



Polk County Planning Commission

Meeting Minutes - Final

May 03, 2023 Regular Planning Meeting

Call Agenda Workshop to Order 8:50 a.m.

Call Public Hearing to Order 9:00 a.m. Or as soon thereafter as the particular case may be heard 9:00 a.m.

Present	Chair Rebecca Troutman, Secretary David Dalton, Sean Harper, Tommy Addison, Angelic Sims, Jonathan Fleming, and Linda Schultz
Absent	Vice Chair Rennie Heath, Robert Beltran, and Brooke Agnini

Roll Call / Attendance

Present	Chair Rebecca Troutman, Secretary David Dalton, Sean Harper, Tommy Addison, Angelic Sims, Jonathan Fleming, and Linda Schultz
Absent	Vice Chair Rennie Heath, Robert Beltran, and Brooke Agnini

Pledge of Allegiance

Approve Minutes

RESULT:	APPROVED
MOVER:	
SECONDER:	
AYE:	Troutman, Dalton, Harper, Addison, Sims, Fleming, and Schultz
Absent:	Heath, Beltran, and Agnini

Reordering of the Agenda

Minutes: Ian Nance announced LDPD-2023-2 Bimin Bay Tract K is being continued to June 7th and LDSPD-2023-1 the Deeson Road SPD is being continued to June 7th.

Reordering of the Agenda

RESULT:	APPROVED
MOVER:	Tommy Addison
SECONDER:	Sean Harper
AYE:	Troutman, Dalton, Harper, Addison, Sims, Fleming, and Schultz
Absent:	Heath, Beltran, and Agnini

Procedures

Voir Dire of Expert Witnesses

Voir Dire of Expert Witnesses

RESULT:	APPROVED
MOVER:	Angelic Sims
SECONDER:	Jonathan Fleming
AYE:	Troutman, Dalton, Harper, Addison, Sims, Fleming, and Schultz
Absent:	Heath, Beltran, and Agnini

Staff Resumes

RESULT:	ACCEPTED
MOVER:	
SECONDER:	
AYE:	Troutman, Dalton, Harper, Addison, Sims, Fleming, and Schultz
Absent:	Heath, Beltran, and Agnini

Minutes: Presented by Julia B. Davis, AICP and Parag Agrawal, AICP

New Business

1. LDPD-2023-2 (Bimini Bay Tract K) - **Continued**
2. LDCPAS-2022-9 (Lakeland Seven CPA)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding the adoption of LDCPAS-2022-9, an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, to change the Future Land Use Map designation on 3.73 +/- acres from Office Center (OC) to Convenience Center (CC) and Business Park Center (BPC), located south of Memorial Boulevard, west of Wabash Avenue, north of Parker Street, east of Interstate 4, near the city limit of Lakeland, in Section 15, Township 28, Range 23; providing for severability; and providing for an effective date.

Ian Nance, Land Development, introduced the case and reported 64 mailers were sent to area property owners on April 13, 2023. Five (5) signs were posted on the property on April 4, 2023. A legal advertisement was published in the Lakeland Ledger on April 16, 2023, and no responses were received.

Johnathan Sims, Land Development, presented a Power Point presentation with a recommendation of approval.

Matthew Johnson, applicant, agrees with staff's recommendation and spoke regarding the request.

Madam Chair opened the public hearing.

No response.

Madam Chair closed the public hearing.

2. LDCPAS-2022-9 (Lakeland Seven CPA) - Recommendation of approval will be forwarded to the Board of County Commissioners on June 20, 2023

RESULT:	APPROVED
MOVER:	Tommy Addison
SECONDER:	Sean Harper
AYE:	Troutman, Dalton, Harper, Addison, Sims, and Fleming
Absent:	Heath, Beltran, and Agnini
Recused:	Schultz

3. LDCU-2022-43 (Fort Meade Borrow Pit)

Minutes: Matthew Sanders, owner, requests a Conditional Use (CU) approval for a Non-Phosphate Mining Borrow Pit in a Phosphate Mining (PM) Land Use district and Rural Development Area (RDA) on 18.80 +/- acres. The subject site is located east of Highway 555, north of Highway 630, south of County Road 640, and west of the city of Fort Meade, in Section 23, Township 31, Range 24.

Ian Nance, Land Development, introduced the case and reported 14 mailers were sent to area property owners on April 13, 2023. Three (3) signs were posted on the property on April 4, 2023. A legal advertisement was published in the Lakeland Ledger on April 16, 2023, and no responses were received.

