

Minutes of the Regular Meeting of the City Commission of the City of Auburndale held November 18, 2019 at 7:00 p.m. in the Commission Room of City Hall, after having been properly advertised, with the following members present: Mayor Tim Pospichal, Commissioners: Dorothea Taylor Bogert, Keith Cowie, Richard Hamann, and Bill Sterling. Also present were: City Manager Robert Green, Finance Director/City Clerk Shirley Lowrance, City Attorney V. Patton Kee, and Police Chief Andy Ray.

Prior to the meeting City Manager Green introduced Brandon Henry, the president of the ICMA Student Chapter at USF.

Mayor Tim Pospichal declared a quorum present and the Meeting was opened with prayer by Pastor Michael Spivey of People's Church and a salute to the flag.

Motion by Commissioner Dorothea Taylor Bogert, seconded by Commissioner Keith Cowie, to approve the Minutes of November 4, 2019 Regular Meeting, November 5, 2019 Canvassing Board Meeting, November 7, 2019 Special Commission/Canvassing Board Meeting, and November 12, 2019 Canvassing Board Meeting/Audit. Upon vote, all ayes.

Mayor Tim Pospichal asked for public comment. There was no public comment.

1. ORD. #1622 ANNEXING PROPERTY INTO CITY LIMITS – HELMS PROPERTY/DAIRY RD

City Manager Green said the City has received a petition from Steve Helms to annex 3.43 acres of property into the City limits. The property is located on Dairy Road north of Senate Street. The property is contiguous with existing City limits. The property currently contains a single-family house, which will be used as an office for the family's business. Annexation will allow the property owner to redevelop the property to include a proposed self-storage facility or flex warehouse. The annexation does not create an enclave. The property currently has a Polk County Land Use designation of Residential Suburban. Establishing a City Future Land Use and Zoning classification on the property will be considered at Public Hearings before the Planning Commission and City Commission at later dates. The action currently before the City Commission is only on the annexation of the property into the city. The proposed Ordinance was prepared by the Community Development Department and reviewed by the City Manager and City Attorney. If approved on first reading, the proposed Ordinance will be presented for second and final reading on December 2, 2019. Staff recommended approval of the Ordinance annexing property into the City limits.

City Attorney Kee read Ordinance No. 1622 entitled: **AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF AUBURNDALE, FLORIDA, SO AS TO INCLUDE THEREIN ADDITIONAL TERRITORY LYING CONTIGUOUS AND ADJACENT TO THE PRESENT BOUNDARIES OF THE CITY; DESCRIBING SAID ADDITIONAL TERRITORY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE,** by title only.

Mayor Tim Pospichal asked for public comment. There was no public comment.

Motion by Commissioner Bill Sterling, seconded by Commissioner Dorothea Taylor Bogert, to approve

Ordinance No. 1622, as read on first reading by title only. Upon vote, all ayes.

2. ORD. #1623 ANNEXING PROPERTY INTO CITY LIMITS – WEBB PROPERTY/HUGHES RD

City Manager Green said the City has received a petition from property owner Philip Webb to annex 1.89 acres of property into the City limits. The property is located on Hughes Road south of US Hwy 92 E. The property is contiguous with existing City limits. The property is currently vacant. Annexation will allow the property owner to develop the property to accommodate the owner’s towing business, which would then be relocated from Hwy 92. The annexation does not create an enclave. The property currently has a Polk County Land Use designation of Linear Commercial Corridor. Establishing a City Future Land Use and Zoning classification on the property will be considered at Public Hearings before the Planning Commission and City Commission at later dates. The action currently before the City Commission is only on the annexation of the property into the city. The proposed Ordinance was prepared by the Community Development Department and reviewed by the City Manager and City Attorney. If approved on first reading, the proposed Ordinance will be presented for second and final reading on December 2, 2019. Staff recommended approval of the Ordinance annexing property into the City limits.

City Attorney Kee read Ordinance No. 1623 entitled: **AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF AUBURNDALE, FLORIDA, SO AS TO INCLUDE THEREIN ADDITIONAL TERRITORY LYING CONTIGUOUS AND ADJACENT TO THE PRESENT BOUNDARIES OF THE CITY; DESCRIBING SAID ADDITIONAL TERRITORY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE**, by title only.

