

EAGLE LAKE PLANNING COMMISSION
REGULAR MEETING
MONDAY, APRIL 15, 2024 at 6:30 P.M.
TO BE HELD IN THE COMMISSION CHAMBERS,
LOCATED AT 675 E EAGLE AVE
EAGLE LAKE, FLORIDA 33839

AGENDA

I. **CALL TO ORDER**

II. **INVOCATION**

III. **PLEDGE OF ALLEGIANCE TO THE FLAG**

IV. **ROLL CALL**

V. **STAFF REPORTS**

VI. **PUBLIC HEARING**

- A. Consideration of Proposed Ordinance No. O-24-06, An Ordinance Amending the City of Eagle Lake, Florida 2030 Comprehensive Plan by Revising the Future Land Use Map Series to Change the Map Designation from Low Density Residential to Neighborhood Activity Center for One Parcel; Amending Ordinance Number O-20-19 by Changing the Zoning Designation for the Same Parcel from Planned Development – Housing (PD-H) to Planned Development – Commercial (PD-C); Repealing all Ordinances in Conflict Herewith; and Providing an Effective Date. (General Location: One Parcel of land totaling approximately 2.88 Acres in size, located southwest of the intersection of Bomber Road and Craftsman Road within the Ranches at Lake McLeod Planned Development, and a street address of 2926 Bomber Road, Winter Haven, Florida 33880

VII. **OLD BUSINESS**

VIII. **NEW BUSINESS**

IX. **CONSENT AGENDA**

- A. Approval of the Planning Commission Minutes -----12/04/2023

X. **AUDIENCE**

XI. **PLANNING COMMISSION**

XII. **ADJOURNMENT**

Please be advised that if you desire to appeal any decisions made as a result of the above hearing or meeting, you will need a record of the proceedings and in some cases a verbatim record is required. You must make your own arrangements to produce this record. (Florida Statutes 286.0105)

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact City Clerk Dawn Wright at 75 North Seventh Street, P.O. Box 129, Eagle Lake, Florida 33839 or phone (863) 293-4141 within 2 working days of your receipt of this notification; if you are hearing or voice impaired, call 1-800-955-8771.

POSTED AT CITY HALL AND THE EAGLE LAKE POST OFFICE ON

TUESDAY, APRIL 9, 2024 BY CITY CLERK DAWN WRIGHT, MMC, FCRM, PHRP

ORDINANCE NO.: O-24-06

AN ORDINANCE AMENDING THE CITY OF EAGLE LAKE, FLORIDA 2030 COMPREHENSIVE PLAN BY REVISING THE FUTURE LAND USE MAP SERIES TO CHANGE THE MAP DESIGNATION FROM LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD ACTIVITY CENTER FOR ONE PARCEL; AMENDING ORDINANCE NUMBER O-20-19 BY CHANGING THE ZONING DESIGNATION FOR THE SAME PARCEL FROM PLANNED DEVELOPMENT – HOUSING (PD-H) TO PLANNED DEVELOPMENT – COMMERCIAL (PD-C); REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND, PROVIDING AN EFFECTIVE DATE.(General Location: One parcel of land totaling approximately 2.88 acres in size, located southwest of the intersection of Bomber Road and Craftsman Road within the Ranches at Lake McLeod Planned Development, and a street address of 2926 Bomber Road, Winter Haven, Florida 33880)

WHEREAS, the Legislature of the State of Florida has, in Chapter 166, Florida Statutes, delegated the responsibility to local governmental units the power to adopt regulations designed to promote the public health, safety and general welfare of its citizens;

WHEREAS, the City of Eagle Lake, Florida, pursuant to Section 163.3161, et. seq., Florida Statutes, the Community Planning Act, formerly the Florida Local Government Comprehensive Planning and Land Development Regulation Act, was required to prepare and adopt a comprehensive plan; and

WHEREAS, the City of Eagle Lake City Commission adopted the Eagle Lake 2030 Comprehensive Plan on April 18, 2011; and

WHEREAS, Chapter 163, Part II, Florida Statutes, the Community Planning Act, provides authority for local governments to amend their respective comprehensive plans and outlines certain procedures to amend adopted comprehensive plans; and

WHEREAS, the City of Eagle Lake received an application for a Comprehensive Plan Amendment (CPA/Zoning), dated February 13, 2024, to amend the City's 2030 Comprehensive Plan Future Land Use Map by changing the future land use designation from Low Density Residential to Neighborhood Activity Center for the parcel described in Exhibit A; and

WHEREAS, the City of Eagle Lake adopted Ordinance Number O-20-19 on August 3, 2020 to assign a Planned Development – Housing (PD-H) zoning for

approximately 280 acres, known as the Ranches at Lake McLeod and includes the 2.88 acre parcel identified in Exhibit A; and

WHEREAS, the application dated February 13, 2024 included a request to amend Ordinance Number O-20-19 to change the zoning for the parcel described in Exhibit A from Planned Development – Housing (PD-H) to Planned Development – Commercial (PD-C); and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, and Division VI of the Eagle Lake Land Development Code, after due public notice the City of Eagle Lake Planning Commission, as the “Local Planning Agency,” held a public hearing on April 15, 2024, to consider making a recommendation to the City Commission regarding the application for an amendment to the Future Land Use Map and amending Ordinance Number O-20-19 to change the zoning from PD-H to PH-C; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Eagle Lake City Commission held a public hearing on April 15, 2024 and May 6, 2024 to consider the adoption of the proposed amendment to its Comprehensive Plan and Ordinance Number O-20-19; and

WHEREAS, the Eagle Lake City Commission considered all oral and written comments received during such public hearing, including the data and analysis provided for this amendment, and the recommendation of the Planning Commission;

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Eagle Lake, Florida, as follows:

SECTION I. PURPOSE AND INTENT,

This Ordinance is hereby enacted to carry out the purpose and intent of, and exercise the authority set out in the Community Planning Act, Chapter 163, Part II, Florida Statutes, as amended.

SECTION II. FUTURE LAND USE MAP AMENDMENT.

The City of Eagle Lake City Commission hereby adopts the following amendment to the Eagle Lake 2030 Comprehensive Plan Future Land Use Map Series, which will be updated consistent with the action of the Eagle Lake City Commission set forth in this Ordinance.

1. The Comprehensive Plan Amendment application request an amendment to the Future Land Use Map Series designated as the amendment area described herein and consisting of 2.88 +/- acres.
2. The amendment area is specifically described by a legal description and location map attached hereto as Exhibit “A” and includes the following Parcel Identification Number 26-29-18-000000-042010.