Aleya Perreira, Land Development, presented a Power Point presentation with a recommendation of approval.

Stuart Artman, Matt Collins, and Matt Saunders, applicant, agrees with staff's recommendation and spoke regarding the case.

Jonathan Fleming asked of applicants regarding the post closure plan in regard to the type of grass being used..

The applicant responded stating it is standard for the area.

Madam Chair opened the public hearing.

No response.

Madam Chair closed the public hearing.

3. LDCU-2022-43 (Fort Meade Borrow Pit) - Approved with Conditions

RESULT:	APPROVED
MOVER:	Jonathan Fleming

SECONDER:	Sean Harper
AYE:	Troutman, Dalton, Harper, Addison, Sims, Fleming, and Schultz
Absent:	Heath, Beltran, and Agnini

4. LDCU-2022-51 (Holly Hill Tank Rd Monopole)

Minutes: Davenport Commerce & Storage Center Inc., owner, Mary Solik of Doty Solik Law, applicant, requests a Conditional Use (CU) approval for a 125-foot monopole telecommunications tower on 4.93 +/- acres in Linear Commercial Corridor-X (LCCX) and Residential Low-1X (RL-1X) of Transit Supportive Development Area (TSDA) and North Ridge Selected Area Plan (SAP). The subject site is located south of Holly Hill Tank Rd, west of Hwy 27, north of Park Place Blvd, and north of the City of Haines City, in Section 31, Township 26, Range 27.

Ian Nance, Land Development, introduced the case and reported 23 mailers were sent to area property owners on April 13, 2023. Two (2) signs were posted on the property on April 4, 2023. A legal advertisement was published in the Lakeland Ledger on April 16, 2023. No responses were received.

Aleya Perreira, Land Development, presented a Power Point presentation with a recommendation of approval with conditions.

Mary Solik, applicant, agrees with staff's recommendation and spoke regarding the request.

Jonathan Fleming asked of the applicant regarding the life span of a cellular tower.

Mary Solik stated they are a very long-term structure.

Madam Chair opened the public hearing.

No response.

Madam Chair closed the public hearing.

4. LDCU-2022-51 (Holly Hill Tank Rd Monopole) - Approved with Conditions

RESULT:	APPROVED
MOVER:	Tommy Addison
SECONDER:	Jonathan Fleming
AYE:	Troutman, Dalton, Harper, Addison, Sims, Fleming, and Schultz
Absent:	Heath, Beltran, and Agnini

5. LDCU-2023-3 (Tails of the Wild)

Minutes: Jarrod Davis of Tails of the Wild Inc., owner, requests a Conditional Use (CU) approval for a breeding, boarding, and rehabilitation facility, wild or exotic in Agricultural/Residential Rural-X (A/RR-X), Green Swamp, and Rural Development Area

(RDA) on 10.84 +/- acres. The subject property is located north of Deen Still Rd E, east of Commonwealth Ave N, south of Van Fleet Road, and north of the city of Polk City, in Section 32, Township 25, Range 25.

Ian Nance, Land Development, introduced the case and reported 22 mailers were sent to area property owners on April 13, 2023. One (1) sign was posted on the property on April 4, 2023. A legal advertisement was published in the Lakeland Ledger on April 16, 2023. No responses were received.

Aleya Perreira, Land Development, presented a Power Point presentation with a recommendation of approval.

The applicant, Jarrod Davis, agrees with staff's recommendation of approval and spoke regarding the request.

Angel Sims asked of the applicant if they were a breeding facility or a rehabilitation facility.

Jarrod Davis stated they are not doing as much rescuing , but more educating of animal conservation. They do not do rehab and they don't do domestics. It is just exotics.

Madam Chair opened the public hearing.

Don Frasier spoke in opposition and stated he is a cattle farmer adjacent to this property on about 6,000 acres. He is concerned about the type of exotic animals and the potential of the escape of the exotic animals and how they may affect the local existing wildlife.

Madam Chair closed the public hearing.

Jarrod Davis provided a rebuttal stated they are heavily regulated. Historically, he has never had escaped animals and their enclosures are heavy and there are layers of fencing on the property. He stated that there was not as much regulation when the pythons escaped in the wild.

Madam Chair asked for clarification of the types of exotic animals they might contained on the property.

Jarrod Davis stated big cats, small primates such as lemurs. They do not have pythons or anything of that nature.