Mayor Tim Pospichal asked for public comment. There was no public comment.

Motion by Commissioner Keith Cowie, seconded by Commissioner Richard Hamann, to approve Ordinance No. 1623, as read on first reading by title only. Upon vote, all ayes.

3. ORDINANCE #1624 AMENDING FISCAL YEAR 2018-2019 ANNUAL BUDGET

City Manager Green said in accordance with Florida Statutes, adopted auditing practices, and on the recommendation of the City’s Auditor, the City needs to amend by Ordinance the FY 2018-2019 Annual Budget to properly appropriate for revenue and expenditures that may exceed budgeted amounts. As provided by Ordinance No. 1026, the level of budgetary control for the City’s Annual Budget is at the Fund Level. Events occur during each fiscal year, which were not anticipated at the time of budget approval. The proposed Ordinance amends the FY 2018-2019 Budget to reflect the collection of unanticipated revenue and appropriation for unanticipated expenditures.

Finance Director/City Clerk Shirley Lowrance went over the budget amendment fund totals for each of the City’s three funds. She said the method for the line items to include in the Budget Amendment was any line-item with a deviation of \$25,000 plus or minus the Budget. She went over the major changes for each fund. The amended budget totals for each City Fund are as follows:

CITY OF AUBURNDALE			
SUMMARY BY FUND BUDGET AMENDMENT FY 2018-2019			
SUMMARY OF FUNDS	CURRENT BUDGET	CHANGE +/-	AMENDED BUDGET
General Fund	\$21,434,005	\$2,330,100	\$23,764,105
Comm. Redev. Agency	\$1,225,500	\$289,100	\$1,514,600

Water & Sewer Fund	\$15,154,000	-\$194,100	\$14,959,900
	\$37,813,505	\$2,425,100	\$40,238,605

City Manager Green said the proposed Ordinance was prepared by the Finance Director/City Clerk and reviewed by the City Manager and City Attorney. If approved on first reading, the proposed Ordinance will be presented for second and final reading on December 2, 2019. Staff recommended approval of the Budget Amending Ordinance #1624.

City Attorney Kee read Ordinance No. 1624 entitled: **AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA AMENDING ORDINANCE NO. 1573 AMENDING APPROPRIATIONS OF FUNDS FOR THE FISCAL YEAR 2018-2019 BUDGET**, by title only.

Mayor Tim Pospichal asked for public comment. There was no public comment.

Motion by Commissioner Richard Hamann, seconded by Commissioner Bill Sterling, to approve Ordinance No. 1624, as read on first reading by title only. Upon vote, all ayes.

4. RESOLUTION 2019-10 AMENDING CITY'S FUND BALANCE POLICY

City Manager Green said in February 2016, the City Commission amended the City's Fund Balance Policy establishing a minimum target of 17% or two months, as an appropriate level of fund balance reserves for the City's General Fund. The goal of this policy is to insure reserve funding to (1) provide sufficient cash flow for daily financial needs; (2) secure and maintain investment grade bond ratings; (3) offset significant economic downturns and revenue shortfalls, and (4) provide funds for unforeseen expenditures related to emergencies. In addition to setting the minimum target of 17%, the Policy also clarified that the minimum reserve balance will be "restricted" in the City's Pooled Cash Account. Any utilization of the reserve shall require the approval of the City Commission, as an emergency expenditure. The proposed Resolution raises the minimum target to 25%, or three months, as the appropriate level of fund balance reserves for the City's General Fund. This has been a priority of City Staff to raise the emergency reserve target. The past several adopted budgets and the current Fiscal Year 2019-2020 Annual Budget gave priority to achieving this goal. He went over how the 17% Fund Balance was calculated for FY 2017-2018 and revised to \$3,033,349. He displayed the Pooled Cash account where the Emergency Reserve FL Safe account showed the \$4.8 million with the \$3,033,349 restricted amount. He said if we move the Fund Balance Policy up to 25%, we would need an additional \$1.8 million. He displayed from the FY 2019-2020 Expenditure section of the Budget (page 18) with the line-item Reserve - Emergency Reserve set for \$1.8 million as an expense. The additional restriction will be added to the \$3 million, as we go from 17% to 25%. The funds would be used in case we have an emergency. He said he thought this put us in excellent financial shape. He said during our recent Bond rating for the 2019 General Fund Borrowing, the 17% Fund Balance Policy allowed us to be moved up in our bond rating. He thanked Finance Director/City Clerk Shirley Lowrance and the Finance Staff for putting this together. Staff recommended approval of Resolution #2019-10 and the revised City of Auburndale Fund Balance Policy.