3. Upon the legal effective date of this Ordinance, the Eagle Lake Future Land Use Map category for the amendment area will be designated as Neighborhood Activity Center as shown in Exhibit B, attached hereto Any future development of the amendment area will be required to meet the standards of the Eagle Lake Comprehensive Plan.

SECTION III. ZONING ASSIGNMENT.

Upon the legal effective date of this Ordinance, City Ordinance Number O-20-19 is amended to change the Zoning Classification for the amendment for the parcel from Planned Development – Housing (PD-H) to Planned Development - Commercial (PD-C) as shown in Exhibit C, attached hereto, pursuant to the provisions of the Eagle Lake Land Development Code

1. The Comprehensive Plan Amendment application requests an amendment to the Zoning Map designation on an amendment area that is 2.88 +/- acres in size.
2. The amendment area is identified as parcel number 26-29-18-0000000-042010 in the parcel records of the Polk County Property Appraiser's Office.
3. The amendment area is currently designated as Planned Development-Housing (PD-H) on the Zoning Maps pursuant to Ordinance Number O-20-19 adopted by the City Commission of the City of Eagle Lake, Florida.
4. Any development under this amendment will be required to meet the regulations and standards of the Eagle Lake Comprehensive Plan and Land Development Regulations.
5. The Planned Development-Commercial shall be subject to the following conditions:
 - A. Development of the PD-C shall generally conform to the Conceptual Plan submitted as part of the Comprehensive Plan Amendment/Zoning application dated February 6, 2024.
 - B. Land uses allowed include retail commercial and office uses according to the Neighborhood Commercial (CN) Zoning District as identified in Section 2.3.1.50 (Neighborhood Commercial), Article 2 (Table of Permitted Uses) and Chapter 5 (Dimensional Requirements) of the Eagle Lake Land Development Regulations.

SECTION IV. CONFLICT WITH OTHER ORDINANCES OR CODES.

All Ordinances or parts of Ordinances of the Code of Ordinances of Eagle Lake, Florida, in conflict with the provision of this Ordinance are hereby repealed to the extent of such conflict.

SECTION V. SEVERABILITY

Should any word, phrase, sentence or section of this Ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then such shall be severed from this Ordinance, and the remainder of the Ordinance shall remain in full force and effect.

SECTION VI. EFFETIVE DATE.

This Ordinance shall become effective on the 31st day after its adoption by the Eagle Lake City Commission.

ADOPTED ON THIS _____, 2024

EAGLE LAKE CITY COMMISSION:

ATTEST:

DAWN WRIGHT
CITY CLERK

BY: _____
SUZY WILSON, MAYOR

Approved as to Form:

HEATHER R. MAXWELL, ESQ.
CITY ATTORNEY

EXHIBIT A – LEGAL DESCRIPTION AND LOCATION MAP

LEGAL DESCRIPTION:

The South ½ of the Southwest ¼ (also known as the South ½ of U.S. Government Lot 4 and all of U.S. Government Lot 5) in Section 18, Township 29 South, Range 26 East.

(Source: Topographic survey “Ranches at Lake McLeod Commercial Site” dated 1/28/ 2024 by Accurate Survey of Florida, Inc., 4206 National Guard Dr., Plant City, FL 33563)

LOCATION MAP:

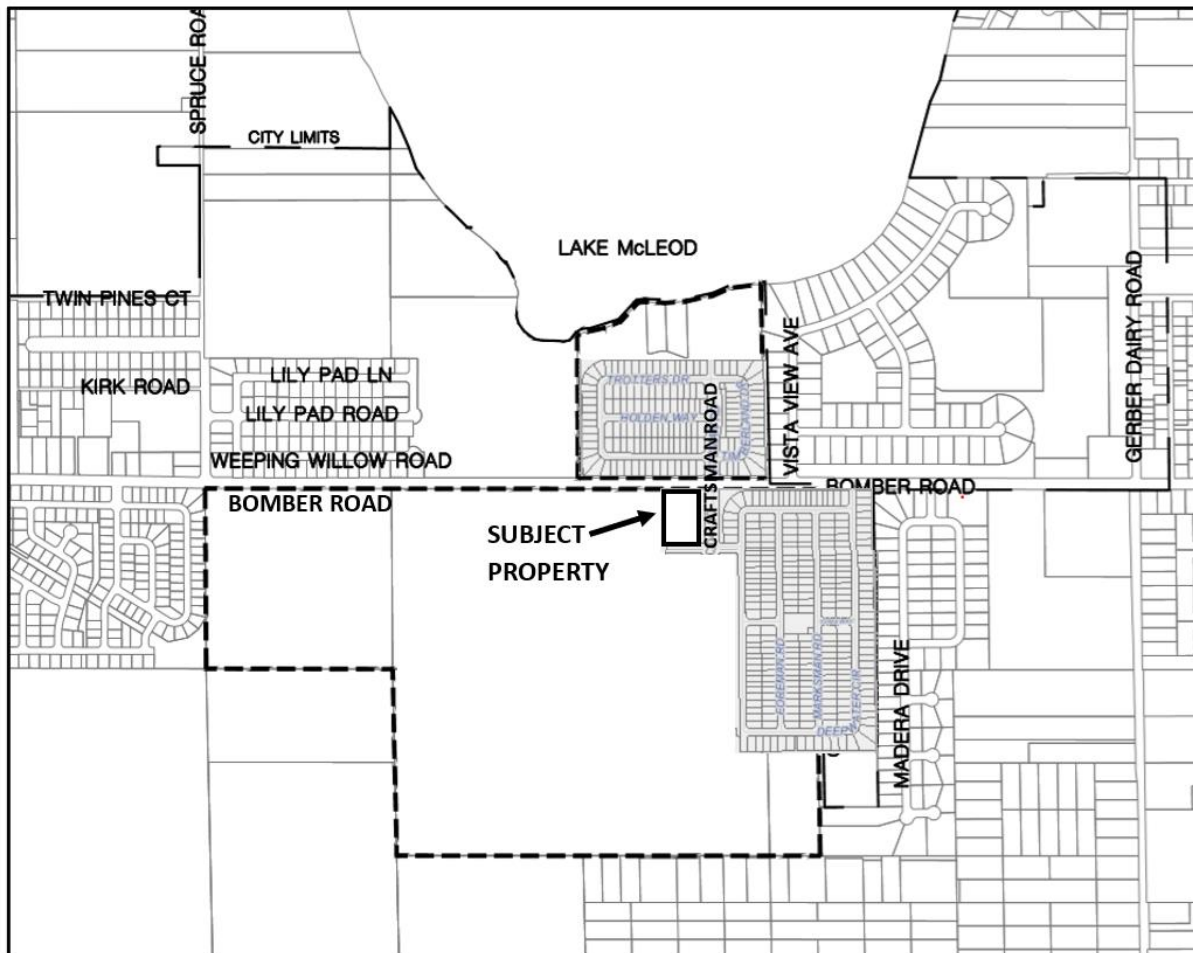


EXHIBIT B – FUTURE LAND USE MAP

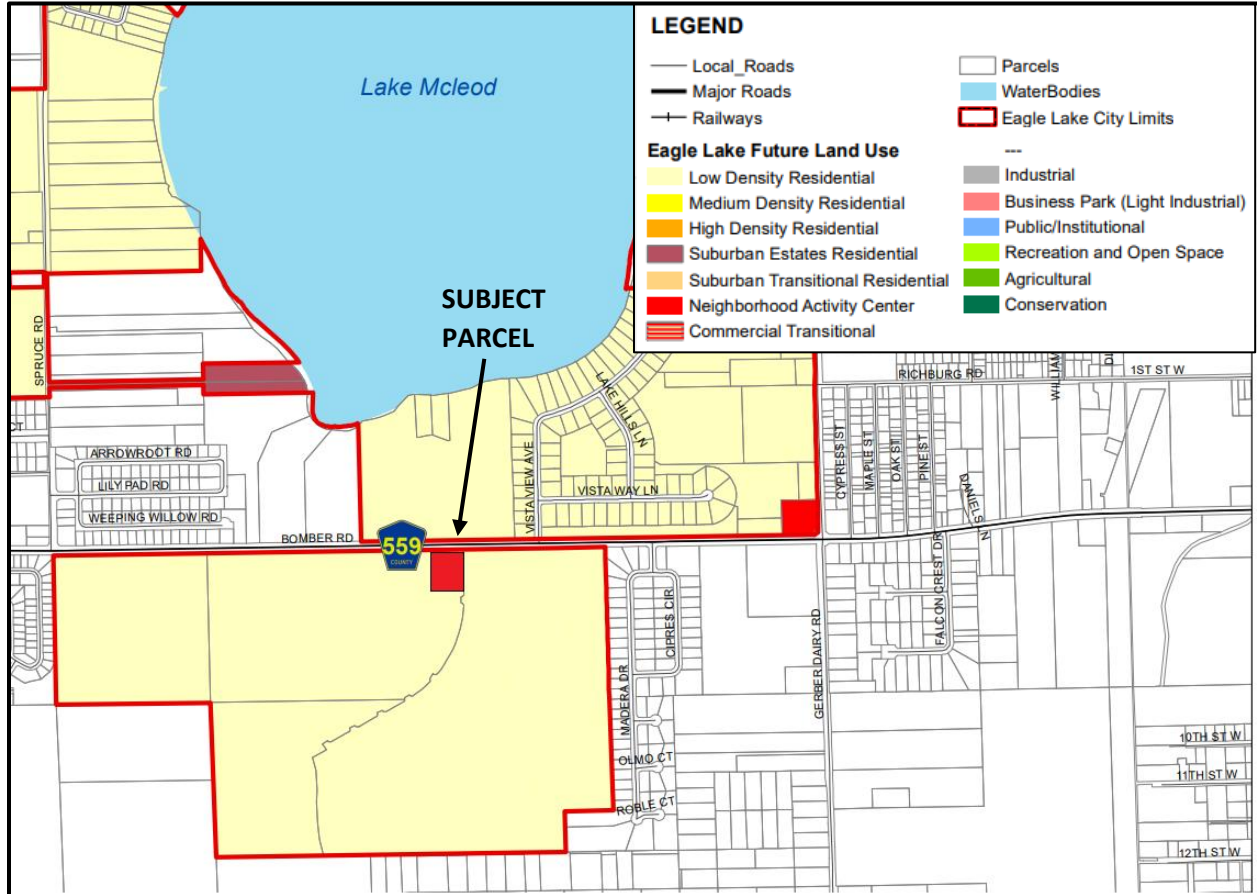
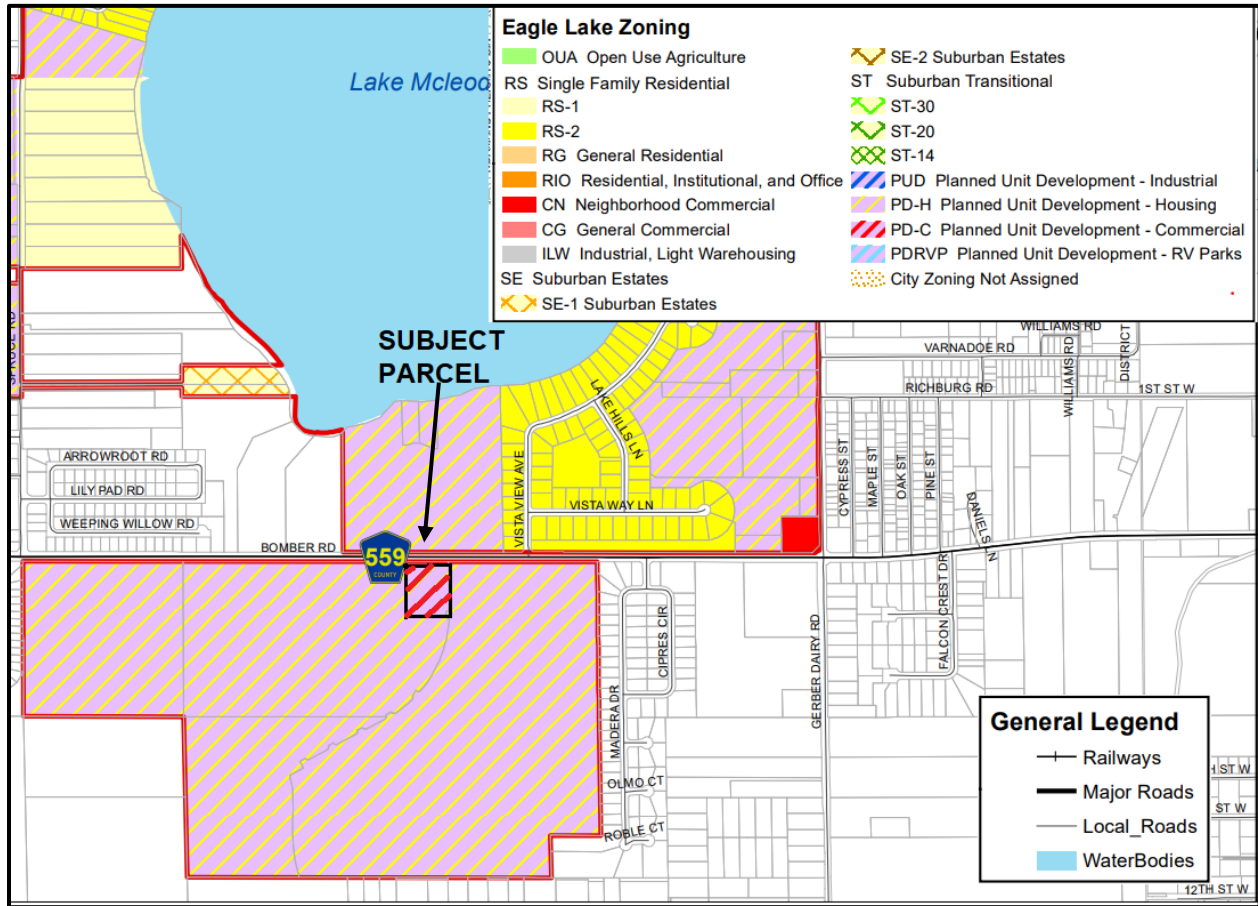



