

**MINUTES**

**PLANNING AND ZONING BOARD  
MARCH 31, 2010  
6:00 P.M.**

❖ **CALL TO ORDER:**

Chairperson Burt called the meeting to order at 6:01 p.m.

❖ **PLEDGE OF ALLEGIANCE:**

Board Member Hall directed the Pledge of Allegiance.

❖ **ROLL CALL:**

**BOARD MEMBERS PRESENT:**

Board Member Hall  
Board Member Davidson  
Chairperson Burt

**BOARD MEMBERS ABSENT:**

Board Member Percy (excused-business)  
Board Member Brooks (excused-vacation)

**STAFF MEMBERS PRESENT:**

Town Clerk DeLegge  
Marisa Barmby (CFRPC)

Town Clerk DeLegge informed the Board that Board Member Percy may be resigning from the Planning and Zoning Board due to the demands of his new business because most of his business is at night.

**TAB 1: PUBLIC HEARINGS:**

- A. PETITION FOR FUTURE LAND USE AMENDMENT, PRINCESS GROVES GENERAL PARTNERSHIP, REQUEST FOR FUTURE LAND USE CLASSIFICATION OF MULTI-USE VILLAGE CENTER (MUVC) FOR 76.33 ACRES AND LOW DENSITY RESIDENTIAL (LDR) FOR 76 ACRES LOCATED ON THE SOUTHEAST CORNER OF SCENIC HIGHWAY AND TINDEL CAMP ROAD.**

Chairperson Burt opened the Public Hearing.

Marisa Barmby explained that the public hearing was for a petition for a Future Land Use Amendment for the property known as Princess Groves. She said that the property is approximately 152 acres in size and presently has a county future land use. She explained that this is a large scale amendment that will be a part of the EAR based amendment project

package to DCA (Department of Community Affairs) for review. She said it presently has a future land use of Agriculture/Rural Residential. She pointed out that the bottom half of the property would be Multi-Use Village Center (MUVC) and the top half would be Low Density Residential (LDR). She said that the Future Land Use would be pending approval of the Multi-use Village Center designation by DCA. A brief discussion followed.

Dennis Smeltz of Moduss added that transit service will serve the site and handed out information regarding the future plans of Polk County regarding the transit corridor along SR 17. He said that they agreed with everything in the staff report.

Ms. Barmby stated that the applicant is willing to work with the Town on giving an extra buffer on the SR 17 corridor.

**MOTION** by Board Member Hall, seconded by Board Member Davidson that the Planning and Zoning Board recommend approval of a change in Future Land Use classification from Polk County Agricultural/Residential-Rural (A/RR) to Town of Dundee Multi-Use Village Center (MUVC) for 76.33 acres and Low Density Residential (LDR) for 76 acres for a combined total of 152.33 acres owned by Princess Groves General Partnership.

AYE: Hall, Davidson, Burt

NAY: None

## **TAB 2: EAR BASED AMENDMENTS WORKSHOP**

Chairperson Burt briefly reviewed the schedule of meetings for the Board regarding the EAR based amendment process to insure that we would have a quorum at the meetings.

Marisa Barmby gave a power point presentation on the EAR based amendments to the Comprehensive Plan. The presentation contained an overview of the schedule, an overview of the major issues, state requirements, proposed amendments by element, growth management, the future land use map amendments and general discussion. Ms. Barmby briefly reviewed the history of the Town's Comprehensive Plan and the need to update the plan in accordance with Florida Statutes. She said it is a two step process, the first being the Evaluation and Appraisal Report (EAR) which the Town adopted last year and the second is the Comprehensive Plan Amendment based on the report and all current state requirements. She explained that the purpose of the EAR was to identify major community issues and assess how well objectives have been achieved, to review the Town's actions in implementing the Comprehensive Plan, to identify new and amended state requirements of the plan and to identify any other ways that the plan should be changed. She said the major issues that were identified are transportation, housing, lakes preservation and recreation, future land use, historic preservation, intergovernmental coordination, and water supply. She reviewed the tables with the Board that included the major changes that are being proposed.

Chairperson Burt suggested that the Board go through the document pages in sequence and all agreed.

The Board agreed that there would be no changes to the densities in the Future Land Use Categories: Very Low Density Residential, Low Density Residential, Medium Density Residential, and High Density Residential.