Jonathan Fleming asked Jarrod Davis asked about the parameter fencing and containment requirements to contain the exotic animals.

Jarrod Davis provided this information. He invited Mr. Davis to the current facility to see the containment system.

Jonathan Fleming asked of the applicant if the proposed facility is similar in

construction as the current facility.

Jarrold Davis confirmed this.

Sean Harper asked if there is an emergency plan to notify neighboring residents .

Jarrold Davis stated they are required to have guns to sedate the animals, but they do not have a way to notify the neighbors. This would need to be completed by the sheriff's department.

Jonathan Fleming made a statement that he has followed big cat rescues and it sounds like the applicant has an organized plan and there is a need for this type of facility.

Madam Chair made a statement that human error could be involved in this and would like to consider the human factor in this and is concerned for the safety issues surrounding the neighboring residents.

5. LDCU-2023-3 (Tails of the Wild) - Recommendation of approval will be sent to the Board of County Commissioners on June 6, 2023

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Jonathan Fleming
AYE:	Dalton, Harper, Sims, Fleming, and Schultz
NAY:	Troutman, and Addison
Absent:	Heath, Beltran, and Agnini

6. LDPD-2022-36 (Car Wash ECX Cap PD)

Minutes: S & H Central Florida Investments, Inc., owner, Timothy Campbell of Clark, Campbell, Lancaster, Workman & Airth, P.A., applicant, requests a Planned Development (PD) to increase the retail and commercial use in excess of thirty (30) percent within an Employment Center-X (ECX) Land Use district, North Ridge Selected Area Plan (SAP), and Transit Supportive Development Area (TSDA) on 2.57 +/- acres. The subject property is located east of US Highway 27, north of Minute Maid Ramp Road 1, south of Citrus Ridge Drive, west of Belvoir Drive, west of the City of Haines City, Florida, in Section 20, Township 26, and Range 27.

Ian Nance, Land Development, introduced the case and reported 18 mailers were sent to area property owners on April 13, 2023. Two signs were posted on the property on April 18, 2023. A legal advertisement was published in the Lakeland Ledger on April 16, 2023. No responses were received.

Amy Little, Land Development, presented a Power Point presentation with a recommendation of approval.

The applicant, Timothy Campbell, agrees with staff's recommendation of approval and spoke regarding the request.

Madam Chair opened the public hearing.

No response.

Madam Chair closes the public hearing.

6. LDPD-2022-36 (Car Wash ECX Cap PD) - Approved with Conditions

RESULT:	APPROVED
MOVER:	Tommy Addison
SECONDER:	Sean Harper
AYE:	Troutman, Dalton, Harper, Addison, Sims, Fleming, and Schultz
Absent:	Heath, Beltran, and Agnini

7. LDPD-2023-3 (Auto Zone - Marigold Ave PD Modification)

Minutes: AutoZone Stores LLC, owner, Matthew D'Angelo of CPH, LLC, applicant, requests a Planned Development (PD) Modification to PUD 71-10 to construct an AutoZone in the Poinciana Pre-Development of Regional Impact (DRI) and Urban Enclave Area (UEA) on .09 +/- acres. The subject property is located west of Helmlock Avenue, east of Lake Marion Creek Drive, and south of Flounder Road, Poinciana, in Section 03, Township 28, and Range 28.

Ian Nance, Land Development, introduced the case and reported 75 mailers were sent to area property owner on April 13, 2023. Three (3) signs were posted on the property on April 18, 2023. A legal advertisement was published in the Lakeland Ledger on April 16, 2023. No responses were received.

Erik Peterson, Land Development, presented a Power Point presentation and a recommendation of approval.

Tommy Addison asked of Erik Peterson if this changes the land use of the entire property.

Erik Peterson stated no, each proposed project will need to be heard before the Planning Commission.

Jonathan Fleming asked why it has not been changed yet.

Erik Peterson stated that it would require a comprehensive study. This is a shorter process.

Tommy Addison asked of Erik Peterson is they would have to change the binding letter.

Erik Peterson responded no, DEO no longer controls the binding letter. It used to be that way.

Matthew D'Angelo, applicant, agrees with staff's recommendation and spoke regarding the case.

Madam Chair open the public hearing.

No response.

Madam Chair closed the public hearing.