EXHIBIT C – ZONING MAP



MEMORANDUM

TO: Tom Ernharth, City Manager, City of Eagle Lake
FROM: Merle Bishop, FAICP, Senior Planner 
DATE: February 29, 2024
SUBJECT: Ranches at Lake McLeod Commercial Site
PROJECT: ELAKX23006 – Ranches at Lake McLeod Commercial

In response to the City's request, I have completed a review of the Comprehensive Plan Amendment (small scale map amendment) and zoning application submitted by Mr. Cody Bogart, PE, Newkirk Engineering, Inc. dated 2/06/24 and submitted 2/13/24 to the City of Eagle Lake for one parcel totaling approximately 2.882 acres and generally located immediately southwest of the intersection of County Road 559 (Bomber Road) and Craftsman Road within the Ranches at Lake McLeod Planned Development.

BACKGROUND:

Property Owner(s): Ranches at Lake McLeod, LLC

Applicant: Newkirk Engineering, Inc.
1420 Celebration Blvd., Suite 200
Celebration, FL 34747

Site Location: SW of the intersection of CR 559 (Bomber Road) and Craftsman Road

Parcel ID #: 29-26-18-000000-042010

Total Site Size: 2.882 acres +/-

Current Land Use: Vacant

Future Land Use Designation: Low Density Residential Low

Zoning Designations: Planned Development – Housing (Ord. No. O-20-19)

Proposed Future Land Use Designation: Neighborhood Activity Center

Proposed Zoning Districts: Planned Development – Commercial (PD-C)

BACKGROUND:

The applicant requests the City amend its Comprehensive Plan by changing the Future Land Use designation from Low Density Residential to Neighborhood Activity Center for a 2.882 +/- acres parcel, which qualifies as a small scale Comprehensive Plan amendment pursuant to §163.3187, F.S. (Process for Adoption of Small Scale Comprehensive Plan Amendment). Additionally, the applicant requests that the zoning designation of the parcel be changed from Planned Development – Housing (PD-H) to Planned Development – Commercial (PD-C). The change in zoning requires an amendment to Eagle Lake Ordinance No. O-20-19, which approved PD-H zoning for approximately 280 acres, known as the Ranches at Lake McLeod, and includes the subject parcel (see Exhibit D – Zoning Map). The requested PD-C zoning classification is consistent with the NAC future land use designation and will permit general retail commercial and office uses.

The parcel is located at the intersection of County Road 559 (Bomber Road), an urban collector road, and the main entrance road into the Ranches at Lake McLeod (Craftsman Road), a "local collector" road (see Exhibit A

– Location Map) . The parcel has approximately 300 feet of frontage on County Road 559 (Bomber Road) and approximately 400 feet of frontage on Craftsman Road. The conceptual site plan shows one access from Craftsman Road located on the east side of the parcel and one access from Wilder Road, a local road on the south boundary of the parcel. The proposed site development is a single two-story building totaling a maximum of 36,000 square feet located in the center of the parcel surrounded by the required parking and traffic drive isles. Proposed uses are a mixture of retail commercial and offices.

SURROUNDING LAND USES:

NW – Bomber Road Single family homes (Ranches at Lake McLeod PD – North Ranch) (City of Eagle Lake)	N – Bomber Road Single family homes (Ranches at Lake McLeod PD – North Ranch) (City of Eagle Lake)	NE – Bomber Road Single family homes (Ranches at Lake McLeod – North Ranch and Lake Meadows Sub.) (City of Eagle Lake)
W – vacant Wilder Road (Ranches at Lake McLeod – Central Ranch) (City of Eagle Lake)	Subject Property (vacant)	E – Craftsman Road Single family homes (Ranches at Lake McLeod - East Ranch) (City of Eagle Lake)
SW – vacant Wilder Road (Ranches at Lake McLeod – Central Ranch) (City of Eagle Lake)	S – vacant Wilder Road (Ranches at Lake McLeod – Central Ranch) (City of Eagle Lake)	SE – Craftsman Road/ stormwater retention pond single family homes (Ranches at Lake McLeod – East Ranch) (City of Eagle Lake)

PUBLIC INFRASTRUCTURE:

The conceptual site plan for the existing PD-H zoning (Ordinance No. O-20-19) designates the parcel as “Tract C” and is designated for “future development.” Assuming that the parcel is developed with the existing Future Land Use designation of low density residential (5 dwelling units/acre maximum density) and the residential density approved for the Ranches at Lake McLeod PD-H zoning (4.16 dwelling units per acre) the potential development of the parcel would be 12 dwelling units (4.16 du/acre X 2.882 acres).

The requested change to PD-C zoning and accompanying conceptual site plan is for a maximum of 36,000 square feet of mixed retail commercial and office uses. The recommendation for allowable uses is for the uses permitted within the Neighborhood Commercial (CN) Zoning District as identified in Section 2.3.1.50 (Neighborhood Commercial), Article 2 (Table of Permitted Uses) and Chapter 5 (Dimensional Requirements) of the Eagle Lake Land Development Regulations.

The applicant submitted a Utility Demand Calculation for the proposed project based on the FDEP demand calculations of 0.334 Equivalent Residential Units (ERU) per 1,000 square feet of commercial office building (add food service & retail space). Based on this report, which is signed and sealed by Cody A. Bogart, P.E. and dated 2/13/24, the total ERU for 36,000 square feet of commercial office/retail space is 12.024. Therefore, there is sufficient water and sewer capacity to serve the proposed development.