City Attorney Kee read the Resolution entitled: **A RESOLUTION OF THE CITY OF AUBURNALE, FLORIDA AMENDING A FUND BALANCE POLICY; AND PROVIDING FOR AN EFFECTIVE DATE**, by title only.

Mayor Tim Pospichal asked for public comment. There was no public comment.

Motion by Commissioner Dorothea Taylor Bogert, seconded by Commissioner Keith Cowie, to approve

Resolution No. 2019-10 for the revised Fund Balance Policy, as read. Upon vote, all ayes.

5. TEMPORARY STREET CLOSING REQUESTS – CHRISTMAS EVENTS

City Manager Green said the City Commission is requested to make the following temporary street closings:

- Good Shepherd Hospice, 105 Arneson Avenue, has requested a temporary closing of Arneson Avenue in front of the Hospice facility between 5:00 p.m. and 8:00 p.m. on Tuesday, December 3, 2019, to accommodate their annual Lights of Remembrance ceremony. The street closing will allow for the set-up of seating for the expected 200 attendees.
- The City's Parks and Recreation Department has requested a temporary closing of W. Park Street from SR-559 to Shelby Street between 4:30 p.m. and 8:15 p.m. on Thursday, December 5, 2019 to accommodate the City's Lights in the Park event. The street closing will allow for a safe pedestrian crossing between the Baynard House and Historic Depot. Staff had no objections to the requests.

Mayor Tim Pospichal asked for public comment. There was no public comment.

Motion by Commissioner Keith Cowie, seconded by Commissioner Dorothea Taylor Bogert, to approve the street closings, as requested. Upon vote, all ayes.

6. FINAL PLAT APPROVAL – JULIANA VILLAGE SUBDIVISION – PHASE 2

City Manager Green said the City will consider the final plat approval of the Juliana Village Subdivision.

Community Development Director Amy Palmer said the City has received a request to plat Phase 2 of the Juliana Village subdivision. The 90.24 acre, 107-lot subdivision was approved by the Board of County Commissioners in June 2017 and consisted of 3 phases. In July 2018, Phase 1 was platted by the Polk County Board of County Commissioners. The City of Auburndale annexed the 90.24-acre property, the platted phase 1 and planned phases 2 & 3 in August 2018 and the property was given a zoning designation of Planned Development House 1 (PD-H1). Phase 2 of Juliana Village will consist of 58 lots. Typical lot size is 80 x 130 feet. The subdivision meets all Land Development Regulations. As provided for in the Land Development Regulations, the developer is requesting Final Plat approval before all infrastructure improvements are complete. The LDR's allow a developer to execute a performance bond, which is available to the City, in an amount 120% of the estimated completed construction costs, as determined by the engineer. The Bond paperwork includes the list of improvements that need to be made and a timeframe of 11 months, or by October 31, 2020 to complete the work. The developer estimates that all necessary improvements will be made within this time period and that the purpose of bonding is to expedite sales of the lots. The bond ensures that the City can complete the improvements, if the developer does not. Improvements still required by City specifications and covered by the bond include: surveying, striping and marking, landscaping and irrigation, engineering certifications. To accomplish the necessary improvements, the developer's engineer has estimated the cost at \$75,614.89. In accordance with the City's LDR's, the bond amount is \$90,737.87, or 120% of the cost of the improvements. Approval of the Final Plat would acknowledge acceptance of the terms of the performance bond. Staff recommended approval of the Final Plat for the Juliana Village Phase 2 Subdivision and acceptance of the performance bond. She displayed a picture of Phase 2 and Phase 1, which was completed. She said the future Phase 3 will be in the middle of the property.

Mayor Tim Pospichal asked for public comment. There was no public comment.

Motion by Commissioner Bill Sterling, seconded by Commissioner Richard Hamann, to approve the Final Plat approval for Juliana Village Phase 2.

Commissioner Keith Cowie asked about lot 23.

