

Chair Stokes led the Pledge of Allegiance.

3. MINUTES APPROVAL

Commissioner McLean moved to accept the minutes from the July 9th, 2018 meeting. Commissioner Reliford seconded the motion, the motion was approved unanimously.

3.1. MINUTES FROM CITY COMMISSION MEETING – JULY 9, 2018

Staff Contact: Erica Anderson, Deputy City Clerk

4. NEW BUSINESS

4.A. PB ORDINANCES

4.A.1. GRACE AVENUE & 30TH STREET SUBDIVISION LUPA - AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF HAINES CITY, FLORIDA, BY AN AMENDMENT TO THE LAND USE MAP BY RECLASSIFYING LAND FROM COUNTY AGRICULTURE/RURAL RESIDENTIAL (A/RR) TO CITY MEDIUM DENSITY RESIDENTIAL (MDR); AND AMENDING ORDINANCE NO. 03 1060, BY AMENDING THE ZONING MAP OF THE CITY TO RE-ZONE PROPERTY BY AMENDING THE ZONING MAP OF THE CITY OF HAINES CITY FROM AGRICULTURE/RURAL RESIDENTIAL (A/RR) TO RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF 30TH STREET AND GRACE AVENUE, HAINES CITY FL, 33844; THE PROPOSED LAND USE MAP AMENDMENT AND PROPOSED ZONING AMENDMENT ARE TO RE-DEFINE THE LAND USE AND ZONING OF THE PROPERTIES DESCRIBED THEREIN; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR A LARGE SCALE ALND USE AN REZONING AMENDMENT; PROVIDING FOR A COPY TO BE KEPT ON FILE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH, PROVIDING FOR SEVERABILITY; AND PROVIDE FOR AN EFFECTIVE DATE.

Staff Contact: April Brown, Senior Planner

Senior Planner April Brown presented on the Ordinance for amendment and recommended approval to the City Commission and stood for any questions.

Commissioner Hamilton asked if the minimum is 1,400 sq. ft., what is the maximum.

Renny Heath with The Cassidy Group, 346 E. Central Avenue, Winter Haven, FL. said he is not aware of what the maximum will be, but is concerned with the minimum square footage and would like to consider lowering the minimum sq. ft.

Senior Planner Brown stated it is possible to have the minimum lowered to 1,250 sq. ft.

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.

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

4.A.2. ARLINGTON SQUARE 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 CITY R-1 TO RPUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT); PROPERTY PARCELS ARE LOCATED AT THE INTERSECTION OF EAST HINSON AVENUE AND SOUTH 30TH STREET IN HAINES CITY, FLORIDA; 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: April Brown, Senior Planner

Senior Planner April Brown presented on the request to amend R3 zoning to RPUD and recommended approval to the city commission and stood for any questions.

Commissioner Stokes opened the floor for a public hearing.

Commissioner McLean asked if the property would have an HOA [Home Owner's Association].

Dave Holden of Quick Engineering stated, there will be a home owners association in accordance with SWFMWD regulations to maintain the lift stations.

Commissioner Stokes inquired if the 31 feet would be sufficient for the planned right of way on 30th street.

Deputy Director Bennett stated the 31 ft. should be accurate, the future roadway plan projects a need for 100 ft. of right of way on 30th street. He said the proposed dedication with the current right of way should be plenty and ensures a 50ft. of right of way.

Gail Stace of Haines City inquired about where the entrance on 30th would be and how will this impact the school traffic. Dave Holden showed her the entrance on the map. It was stated by staff, Hinson Ave., will be an alternate egress.

Commissioner Stokes closed the public hearing.

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

4.A.3. AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA, AMENDING ORDINANCE NO. 03-1060, BY AMENDING THE ZONING MAP OF THE CITY BY RE-ZONING PROPERTY FROM AGRICULTURE/RESIDENTIAL RURAL (A/RR) TO RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) FOR THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF GRACE AVENUE EAST AND 30TH STREET SOUTH; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR THE APPROVAL OF ZONING DESIGNATION TO RPUD AND CONDITIONS; PROVIDING FOR A COPY TO BE KEPT ON FILE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Contact: Evann Martin, Planner

Senior Planner April Brown presented on the RPUD request and recommended approval to the city Commission and stood for any questions.