The applicant submitted traffic trip generation calculations, signed and sealed by Cody A. Bogart, P.E. and dated 1/26/24, which states that there the estimated PM Peak Hour traffic for the proposed development, assuming a 50/50 split for a strip retail plaza and general office uses, is 143 trips. for the proposed development

The City's Level of Service (LOS) for City facilities and services is established in the 2030 Comprehensive Plan. Impacts on LOS should be evaluated based on the impact resulting from a maximum development of 36,000 square feet of commercial uses. The incremental demand calculation is based on the difference between the potential development of the parcel for 12 single family homes using the existing Future Land Use and zoning designations and the proposed maximum of 36,000 square feet of commercial retail and office uses.

POTENTIAL INFRASTRUCTURE IMPACTS				
Current Available Capacity	Current Vested Demand	Total Demand	Incremental Demand ⁶	Remaining Capacity
Potable Water (LOS: 300 gpd¹/ERC²)				
1.584 mgpd	906,623 gpd	7,214 gpd	3,607 gpd	670,163 gpd
Sanitary Sewer (LOS: 275 gpd¹/ERC²)				
750,000 gpd	622,297 gpd	5,411 gpd	2,705	122,292 gpd
Recreation (LOS: 4.5 acres/1,000 population³)				
17.45 acres	11.34 acres	0.00 acres	0.00	6.11 acres
Transportation – C.R. 559 (Bomber Road) – LOS: C				
720 trips ⁴ (PM Peak Hr.)	N/A	143 trips ⁵ (PM Peak Hr.)	132 trips (PM Peak Hr.)	588 trips

¹ City of Eagle Lake 2030 Comprehensive Plan, Administrative Section, Capacity Needs Assessment (pages 9 & 22)

² Equivalent Residential Connection (dwelling unit) for retail commercial is calculated based on 0.334 ERU/1,000 sq. ft.

³ City of Eagle Lake, 2030 Comprehensive Plan, Recreation and Open Space Element, Policy 6.1 (page 2)

⁴ Polk TPO Roadway Database 2022 (Effective date: April 2022)

⁵ ITE TripGen – Retail Shopping Plaza <40K Sq. ft. and General Office use (Trip Generation Manual, 11th Edition)

⁶ The difference between the potential for 12 single family dwelling units and the proposed 36K sq. ft. mixed commercial/office use

Sufficient capacity exists for all of the infrastructure areas evaluated for a development of 36,000 square feet of retail commercial and office development without diminishing the adopted level of service.

CONSISTENCY WITH COMPREHENSIVE PLAN:

The consistency of the proposed amendment with the Comprehensive Plan has been reviewed. Specifically, we find that the proposed amendment is consistent with or complies with the following applicable policies.

A. FUTURE LAND USE ELEMENT

Policy 2.8, Neighborhood Activity Centers: *Neighborhood Activity Centers are intended to accommodate the shopping, business, and service needs of residents of the City and the adjacent surrounding population. Permitted uses include supermarkets, office, convenience store, service station, Post Office, and related commercial services. Neighborhood Activity Centers must be located at the intersections of major collectors and arterial roadways or along an arterial road.*

The requested Neighborhood Activity Center Future Land Use and CG zoning designation is located at the intersection of an Urban Collector road and a "local collector" road, which provides access to Bomber Road for the Ranches at Lake McLeod development. This location will provide a central location for commercial and office uses to meet the needs of the surrounding residential development. Additionally, the parcel has access to existing infrastructure with sufficient capacity for development of the property for commercial/office uses. There is no other commercial uses or land use located in the immediate

vicinity of the requested amendment. The closest commercial future land use designation and zoning is located approximately ½ mile to the west at the intersection of CR 559 (Bomber Road) and Gerber Dairy Road. The location of the requested NAC is a logical location for establishing a new NAC with connectivity to the regional roadway network and surrounding neighborhood residential development.

Policy 3.1, *The City shall identify development constraints created by soil conditions, topography, natural features, and resources and regulate densities and intensities where such constraints exist.*

The property is located above the flood zone for Eagle Lake and has well-drained soils which are suitable for a low-rise multi-family development on the property. The Federal Emergency Management Agency (FEMA) flood maps indicated that there are no flood zones on the property.

The soil classification identified on the property by the USDA, Natural Resources Conservation Service, Soil Survey is Sparr sand which is well drained with the depth to water table greater than 80 inches and no flooding or ponding.

Policy 4.1, *The City shall direct development to areas where public facilities and services are available or shall be available at the time of development. High density/intensity land uses shall be directed to areas where the greatest level of service of public facilities and services exist.*

Policy 4.2, *The City shall issue development orders and plan public facility improvements and expansions in a manner which supports implementation of the Future Land Use Element and Map and is consistent with the Capital Improvements Element.*

The location of the property will enable development to be served by public facilities and services that are currently available or will be available prior to the issuance of any development orders.

Policy 9.1, *The City shall locate Future Land Uses at densities and intensities that will discourage urban sprawl and leap-frog development patterns.*

The proposed Neighborhood Activity Center Future Land Use and PD-C zoning will allow for commercial and office development to meet the needs of the surrounding residential development in the southern portion of Eagle Lake and along Bomber Road. This area currently has very limited options for commercial/office development resulting in residents having to travel outside of the area for commercial and office needs,

Policy 12.2, *The City shall enforce land development regulation criteria to achieve compatibility between adjacent land uses.*

The proposed Neighborhood Activity Center Future Land Use and PD-C zoning will allow commercial/office development on an urban collector highway. The parcel is separated from nearby single family residential home by roadways. The proposed development complies with the required setback and is centrally located on the parcel, which provides additional separation from residential uses. Additionally, the required landscape buffering will help to achieve compatibility.

Policy 4.1, *When reviewing development proposals for properties abutting or impacting traffic on State or County-maintained roadways, coordinate with the FDOT and Polk TPO to ensure consistency with state, regional and county standards, and determine impacts on adopted levels of service.*

The property has access to County Road 559 (Bomber Road), a County maintained urban collector road, via Craftsman Road, a new local collector road, which provides access to the Ranches at Lake McLeod development. Prior to final construction plan approval, the applicant will be required to coordinate a traffic analysis with Polk County.

B. INFRASTRUCTURE ELEMENT

The requested Neighborhood Activity Center Future Land Use and PD-C zoning will permit development consistent with several policies of the Infrastructure Element with respect to maximizing the use of existing facilities to ensure capacity is available for existing and proposed development throughout the City.