7. LDPD-2023-3 (Auto Zone - Marigold Ave PD Modification) - Approved with Conditions

RESULT:	APPROVED
MOVER:	Tommy Addison
SECONDER:	Linda Schultz
AYE:	Troutman, Dalton, Harper, Addison, Sims, Fleming, and Schultz
Absent:	Heath, Beltran, and Agnini

8. LDPD-2023-7 (Homerun2 PD)

Minutes: Cypress Realty Group LLC and Holly Hill Grove Road LLC, owners, Bryan Potts of Tannath Design, Inc., applicant, requests a Planned Development (PD) to allow for a 6,008 square feet gas station/convenience market with 13 fuel pumps, an 8,000-square feet supply store, a 1,678 square feet drive-thru/takeout restaurant, a three-story self-storage facility with a total of 122,400 square feet, a four-unit retail building containing a total of 3,480 square feet, four, 4,400 square feet single family, single-story, self-storage buildings, and a Signage Plan for the site on 13.4 +/- acres in Employment Center-X (ECX) Future Land Use and Transit Supportive Development Area (TSDA), North Ridge Selected Area Plan (SAP), Transit Corridors and Centers Overlay (TCCO), and Ridge Special Protection Area (Ridge SPA). The subject site located west of U.S. 27, north of Holly Hill Grove Road 2, north and east of the City of Haines City, in Section 19, Township 26, Range 27.

Ian Nance, Land Development, introduced the case and reported 34 mailers were sent to area property owner on April 13, 2023. Three (3) signs were posted on the property on April 14, 2023. A legal advertisement was published in the Lakeland Ledger on April 16, 2023. No responses were received.

Mark Bennett, Land Development, presented a Power Point presentation and a recommendation of approval.

Tom Sullivan, applicant, agrees with staff's recommendation and spoke regarding the case.

Madam Chair open the public hearing.

No response.

Madam Chair closed the public hearing.

8. LDPD-2023-7 (Homerun2 PD) - Approved with Conditions

RESULT:	APPROVED
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MOVER:	Tommy Addison
SECONDER:	Jonathan Fleming
AYE:	Troutman, Dalton, Harper, Addison, Sims, Fleming, and Schultz
Absent:	Heath, Beltran, and Agnini

9. LDCU-2022-52 (Magnolia Solar Hub CU)

Minutes: Tampa Electric Company, owner, Michelle Greene of ECT, applicant, requests a Conditional Use (CU) approval for an amendment to the conditions of LDCU-2020-15 to strike three conditions of approval and allow up to 20,000 square feet of office space and 206,614 square feet of warehousing and storage of solar-related equipment and supplies for Magnolia Solar Electric-Power Generation Facility and for other Solar Electric-Power Generation Facilities under the owner's management on 502.2 +/- acres of which 40.84 +/- acres is of Institutional (INST-1), 110.1 +/- acres is of Residential Suburban (RS), and 351.26 +/- acres is of Agricultural/Residential Rural (A/RR) and 112.14 +/- acres is of Suburban Development Area (SDA) and 396.06 +/- acres is of Rural Development Area (RDA). The subject site is located south of State Road 60, west of Creekside Drive, east of Cesara Estates Drive, north of Poley Creek, east of the Hillsborough County Line, west of the town of Mulberry, in Sections 30 and 31, Township 29, and Range 23.

Ian Nance, Land Development, introduced the case and reported 16 mailers were sent to area property owners on April 13, 2023. Nine (9) signs posted on the property April 17, 2023. A legal advertisement was published in the Lakeland Ledger on April 16, 2023. No responses were received.

Erik Peterson, Land Development, presented a Power Point presentation with a recommendation of approval.

Timothy Campbell, applicant, agrees with staff's recommendation and spoke regarding the request.

Madam Chair opened the public hearing for this case.

No response.

Madam Chair closed the public hearing.

9. LDCU-2022-52 (Magnolia Solar Hub CU) - Approved with Conditions

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Jonathan Fleming
AYE:	Troutman, Dalton, Harper, Addison, Sims, Fleming, and Schultz
Absent:	Heath, Beltran, and Agnini

10. LDPD-2023-5 (Williams Preserve/Jordan's Grove Water Tank PD)

Minutes: Polk County, owner, Mark Addison, applicant, requests a Planned

Development (PD) Major Modification to PD 04-04 William's Preserve (fka Jordan's Grove) to add two ground storage water tanks to the existing raw water well site on 5.22 +/- acres in Residential Medium (RMX), Ronald Reagan Parkway Selected Area Plan (SAP), and Planned Development 04-04 (PD 04-04) Future Land Use and Transit Supportive Development Area (TSDA). The subject site is located at 424 Sardinia Circle, north of Catalina Boulevard, West of Anna Place, east of County Road 547 (Lee Jackson Highway), south of Ronald Reagan Parkway, north of Ernie Caldwell Boulevard, north and east of the City of Haines City and north of the city of Davenport, in Section 14, Township 26, Range 27.