Community Development Director Amy Palmer said lot 23 in the corner is a flag lot. She said the PD was approved in the county and then came into the City.

Commissioner Keith Cowie asked if we are bound to accept that.

Community Development Director Amy Palmer said it was approved in a Planned Development. It would be up to the Commission to approve it. If they wanted to change the layout, it would have to go back before zoning and then be replatted.

City Manager Green asked if it was in the preliminary plat.

Community Development Director Amy Palmer said yes, the binding site plan is the preliminary plat, as first approved in the County and then the City.

Commissioner Keith Cowie said we recalled when we talked about that we would get a final look at it and that would be our chance to raise any objections we had. He asked if that was correct or not. He said he understood we accepted it as the County laid it out, but it was his understanding we would have this to look at for any objections.

City Manager Green asked if all the other specs and lot sizes were really done to the County specs and then we just basically throw what the County adopted on a binding site plan and bring that in under a City ordinance.

Community Development Director Amy Palmer said yes. This layout that was approved in the County and was approved also by the City in late 2018.

Commissioner Keith Cowie said he guessed his confusion was what is the purpose of tonight, if we do not get to make a change or raise a concern. He asked where do we get that option.

City Manager Green said he did not think we get that opportunity, if in fact the County approves and gives it the nod. They could construct it in County and then we would get it as built. The effort of the City is to try to catch it as it starts through the entire process. He said this was probably one of those that started in the County and that would be their argument, that it would have been accepted in the County with some of the

other particulars of the binding site plan.

Community Development Director Amy Palmer said that is the case – Phase 1 was started in the County. Phase 1 was platted by the Board of County Commissioners and then it came into the City.

City Manager Green said Phase 3 would come before the City from start to finish. Are we saying the same parameters would be?

Community Development Director Amy Palmer said the layout was approved during that County approval and also during the planned development phase, in the City.

City Manager Green said the Commission did approve it as a binding site plan and now it is coming to you as a final plat, that is reflective of the binding site plan suggested.

Commissioner Dorothea Taylor Bogert asked in our new LDR changes that we made, have we put in there that we will not permit or not have any more of these type of lots. She said she understood the property came from the County when we initially did the binding site plan.

Community Development Director Amy Palmer said there is a section in our Land Development Regulations that says they shall be avoided - the lots that do not have complete frontage along the roadway. She said this one does not have complete frontage along the roadway. As we move forward, those are caught before they get to you. We would ask the developer to redesign. She said we have already addressed some reverse frontage lots or lots that look like a flag lot. She said those had been caught.

Commissioner Bill Sterling asked about the sidewalks at four foot and rather than the five foot.

Community Development Director Amy Palmer said they could not change that. The engineer did take a look at that right-of-way and it could only accommodate the four foot.

Upon vote on motion. Four ayes, with Commissioner Keith Cowie voting nay.

7. CONSIDER ENDORSING THE LAKES DISTRICT VISION AND STRATEGIES

City Manager Green said this item has been before the Planning Commission and endorsed by them with a 4-0 vote on November 5, 2019. Staff was requesting endorsement for the Lakes District vision.

Community Development Director Amy Palmer introduced Philip DiMaria with Kimley Horn. She said Philip has been with us since we signed the contract and has worked with us through the public participation phase, worked on the existing conditions reports, and has been very helpful, as we have worked through the

master plan for the Lakes District. She said he will help fill in with any gaps in the presentation. The Commission has heard about this master plan for about two years and for two City Commission days. Since the two City Commission Days, we have three property owners in the area to help us with the vision plan. We have had some public participation to help us get to the final document. She said the vision comes before the Road Map for any property. She said in our Future Land Use Element of the Comprehensive Plan, it states the City shall undertake a visioning process from time to time. She said the Commission was on the right path. We are here today to endorse the vision. She read from the LDR's "upon doing so the City shall review the Comprehensive Plan, Planned Development Regulations, and the capital improvement program to ensure that these instruments shall help the City towards its vision". During the last City Commission meeting, the City did approve some Land Development Regulations that were the direct result of some of the visioning activities we have done. We are requiring parks within subdivisions and some minimum lot sizes. In February 2019, we formed the Memorandum of Agreement with the property owners and signed the contract with Kimley-Horn. In April, we held our first community workshop and did several activities with the public. There were several key take aways from the Vision Plan, which she went over. She said the character and the sense of rural heritage was very important to the public and property owners. In the one word exercise, some of the main words brought out by the public were: peaceful, beautiful and balanced. Two other key take aways were planning for essential services and provide an area for a community focal point. For the next meeting on June 10, 2019, Kimley-Horn did a presentation of the existing conditions. They looked at the Comprehensive Plans for Polk County and Auburndale and almost did like a future build out. They looked at what would the properties look like if the properties were to develop to the full maximum. The end result was a residential potential of 18,000 units and the commercial property would result in 24.5 million square feet. From the Community Workshop and existing conditions review, they came up with our strategy and vision plan. The Vision is peaceful, beautiful, and balanced. The objective is that we will be enhancing the character of the Lakes District by reducing the encroachment of suburban sprawl while accommodating opportunities for development and growth. She said there are four major strategies:

- 1. Creation of Greenway Corridors;
- 2. Establishment of Mixed Use Centers to Create Community Focal Points;
- 3. Promotion of Alternative Transportation Methods and the Creation of Walkability Enhancements; and
- 4. Protection of Environmental Resources and Agriculture Character.

She went over each strategy. She said someone at the Planning Commission asked why we would be asked for an endorsement, if we do not have a definition of a Mixed Use Center. She said she reminded them right now we are creating a vision. We are not changing land uses. The actual definition and those policies for the Mixed Use Center will come after the vision is endorsed. From the residents, we heard we need our shopping needs met in this area. One property owner shared the agri-hood concept. She said this went along with strategy 4. The concept would provide for the protection of the agricultural lands and switch the land to other types of crops, as it provides for a lot of the character of the area. If they keep land for agriculture, maybe we can increase the density elsewhere while keeping crops. She displayed the Vision Plan Map and went over the layers within the Map. The residents requested more park space in these areas. With the parks identified, it allows us to prepare our Capital Outlay needs and possibly apply for grants. She spoke about trail connectivity and said it includes the Old Dixie Trail that would connect Auburndale to Haines City. She went over the Estate Land Use along Gapway Road, which has a Low Density Land Use allowing six units per acre. The public really wanted to see Gapway Road as a park. She said Gapway Road really defines the character of the area, as you can see the lakes on either side and it is very rural and agricultural. She said the property owner was open to the idea of estate land use, where you might see one home per acre.

Philip DiMaria said he thought it was a creative way of managing land by having some larger lots. He said those distances between homes would provide a view of the water and preserve the character.

Community Development Director Amy Palmer said we are calling some of the area Moderate Density with 5 to 6 homes per acre. She explained Mixed Use Village Centers may be residential and commercial and a hybrid of those. This resulted from the public saying they wanted more shopping and restaurants in the

area. Some of the areas already have a commercial designation: Adams and 559, Keystone and Old Lake Alfred Road, and Adams Barn Road and Old Lake Alfred Road.

Phillip DiMaria said part of the concept for commercial uses or mixed uses would be having concentrated rooftops in the area. The mixed use really concentrates and increases the density, which allows people to walk or ride a bike in the area. We focus these types of densities in areas that provide for walking and not just rely on drive by traffic. He said everyone talked about it would be great to get a grocery store.

Community Development Director Amy Palmer displayed the Map. She said we are asking the Commission to endorse the Vision strategy. The Planning Commission did recommend endorsement on November 5, 2019. Staff recommended endorsement of the Lakes District and Strategies.

City Manager Green asked what was the next step.

Community Development Director Amy Palmer said the next step would be to look at our Comprehensive Plan and maybe create the District within the Comprehensive Plan. That may include changing some land uses and may include the Land Development Regulations to implement some of the strategies we just talked about.

City Manager Green said as you talk about changing Land Use designations on someone's property, the majority would be on the three property owners that have agreed to help fund the vision and are receptive to the changes in the land use.

Community Development Director Amy Palmer said yes. She said they have all written letters of endorsement. They have all been with us for all the steps. They have participated in their own planning exercises to get to where we are today. She said yes, the property owners are open to changing land uses and even helping write Land Development Regulation policy to create the look and feel of that vision.

Commissioner Richard Hamann asked if the Lanier Group property owner was receptive to being annexed into the City.