CONCLUSION:

The Eagle Lake Land Development Code requires that the Planning Commission shall consider the rezoning petition and base its recommendation to the City Commission upon a determination that the following conditions are satisfactorily met (Division VI, Article 2, Section 6.1.2.10(4) – Rezoning, General)

The planning commission shall consider the rezoning petition and base its recommendation to the city commission upon a determination that the following conditions are satisfactorily met:

- A. The rezoning petition is consistent with the City of Eagle Lake Comprehensive Plan, specifically the Land Use Element and requirements for establishing a new Neighborhood Activity Center Future Land Use district;
- B. The rezoning petition will not lower the adopted level of service below the minimum level of services as set forth in the comprehensive plan for any public facilities or services;
- C. The proposed rezoning and all permitted uses within the category sought will be compatible with the development of surrounding property;
- D. The need and justification for the change has been sufficiently described in the application and meets the requirements;
- E. The effect of the change, if any, on the particular property and on surrounding properties;
- F. The amount of undeveloped land in the general area and in the city having the same classification as that requested; and
- G. The proposed rezoning and all permitted uses are compatible with development on surrounding property; or compatibility can be achieved with a zoning district of lesser density or lesser intensity which is specified in the planning commission's recommendation.

The intended use of the property for 36,000 square feet of commercial/office uses must comply with the requirements of the land development code.

Based on this analysis, we find that the requested Neighborhood Activity Center Future Land Use designation and PD-C zoning are consistent with the applicable goals, objectives and policies of the Eagle Lake 2030 Comprehensive Plan, as amended. Additionally, the requested PD-C zoning is compatible with the surrounding single-family subdivisions.

RECOMMENDATION:

1. The requested Comprehensive Plan Amendment to amend the Future Land Use Map from Low Density Residential to Neighborhood Activity Center and amendment to Ordinance No. O-20-19 to amend the zoning designation of the parcel from PD-H to PD-C is hereby recommended for approval subject to the following conditions:
 - A. Development of the PD-C shall generally conform to the Conceptual Plan submitted as part of the Comprehensive Plan Amendment/Zoning application dated February 6, 2024.
 - B. Land uses allowed include retail commercial and office uses according to the Neighborhood Commercial (CN) Zoning District as identified in Section 2.3.1.50 (Neighborhood Commercial), Article 2 (Table of Permitted Uses) and Chapter 5 (Dimensional Requirements) of the Eagle Lake Land Development Regulations.

ATTACHMENTS:

- EXHIBIT A – Location Map
- EXHIBIT B – Aerial Photograph
- EXHIBIT C – Future Land Use
- EXHIBIT D – Zoning Map
- EXHIBIT E – Legal Description