Ian Nance, Land Development, introduced the case and reported 140 mailers were sent to area property owners on April 13, 2023. Three (3) signs were posted on the property April 17, 2023. A legal advertisement was published in the Lakeland Ledger on April 16, 2023. No responses were received.

Motion to expedite was made by Jonathan Fleming and seconded by Tommy Addison which was passed unanimously.

Erik Peterson, Land Development, presented a Power Point presentation with a recommendation of approval.

This is a county-initiated request.

Madam Chair opened the public hearing for this case.

No response.

Madam Chair closed the public hearing.

10. LDPD-2023-5 (Williams Preserve/Jordan's Grove Water Tank PD) - Approved with Conditions

RESULT:	APPROVED
MOVER:	Tommy Addison
SECONDER:	Jonathan Fleming
AYE:	Troutman, Dalton, Harper, Addison, Sims, Fleming, and Schultz
Absent:	Heath, Beltran, and Agnini

11. LDPD-2023-1 (Cherry Lane PD)

Minutes: Donald Wayne Burgner and Pipkin Brothers LLC, owners, Deana Cochran of Kimley-Horn and Associates, applicant, requests a Planned Development (PD) for increased density, reduced lot sizes, and reduced setbacks for a 74 single-family detached unit subdivision in Residential Low-2 (RL-2) Future Land Use district and Transit Supportive Development Area (TSDA) on 19.59 +/- acres. The subject property is located at 1237 & 1305 Cherry Lane, south of Parker Road, east of Lunn Road, west of Old Highway 37, south of Lakeland, in Section 14, Township 29, Range 23.

Ian Nance, Land Development, introduced the case and reported that 105 mailers were sent to area property owners on April 13, 2023. Three signs were posted on the

property on April 4, 2023. A legal advertisement was published in the Lakeland Ledger on April 16, 2023. One (1) response in opposition was received.

Ian Nance, Land Development, presented a Power Point presentation with a recommendation for partial approval.

Jonathan Fleming asked to see the slide that showed the neighboring densities.

Ian Nance provided that display.

Tommy Addison asked of staff to clarify the requested density.

Ian Nance provided this information.

Jason Alligood, applicant, agrees with staff's recommendation and spoke regarding the request.

Madam Chair opened the public hearing.

Jeff Mann provided a petition from neighboring residents in opposition to this propose project. He stated concerns with traffic issues, overcrowding of the school, and the combination of traffic from the school on School House Road and the safety concerns for the children going to and from school. He stated concerns with existing wildlife. The local creeks could overflow and cause flooding issues and their water wells. He does not agree with high density. The current residents enjoy the rural essence of the area.

Charles Clyatt spoke in opposition stating flooding/drainage concerns of this area. This is a rural area and the proposed project does not fit in.

Brenda Simeany spoke in opposition due to traffic issues on Cherry Lane and Lunn Road. She stated concerns with wildlife not just gopher tortoises, but horses and cattle are located in this area. School traffic causes extreme traffic issues all the way to Old 37. There are no sidewalks on the north side of Cherry Lane. there are no sidewalks on Parker Road.

Shawn Berry stated that he is opposed to the higher density and voiced concerns with drainage issues because there is already issues with drainage and affects his property. Traffic issues is a major concern. He stated concerns with light and noise pollution with the higher density. He moved from Osceola County to move back to a rural atmosphere and would like this maintained.

Barbara Slain opposes this project due to traffic issues and this will affect the current residents and the safety issues. She stated concerns with school population becoming overcrowded.

Glen Taylor spoke in opposition due to traffic issues. This is a rural area and this will not fit into the current atmosphere of the area. He does not agree with the higher density. Traffic signals will be needed to help regulate the large number of vehicles

traveling through the area.

Catherine Lecas spoke in opposition to this proposed case due to traffic issues. She asked about who the developer is because her letter states a different person as the developer speaking at this hearing. She voiced concerns about the environmental study to be done.