Ms. Barmby pointed out to the Board that in the Future Land Use Categories Downtown Transitional, Commercial/Industrial, and Commercial, the densities are the same at 12 dwelling units per acre and the floor area ratios shall not exceed 2.0. She said that the only difference in these categories is in the description of uses. There was a brief discussion and consideration of recommended changes to the residential densities in these categories which included the possibility of assigning percentages to the area for residential but the Board did not act on the changes. There was concern of turning US 27 into rows of warehouses instead of an attractive mix. The Board asked Ms. Barmby to make changes based on their discussion and bring it back to them. She said that she will get the Town Council's feedback and bring back the language to the Planning and Zoning Board at their next meeting.

Ms. Barmby informed the Board that they are proposing to add a statement to the Parks/Lake Boulevards policy that specifically lists the Town's Lake Boulevards.

Ms. Barmby made a correction to Page 3 of the Housing Element Policy 2.6 adding "extremely low" to the sentence "Rehabilitated or replacement housing units shall be targeted to extremely low, very low, low and moderate income families." She pointed out on Page 5 of the Housing Element Policies 4.1, 4.2, and 4.3 that they contained a Housing Advisory Committee that does not exist and asked for direction from the Board. After a brief discussion it was determined that a committee may not be needed and should be addressed in another way.

There was a brief discussion concerning water supply and a recommendation to add Lake Wales to the Conservation Element Policy 6.4.

Ms. Barmby pointed out to the Board that in the Recreation and Open Space Element there are policies referring to the Recreation Advisory Committee and its role in making decisions concerning recreation. She said that she knows that there is a Recreation Advisory Board in place but is not clear on what the role they play to the Town Council and planning. She said she needs direction from the Planning and Zoning Board and the Town Council on the role of the Recreation Advisory Board. There was a brief discussion of the duties of the committee. It was agreed that Lake Wales should be added to the list of cities in Policy 4.2. There was a recommendation to eliminate Policy 5.1 concerning the hiring of a full time recreation director and that it should not be a part of the Comprehensive Plan.

Ms. Barmby informed the Board that the Comprehensive Plan increased the concurrency management system and the public commenting procedures. She stated that there are three or four sections that are not elements and that they put them into one category called Administration and updated some of them. She said that one of the main updates is the concurrency management system that is spelled out in detail in the Comprehensive Plan. She said that it is not required that the concurrency management system be in the Comprehensive Plan, but only the goals that set it into place. She said that they are striking most of that

language about the concurrency management system and that the Town will have a separate document on it. She said that if it is a separate document it can be updated easier rather than it be an amendment to the Comprehensive Plan.

Ms. Barmby explained the eight sites on the map that are being proposed for future land use designations. She said that the property owners were notified about the proposed future land use for their property. There was a brief discussion about town property, the Town Center and the four corners (Main Street and Center Street) with no specific recommendation from the Board.

### **TAB 3: STATUS REPORT**

#### **A. REPORT ON STATUS OF ITEMS THAT HAVE BEEN HEARD BY PLANNING AND ZONING BOARD AT PREVIOUS MEETINGS.**

There were no questions or comments about the status report.

### **DELEGATIONS- QUESTIONS & COMMENTS FROM THE FLOOR**

*(Each speaker shall be limited to three (3) minutes)*

None

### **REPORTS FROM OFFICERS:**

- PLANNING DEPARTMENT COMMENTS

Ms. Barmby thanked the Board for filling out their questionnaires.

- BOARD MEMBER COMMENTS

None

- CHAIRPERSON COMMENTS

Chairperson Burt referred to an article in the Ledger titled “Jobs Bill Threatens Environment” by Charles Patterson indicating the jobs bill would make horrifying changes in the planning process. He asked Ms. Barmby to find out about this and inform the board about it.

### **ADJOURNMENT**

**MOTION** by Board Member Davidson, seconded by Board Member Hall to adjourn.

AYE: Hall, Davidson, Burt

NAY: None

Chairperson Burt adjourned the meeting at 7:56 p.m.

A recording of this meeting is available  
in the office of the Town Clerk

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Bob Burt, Chairperson

ATTEST:

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Joseph J. DeLegge, Town Clerk