Community Development Director Amy Palmer said yes, they have indicated they are interested in coming into the City.

Mayor Tim Pospichal asked for citizen comment. There was no public comment.

Motion by Commissioner Richard Hamann, seconded by Commissioner Bill Sterling, to consider the endorsement for the Lakes District Vision and Strategies.

Commissioner Dorothea Taylor Bogert said she thought one of the biggest issues we are going to run into are complaints on 559 and the east west access. She said we already have lots of complaints about the traffic, but when you put a multi mixed-use village center there on the corner of Gapway and 559, that is going to be one of the things of concern for the public. They are going to want to know about traffic and the switch over to the County or any road improvements, three lanes for a turn lane or anything.

Community Development Director Amy Palmer said when we did the existing conditions review, 559 had a level of service B. We have considered the use of some roundabouts in the area to keep traffic flowing. We are looking at Adams and 559 with the developers along Adams Road about a traffic light there. The level of service on the road would be sufficient and definitely meets concurrency with level of service B.

City Manager Green said this is just a plan or this is just a vision. If in fact, after the land use was changed

and with the approval of property owner making that request with that being a County road at that point they would have to address that at the time of development, which would trigger turning lanes and the other improvements.

Commissioner Keith Cowie said his concerns lay on 559. He said he knows he has expressed that to the Manager as well as staff. He said he has major concerns about that center and knows we have not designated what a mixed-use village center would look like. He said already the lot that has been cleared at that corner and residents have already started asking questions about the lot. They feel this vision is already in place, not knowing the background and that has already happened. He said there is a lot of concerns from the residents there. They have the same concerns on roads and he knew it was going to go through the County or whoever has control of the roads. He said there is no guarantee that that will trigger a signalized intersection. He said he had a lot of concerns. He said the Joint Planning Agreement with the County was to keep that residential. We already have a huge node in a commercial lot on 559, about a mile or so down. He said he thought we were going to create an even bigger problem on that road from a traffic standpoint. He said he certainly knew everyone has been working very hard on the vision plan and he did not want to take anything away from that. He said his concern with the endorsement, was that this sets this in motion. He said he was in favor of the Plan but not in favor of all the shading. He said he knew this would come back to the Commission, if one of the parcels that is currently residential and it is going to commercial. He said he did not feel comfortable endorsing it and telling the land owner what we want to see there then when they come back with that understanding telling them I do not want to change from residential or whatever it might be zoned at that time. He said he certainly wanted to support the vision and knew there was a lot work. He asked if there was any room to change what we see there today and how does that process look.

City Manager Green said it was almost as if you were to take the "asterisk" and leave the "asterisk". We did the same thing on Berkley Road with some direction from Commission several years ago. We suggested in the JPA that we wanted commercial activity around signalized intersections. We did not say how much commercial activity. We just said it would be allowed around the signalized intersection. He said that probably gives the same residents some thought there will be something around the signalized intersection. He said all that would have to come back piece by piece before the Planning Commission and City Commission to determine how much you want around that. If the shading was not there on the Map and the "asterisk" was there, it would have suggested at that intersection and not the shaded area for Gapway or Old Lake Alfred Road.

Commissioner Keith Cowie said that was our largest concentration on a road we have spoken about on numerous occasions. Again, it might be passing the County's test of concurrency, but it is not passing the resident's test and that is the concern. He said by bringing commercial on that side, it was obviously going to pull people from the Berkley side over to it. It will bring more people to that road that already has trouble. He said this was his concern. He said he understood it was a vision and there would be other additions to enhance it as well.

Commissioner Dorothea Taylor Bogert said she had concerns, but she loved the greenways, bicycles, and planning. She said she thought our three major landholders, who have been there since the beginning with this very cooperative work, that have this plan for potential commercial for our land and there is a major uproar and we say we are only going to do this small piece instead of this big piece. We want to make sure all parties are happy with that, so they understand the potential that this might not actually get approved. This is actually a vision. We can also let the residents know if they have issues. She said she knew the road was B, but they want A plus, plus on the roads and there has already been a lot of flak about that. She said she loved the whole overall vision, but was a little concerned about this. She said there was a little more mixed-use village center than she had originally anticipated. She said she wanted to make sure everyone understand this might change.

Commissioner Richard Hamann said it was a vision at this point and nothing is concrete.