Tim Ritchey spoke in opposition. He grew up in this area and voiced concerns with traffic due to road's inability to handle the large quantity of vehicles traveling. There are safety concerns and there are no sidewalks. He stated there is serious drainage issues in this area and voiced concerns to his property flooding due to the location of the retention pond to his property.

Stacy Thornton spoke in opposition to this case due to the increased density and stated it is not compatible to this area. She would like to maintain the rural atmosphere of this area and this project will not fit. She stated concerns about drainage issues.

Daniel Kaplan spoke in opposition stating the project would affect the area negatively. He stated concerns with the residents who use water wells and will affect the quality of the wells due to higher density. He stated concerns about traffic issues. There are not sidewalks. The roads are inadequate to handle the current traffic and future traffic.

Melody Haskew spoke in opposition to this case due to drainage issues along Parker Road. Another subdivision built by Southern Homes next to her property has caused severe drainage issues around her home. As a former teacher of Medulla Elementary, she stated this will cause overcrowding of the school and traffic concerns.

Darrell Jones spoke in opposition to the case due to traffic concerns and safety concerns for the school children. There are drainage issues already existing in this area. The increased density is not good for this area.

John Dukes spoke in opposition to this case. He stated there is already drainage issues and is concerned he will experience more drainage problems on his property.

Faye Andrews spoke in opposition and is concerned about water wells being contaminated and does not want to connect to public water. She is concerned about the existing wildlife and traffic.

Helen Brown spoke in opposition stating the proposed higher density is not compatible with this existing area. She stated concerns with drainage and traffic. She is concerned with the school children's safety going to and from Medulla Elementary School. There are older people living in this area and it will affect their property taxes and their ability to afford their homes.

Michael Hickey spoke in opposition to this case voicing concerns about water quality because he uses a water well. There are no sidewalks. Traffic concerns is a big issue.

Darryl Andrews spoke in opposition due to the construction vehicles that will be used just to build this proposed community will affect the residents.

Sarah Collins spoke in opposition explaining she has lived there her whole life but does not fit with what already exists in this area. The drainage issues is a concern. She stated her own children will not be safe there with this project.

Danny Dooring spoke in opposition concerned about drainage issues in this area. It already floods when it rains hard. He stated concerns about septic systems and water quality due to the increased density and septic systems to support this project. He stated concerns about traffic and safety concerns for the children.

Madam Chair closed the public hearing.

Jason Alligood provided a rebuttal to the public's concerns. He stated that they have followed what is allowed by the County. He stated their site has to accommodate their own drainage and will be completed in a Level 2 review. He stated the SWFMD and Polk County has specs to accommodate the drainage systems. The traffic concerns were addressed with a small traffic study and will add sidewalks and modify the roads along their property. Existing wildlife such as gopher tortoises will need to be relocated by the developer.

Madam Chair asked for clarification regarding sewer systems.

Jason Alligood stated they will not be using septic drain fields, they will be connecting to public sewer.

David Dalton asked about school capacity.

Jason Alligood provided clarification.

Jonathan Fleming asked for clarification of the ownership.

Jason Alligood provided an explanation.

Madam Chair asked staff to bring up the slide with information of what can currently be completed on this property compared to what is proposed.

Ian Nance provided this information.

David Dalton asked is anything heard altered Ian Nance's opinion.

Ian Nance stated no.

Tommy Addison made a statement regarding the drainage issues and does not agree with the increased density and made a motion to deny the case.

Sean Harper asked of staff if this would qualify for infill.

Ian Nance stated no.

Jonathan Fleming made a statement about the density requested and does not agree with this request.

11. LDPD-2023-1 (Cherry Lane PD) - Denied

RESULT:	DENIED
MOVER:	Tommy Addison
SECONDER:	Angelic Sims
AYE:	Troutman, Harper, Addison, Sims, and Fleming
NAY:	Dalton, and Schultz
Absent:	Heath, Beltran, and Agnini

12. LDPD-2023-4 (Parker Road PD)

Minutes: CMTG Real Estate Enterprises, Inc., owner, Rodney A. Gadd of Gadd & Associates, applicant, requests a Planned Development (PD) for increased density, reduced lot sizes, and reduced setbacks for a 25 single-family detached unit subdivision in Residential Low-2 (RL-2) Future Land Use designation and Transit Supportive Development Area (TSDA) on 9.76 +/- acres. The subject property is south of Parker Road, north of Cherry Lane, east of Lunn Road, west of Noble Road, south of Lakeland, in Section 14, Township 29, Range 23.