Chair stokes opened the floor for a public hearing.

No members of the public came forward to speak with the Commission.

Chair Stokes closed the public hearing.

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

4.A.4. AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA, AMENDING ORDINANCE NO. 03-1060, BY AMENDING THE ZONING MAP OF THE CITY BY RE-ZONING PROPERTY FROM AGRICULTURAL (AG) AND RESIDENTIAL HIGH DENSITY (R-3) TO RESIDENTIAL PLANNED DEVELOPMENT (RPUD) FOR THE PROPOSED RESIDENTIAL PORTION OF THE PROPERTY LOCATED SOUTH OF ALTA VISTA DRIVE, NORTH OF COUNTY ROAD 544, AND EAST OF VERANO DRIVE; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR THE APPROVAL OF ZONING DESIGNATION TO RPUD AND CONDITIONS; PROVIDING FOR A COPY TO BE KEPT ON FILE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Contact: Evann Martin, Planner

Planner Evann Martin presented on the zoning RPUD request; she recommended approval of the request with conditions [for the developer], to the City Commission and stood for any questions.

Commissioner Stokes opened the public hearing.

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

Commissioner Stokes closed the public hearing.

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

4.B. PB RESOLUTIONS

4.B.1. ARLINGTON SQUARE PRELIMINARY PLAT - A RESOLUTION OF THE CITY OF HAINES CITY, FLORIDA, GRANTING A PRELIMINARY PLAT OF THE ARLINGTON SQUARE SUBDIVISION, LOCATED AT THE INTERSECTION OF EAST HINSON AVENUE AND SOUTH 30TH STREET IN HAINES CITY, FLORIDA; SETTING FORTH CONDITIONS; PROVIDING FOR FINDINGS; PROVIDING FOR RECORDING IN THE PUBLIC RECORDS; AND PROVIDING AN EFFECTIVE DATE.

Staff Contact: April Brown, Senior Planner

Senior Planner April Brown presented on the Arlington Square preliminary plat and recommended approval to the City Commission and stood for any questions.

Commissioner Stokes opened the floor for a public hearing.

Commissioner Stokes asked whether a berm would be placed on 30th street. Dave Holden stated there will be a landscape buffer, he said the developer may put up a fence in addition.

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

Commissioner Stokes closed the public hearing.

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

4.B.2. MAGNOLIA VILLAGE PRELIMINARY PLAT - A RESOLUTION OF THE CITY OF HAINES CITY, FLORIDA; GRANTING A PRELIMINARY PLAT FOR THE MAGNOLIA VILLAGE SUBDIVISION LOCATED SOUTH OF ALTA VISTA DRIVE, NORTH OF COUNTY ROAD 544, AND EAST OF VERANO DRIVE, HAINES CITY, FLORIDA; SETTING FORTH CONDITIONS; PROVIDING FOR FINDINGS; PROVIDING FOR RECORDING IN THE PUBLIC RECORDS; AND PROVIDING AN EFFECTIVE DATE.

Staff Contact: April Brown, Senior Planner

Planner Evann Martin presented on the Magnolia Village Preliminary Plat and recommended approval to the City Commission and stood for any questions.

Commissioner Stokes opened the floor for a public hearing.

Dave Schmidt from DSE, clarified the garages are 1 car, 20 ft deep, 14 ft wide town homes.

Commissioner Stokes closed the public hearing.

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

5. COMMENTS

There were no staff or Commission comments.

6. ADJOURNMENT

Without any further business the Planning Commission meeting was adjourned at 4:36 p.m.

APPROVED: _____

BY: _____

ATTEST:

Linda Bourgeois
City Clerk