EXHIBIT A – LOCATION MAP

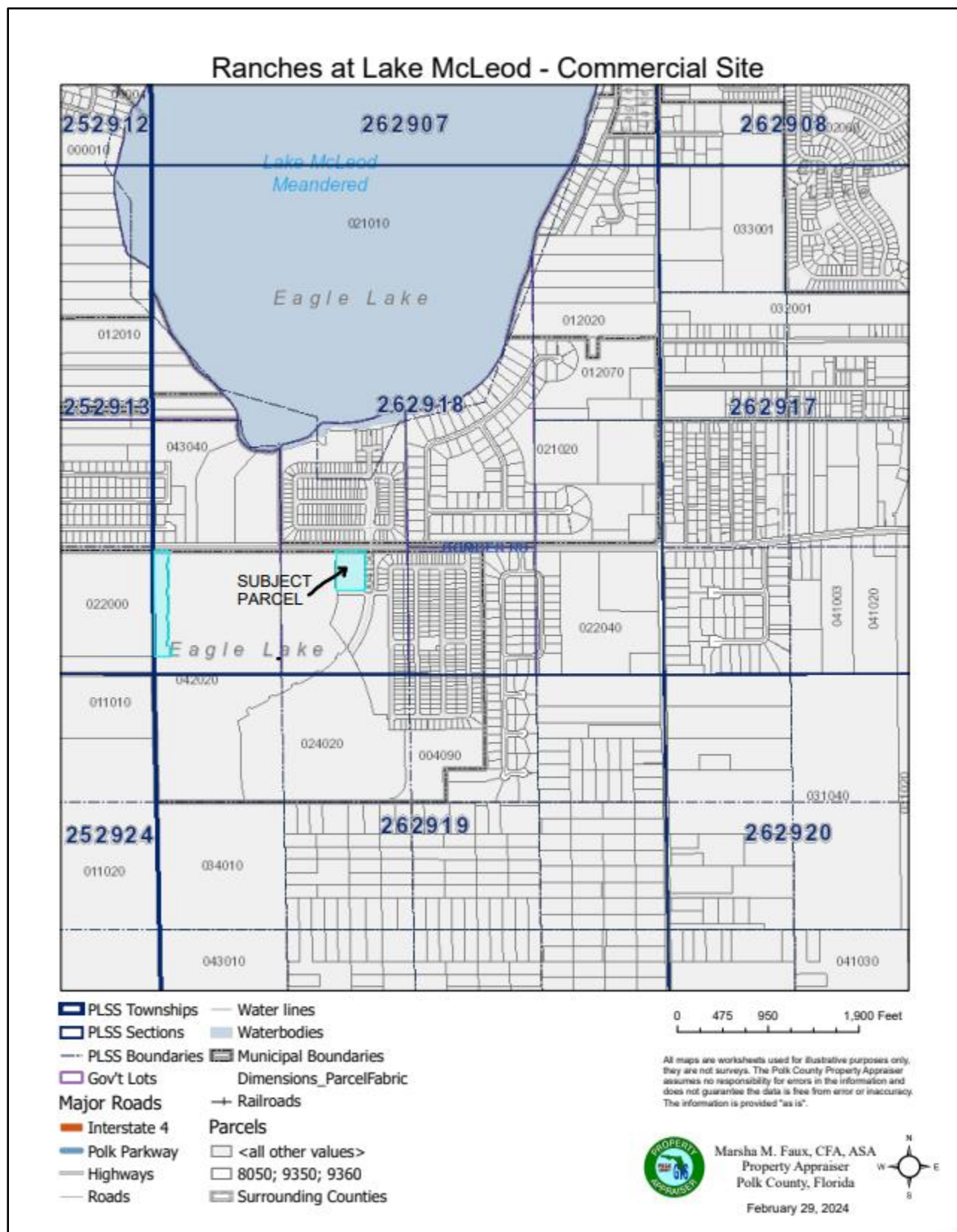


EXHIBIT B – AERIAL PHOTOGRAPH



EXHIBIT C – FUTURE LAND USE

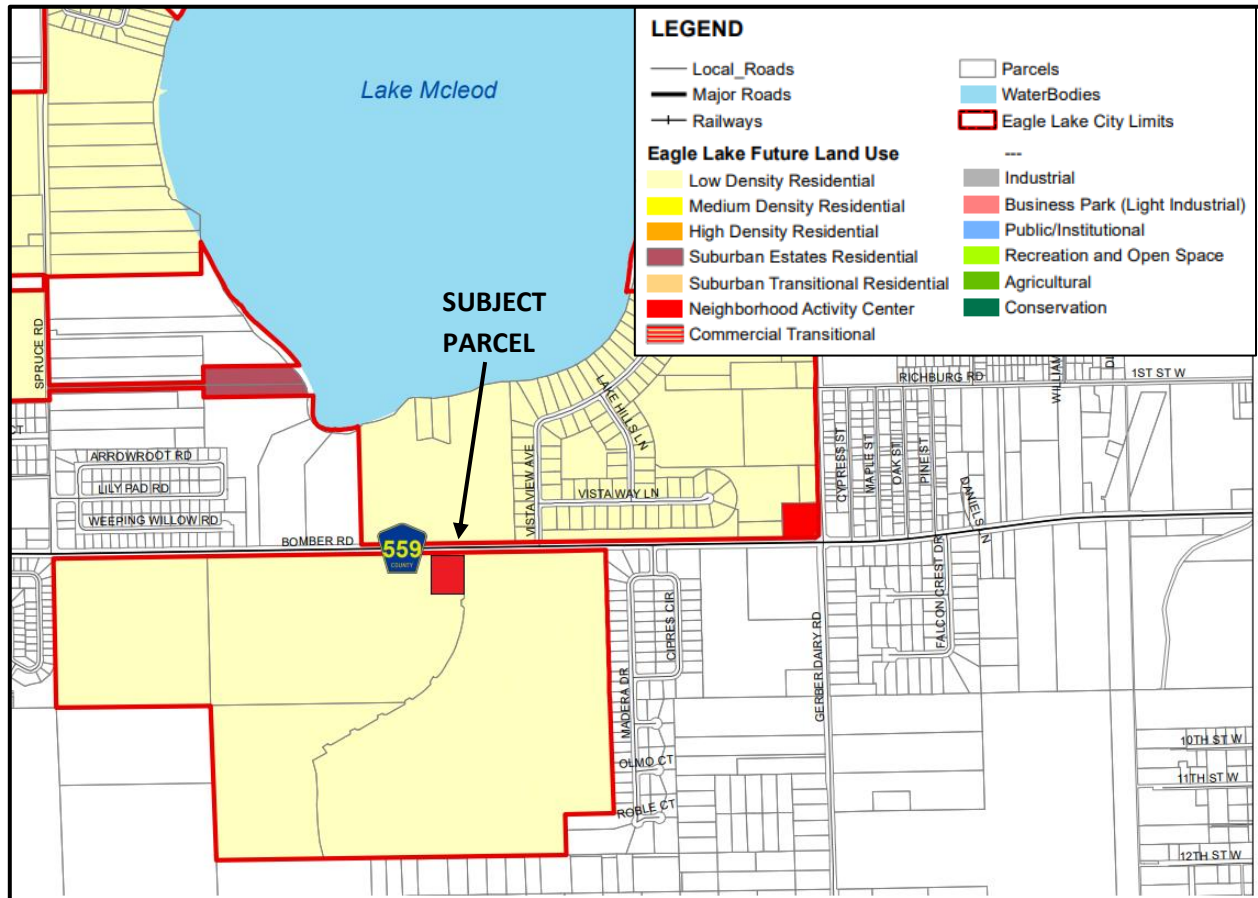


EXHIBIT D – ZONING MAP

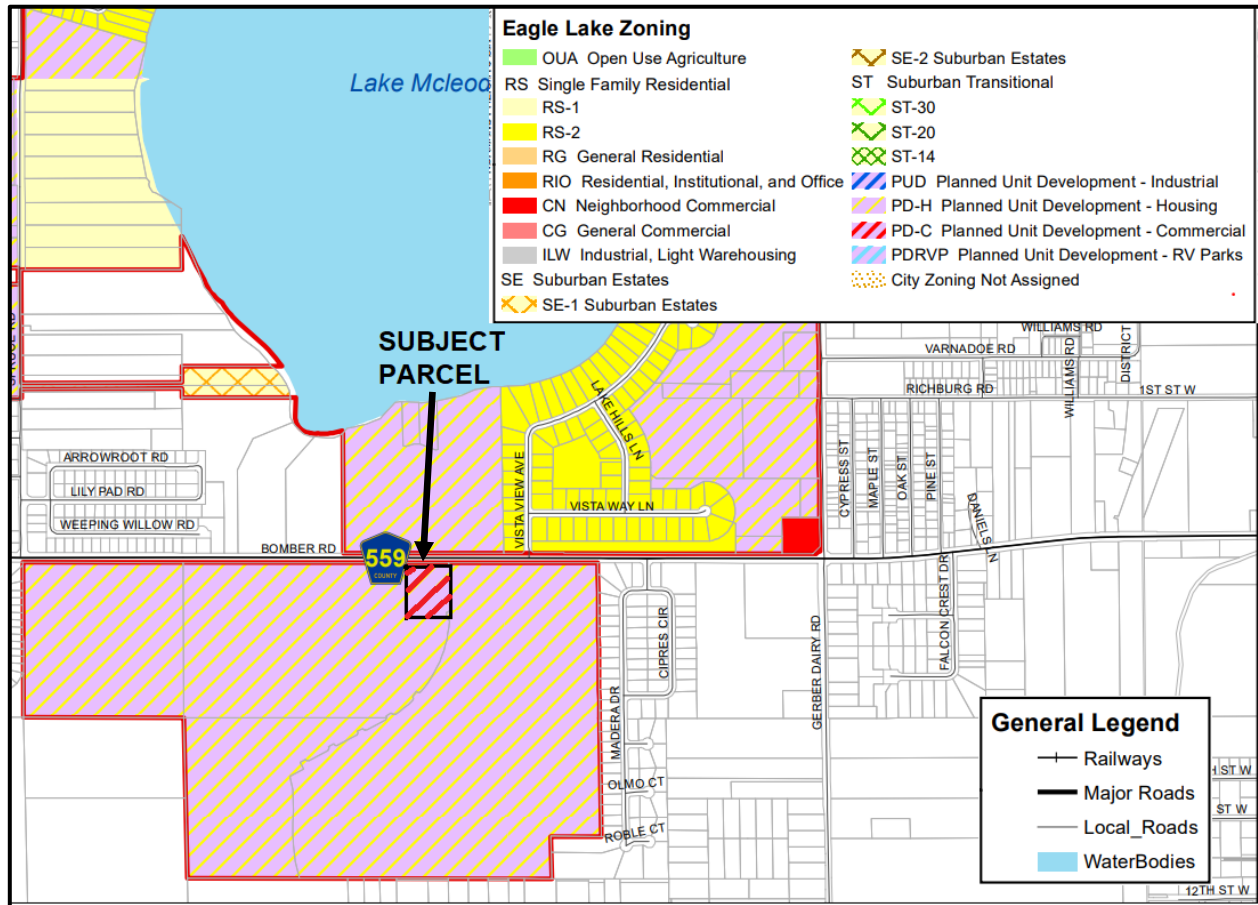


EXHIBIT E – LEGAL DESCRIPTION

LEGAL DESCRIPTION:

The South ½ of the Southwest ¼ (also known as the South ½ of U.S. Government Lot 4 and all of U.S. Government Lot 5) in Section 18, Township 29 South, Range 26 East. (Source: Topographic survey “Ranches at Lake McLeod Commercial Site” dated 1/28/2024 by Accurate Survey of Florida, Inc., 4206 National Guard Dr., Plant City, FL 33563)

PARCEL ID NUMBER: 26-29-18-0000000-042010

EAGLE LAKE PLANNING COMMISSION
REGULAR MEETING
MONDAY, DECEMBER 4, 2023 at 6:30 P.M.
COMMISSION CHAMBERS
675 E EAGLE AVE
EAGLE LAKE, FLORIDA 33839

I. CALL TO ORDER

Chairwoman Metosh called the meeting to order at 6:30 p.m.

II. INVOCATION

Commissioner Eriksen gave the invocation.

III. PLEDGE OF ALLEGIANCE TO THE FLAG

The Commission and audience said the Pledge of Allegiance to the Flag.

IV. ROLL CALL

PRESENT: Aleman, Spofford, Eriksen, Metosh

ABSENT: Freeze

City Clerk Wright advised Commissioner Freeze notified her that she had to work and wouldn't be able to attend the meeting.

V. STAFF REPORTS

There were no Staff Reports.

VI. PUBLIC HEARING

- A. Consideration of proposed Ordinance No.: O-24-01, An Ordinance amending the City of Eagle Lake, Florida Zoning Map for Two (2) Parcels by Changing the Zoning from General Residential (RG) and General Commercial (CG) to Planned Development-Commercial (PD-C); Repealing all Ordinances in Conflict Herewith; and, Providing an Effective Date. (General Location: Two (2) parcels of land totaling approximately 1.94 acres in size and comprising one city block lying between Laurel Avenue, East and Brookins Avenue, East; and 6th Street South and 5th Street South; with a street address of 564 Brookins Avenue E., Eagle Lake, FL 33839) Williams Business Park**

Chairwoman Metosh read proposed Ordinance No.: O-24-01 by title only.

MOTION was made by Commissioner Eriksen and seconded by Commissioner Aleman recommend approval of the proposed ordinance and forward to the City Commission for approval.

Chairwoman Metosh asked for audience discussion.

Geoffrey Roe 518 S 7th St. stated he is opposed to the zoning change; he asked why it was necessary to change the zoning.

City Manager Ernharth stated the change is to accommodate the office park and to make it one planned development and to make it more efficient to develop the property. He stated as a planned

development there are more protections for the city; he advised a planned development can't be changed unless they come back before the commission. Mr. Ernharth stated the developer is looking at 6 building with one being a two-story building; he advised the size of the buildings would range from 10,000 square feet, which is the two-story building down to 2400 square feet.

Chairwoman Metosh asked for commission discussion.

Commissioner Spofford stated she doesn't support this zoning change.

Nancy Young 1203 Spruce Rd. expressed concern about the need for an office-park and the fact that there is existing vacant office space in the city. Ms. Young stated she isn't opposed to Eagle Lake growing; it's just how it grows.

Mr. Ernharth stated the Planning Commission is a recommending body; they evaluate the application and then they make a recommendation to the City Commission. He advised the City Commission makes the final decision. He advised the Planning Commission members receive a report from the City Planner; he stated they review and use the information provided to make their recommendation to the City Commission.

Media Gridley, 21 S 3rd St. stated she is opposed to the zoning change for the office-park; stated she would like to know what is being proposed to be there prior to voting.

Riley Bringer 316 6th St. is opposed to the zoning change for the business-park. Mr. Bringer agreed with Ms. Gridley.

Wendy Miller 385 S 6th St. stated she lives directly across from the commercial property; she stated it will block her driveway on the Brookins side. She stated she would be ok with the business-park being offices; she asked if they have a say in what type of businesses come to that property. Ms. Miller stated there are rumors circulating that one of the buildings in the business-park is going to be a party venue.

Mr. Ernharth stated that the businesses must be a compatible use with the city's zoning ordinance; and he was unaware of a party venue.

Rudy Miller 385 S 6th St. stated he lives directly across from the commercial property being proposed and is cady-cornered to the rental housing development; he is concerned with the lack of infrastructure in the area. He stated the roads in this area aren't wide enough for two-way traffic.

Robin Dunham, 725 S. Terrace, she stated she isn't in the city limits, she stated we need a vision for Eagle Lake. She stated she loves her community.

Riley Bringer 316 S. 6th St. expressed concern with the two-story commercial business and how it will affect the neighborhood and other businesses in the area. He expressed concern for the increased traffic to the area and neighborhood. He stated this property should stay residential.

Geoffery Roe, 518 S. 7th St. asked the commission to reconsider.

Robert Justin Newberry, stated he was speaking on behalf of his grandmother at 691 Brookins Ave. He advised he has a concern regarding the traffic this will bring to the area and how it will affect the daily lives of the residents. He opposes the zoning change.

The roll call vote was as follows:

AYES: None

NAYS: Spofford, Aleman, Eriksen, Metosh

VII. OLD BUSINESS

There was no old business.

VIII. NEW BUSINESS

There was no new business.

IX. CONSENT AGENDA

A. Approval of the Planning Commission Minutes -----06/05/2023

MOTION was made by Commissioner Spofford and seconded by Commissioner Eriksen to approve the Planning Commission Meeting Minutes of 06/05/2023.

Chairwoman Metosh asked for audience and Commission discussion; there was none.

The vote was as follows:

AYES: 4

NAYS: 0

X. AUDIENCE

There were no comments from the audience.

XI. PLANNING COMMISSION

There were no comments from the Planning Commission.

XII. ADJOURNMENT

MOTION was made by Commissioner Eriksen and seconded by Commissioner Spofford to adjourn at 6:57 p.m.

The vote was as follows:

AYES: 4

NAYS: 0

CHAIRWOMAN MICHELLE METOSH

ATTEST:

CITY CLERK DAWN WRIGHT