Ian Nance, Land Development, introduced the case and reported that 70 mailers were sent to area property owners on April 13, 2023. Two (2) signs were posted on the property on April 4, 2023. A legal advertisement was published in the Lakeland Ledger on April 16, 2023. One (1) response in opposition was received.

Ian Nance, Land Development, presented a Power Point presentation with a recommendation of approval.

Sarah Case, applicant, spoke regarding the request and agrees with staff's recommendation.

Sean Harper asked about the measurement on Lot 18 and the distance for septic systems and the sewer exemption.

Sarah Case responded with this information.

Madam Chair opened the public hearing.

Stacy Thornton spoke in opposition to this request due to the high density and water drainage that might flood her property.

Glenn Taylor spoke in opposition since it is located in his backyard and would like a lower density only allowing 19 or 20 lots. He is concerned with traffic.

Helen Brown spoke in opposition due to drainage flowing down to her property and is concerned to about the wells and septic because they are already experiencing well

and septic issues in this area. The existing septic systems overflow already. She stated concerns with traffic. She voiced concerns for children's safety.

Shawn Berry spoke in opposition due to drainage issues. He does not agree with the increased density that will cause more traffic issues.

Jeff Mann spoke in opposition due to drainage issues and is concerned it will flood his property. The proposed septic systems will cause polluted water quality for the wells. The traffic is a concern. He does not agree with the increased density.

Tim Richey spoke in opposition due to septic tank issues that will affect the water quality of the wells in the area. He stated concerns due to the school traffic and the children's safety.

Daniel Kaplan is opposed due to the well water quality and the water table and environmental issues that could be impacted by this proposed development.

Darrell Jones is opposed and does not agree with the increased density. He voiced safety concerns and drainage issues.

Chris Bajas, owner of the property, states that this will be a higher end neighborhood and there will be a substantial amount of land around the proposed houses. He stated a traffic study is required that will come with the development with the Level 2. The Pipkin Road project once completed will help the traffic flow. He stated the Health Department and County would not allow them to affect the aquifer and they are doing the proper studies to meet the requirement set forth by the authorities. He feels it will increase the value of the properties in the area.

David Dalton asked of the property if a community meeting was held with the neighbors.

Chris Bajas stated there was not a meeting held, but he feels it should be a controlled meeting. He stated they are trying to better the community.

Tommy Addison asked if the reduced lot widths and setback reductions requested were absolutely required.

Sarah Case stated that they could concede the request for setback reduction, but the corner lot radius would be an issue.

Madam Chair asked if a different product could be built on those lots to maintain the setbacks.

Sean Harper stated his concern about the reduction of setbacks.

Jonathan Fleming agreed and stated his concerns about the requested reduction of setbacks.

Madam Chair asked of the applicant if they required time for a discussion about the 7'

setbacks.

Sarah Case stated they were fine with the 7' setbacks.

Elizabeth Voss stated that Condition number 1, second sentence, would need to be revised.

Michael Dickie spoke in opposition stating that this is too much development for this area. And he is concerned with traffic issues in this area.

Madam Chair closed the public hearing.

Sarah Case stated that there are agencies in place that regulate the requirements regarding the drainage and they are required to contain their own runoff to not affect the neighbors.

Rodney Gadd spoke as the project engineer. He stated they will be using dry storm water ponds will help some of their current drainage issues. He stated the Health Department regulates the septic systems and will not allow water quality issues.

Jonathan Fleming asked if its found the development negatively affects the neighboring properties who monitors this and who could this be reported to.

Rodney Gadd stated SWFMD would be the agency to report this type of issue in this situation and it does not happen often and is easily fixed.

12. LDPD-2023-4 (Parker Road PD) - Approved with Amended Conditions

RESULT:	APPROVED
MOVER:	Tommy Addison
SECONDER:	Jonathan Fleming
AYE:	Troutman, Dalton, Harper, Addison, Sims, Fleming, and Schultz
Absent:	Heath, Beltran, and Agnini

13. LDSPD-2023-1 (Deeson Road SPD)

Minutes: Continued to June 7, 2023, Planning Commission Hearing

Adjournment

RESULT:	APPROVED
MOVER:	Tommy Addison
SECONDER:	Jonathan Fleming
AYE:	Troutman, Dalton, Harper, Addison, Sims, Fleming, and Schultz
Absent:	Heath, Beltran, and Agnini