Mayor Tim Pospichal said nothing is concrete. There will be dozens of meetings before any dirt is turned on any of these. Discussion will be before the Planning Commission and City Commission to look at this.

City Manager Green said not just when that developer or property owner wants to come before you for a change, you will see some of that in text amendments in your Comp Plan. If you do not want as much in a particular area when the Vision gets worked into your Comp plan you will have the opportunity to fine-tune it at that time.

Community Development Director Amy Palmer said yes that was correct. You could say for a mixed-use village center you only want 30% commercial. She said she was pulling a number out of air and those are polices that yet are to be defined. She said as Mr. Green stated if you took away the borders of the red and just placed a 'star' there at the village centers, it would not seem so red for the commercial center. She said she understood what was being said and the anticipation of the property owners.

Commissioner Keith Cowie said he did not want to mislead them. He said he did not want them to feel I was in favor of that, when I am not in favor of it. He said he wanted to support the Vision at the same time. When you talk to residents about more commercial activities and restaurants, it is the restaurant or the grocery store that they like. He said we do not have that opportunity. When we make that change to put in the commercial activity village center the company they like might not be the one that built there. When you think vision and you are thinking about it – he said he worked for the W and they want the Publix there but the Publix does not go there they might be "hey that is not such a great idea any more". He said it was very hesitant and he understood there would be plenty of meetings. He said from working off the Joint Planning Agreement with the County, we have used that as roadmap and for zoning changes as we have moved along. He said he was hesitant to endorse it for that particular reason. That is the first step, we have given it the green light and he wanted to make sure he was not misleading the landowner, at least on his one vote.

Commissioner Bill Sterling asked about the Estate area, where the east west road was Gapway Road. He said he could not quite see the Estate property with the road going east and west. He said he thought it needed to be widened to accommodate the traffic. He said with the view of the lake it might be a better use for high-rise or condos. He said he did not think anyone wanted to put a real expensive house on a thorough way. He said he thought it would be a great place for high-rise or condos there. He said you are going to have to do something to the road and whatever happens to the road is going to compromise the property.

Commissioner Dorothea Taylor Bogert said she disagreed and thought that was ideal for the estate planning. There are two lakes there and if you want an uproar there and massive back beating, try to put a high-rise there. She said she thought the Estate planning was great, but something was going to have to be done with Gapway for the east-west connection.

Mayor Tim Pospichal said we still have to think about the property owners and again, this is just a vision. This is going to be our starting point and we can work from here. Everybody is now on board to talk about it and we have that to our advantage.

Commissioner Keith Cowie said so this is our vision and it gets endorsed. Some of those properties are outside the City limits. He asked how that worked with the County, if one of those property owners wanted to do something before they came into the City.

Community Development Director Amy Palmer said the Joint Planning Agreement was still in place and we would share the Lakes District Vision with the County. If there is any proposal for a change in the County, they would share that with us. She said that was really the day-to-day operations of the planning agreement.

City Manager Green said you are talking about three property owners and annexation could take care of

that.

Commissioner Richard Hamann said there again you have three property owners that are wanting do something and want to be part of the Vision process and put money in it to get the Vision plan going. He said it was just a vision right now and a lot of work has to be done.

Vote on Motion, all ayes.

City Manager Green said we need to recess for about five minutes and then reconvene for the CRA Meeting.

Meeting adjourned at 8:05 p.m.

I HEREBY CERTIFY that the foregoing Minutes are true and correct.

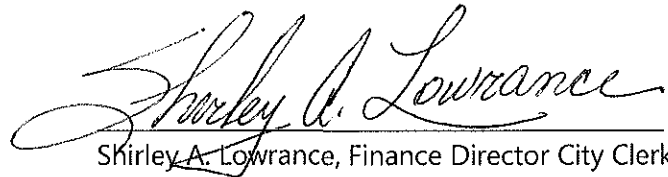
Shirley A. Lowrance, Finance Director City Clerk

Vote on Motion, all ayes.

City Manager Green said we need to recess for about five minutes and then reconvene for the CRA Meeting.

Meeting adjourned at 8:05 p.m.

I HEREBY CERTIFY that the foregoing Minutes are true and correct.


Shirley A. Lowrance, Finance Director City Clerk