

AT 16001 WEST COLONIAL DRIVE; MAKING LEGISLATIVE FINDINGS; SETTING FORTH SPECIFIC REQUIREMENTS; APPROVING THE SPECIAL EXCEPTION SUBJECT TO SPECIFIC REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

Town Planner Jay Marder presented a slide show regarding consideration of the Lakeside Church house of worship covering the following:

- a. Overview; Urban Design Direction – Mobility Master Plan
- b. Major Stipulations and Conditions; Connections to Water and Sanitary Sewer
- c. Economy; Diversity; 2 Commercial Lots in the SR 50 Gateway; PILOT Agreement for Payment In Lieu Of Property Taxes

The Town Planning and Zoning Board is recommending approval of the project. That Board met on May 21, 2018. Staff recommends approval of the Special Exception with the following Stipulations and Conditions: Exhibit "A" – Lakeside Church Campus Plan #4; and Exhibit "B" – PILOT Agreement.

MOTION was made by Vice Mayor Satterfield, seconded by Commissioner Ramos, to approve **FIRST READING of ORDINANCE 2018-06**, AN ORDINANCE OF THE TOWN OF OAKLAND, FLORIDA, TO APPROVE A SPECIAL EXCEPTION USE TO ESTABLISH A HOUSE OF WORSHIP AND COMMERCIAL/OFFICE/MIXED-USE DEVELOPMENT IN THE GATEWAY CORRIDOR AND LOCATED AT 16001 WEST COLONIAL DRIVE; MAKING LEGISLATIVE FINDINGS; SETTING FORTH SPECIFIC REQUIREMENTS; APPROVING THE SPECIAL EXCEPTION SUBJECT TO SPECIFIC REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

Aye: Stark, Satterfield, Ramos, Polland, McMullen
Nay: None

Commissioner Polland asked Planner Marder how the Town will be paid under the PILOT Program. Planner Marder stated that Attorney Becky Vose was reviewing the program parameters and invited Attorney Vose to address the Commission. Attorney Vose stated that the PILOT Program would only relate to the two front commercial parcels, and explained how the program would work.

Mayor Stark stated that the Town's vision is economic growth and it needs to be done correctly. Correct growth, done well, is the first priority; followed by the economic considerations. Vice Mayor Satterfield stated that he wants to drive Town taxes down but controlled growth and retaining the Town's heritage is the priority. The Town wants to keep the "Mayberry" small town feel but we are obviously growing and we need to address the economic part of it.

Mayor Stark reiterated that the Church project is a Special Exception and she would like to see a Date Certain for the development of the commercial parcels on the Church property.

Vice Mayor Satterfield stated that he understands there are many factors to development timelines, but there should be a set date far enough out to allow the Church facility to be built but then commence on the commercial parcels.

Mayor Stark stated that she agreed with Attorney Vose that a date should be in effect because the land cannot sit vacant in perpetuity.

Commissioner Ramos agreed with setting a date, and stated that Highway 50 is commercial but the church will take a lot of property area and he wants to be certain that the residents of Oakland will not be losing out on property tax revenues in the corridor.

Mayor Stark opened the Public Hearing.

Lakeside Church Attorney Jimmy Crawford stated that he is working with both the Church and the Town of Oakland and feels that the discussions are drawing close to agreement. Mr. Crawford's opinion is that the PILOT Agreement should be enforced for all other businesses in the Highway 50 Overlay. He stated that until construction is complete, the Church will not have much revenue coming in. He stated that it is important to get the Church facility constructed and services underway before focusing on developing the commercial parcels. At that point, things like a Church bookstore, gift shop and coffee shop or other commercial enterprises will be explored.

Mayor Stark stated that she does not expect the Church to give them an answer at this meeting regarding the PILOT Program. She explained that she wants to try and make the situation work but it must be amenable to all.

Pastor Jason Hitte of Lakeside Church provided a brief history of the Church's beginnings. He stated that it was his opinion the Church had a calling to be in Oakland. He stated that he was encouraged to hear the Town Commission express their belief in the Church. Pastor Hitte explained that his position is to have a "life giving" church for the community. He feels the PILOT Program is fully committed to building the Urban Design Model. He also stated that the Church's priority is to build the Church, not the commercial buildings.

Mayor Stark stated that she understands and does not expect the Church priority to be the commercial parcel buildout, but that the Church does need to be responsible to the Town.

Pastor Hitte stated that the timeline is most likely two years.

Commissioner Ramos stated that he feels the Town is taking a step of faith if the Lakeside Church is approved. He stated that he did not feel the Town is out of line in asking the Church for specific considerations that benefit the Town.

Pastor Hitte thanked Planner Marder for his work on the Church project. He asked for the Town's support and approval. He stated that he understood the Gateway Corridor concepts and agrees with the Town's desire to stay small but get maximum usage from Highway 50.

Mayor Stark closed the Public Hearing.

The Motion was amended to add a Discussion Item for the next meeting with a Date Certain for property development of the commercial parcels.

AN AMENDED MOTION was made by Vice Mayor Satterfield, seconded by Commissioner Ramos, to add a discussion item on the Second Reading of Ordinance 2018-06 on July 10, 2018, to consider a Date Certain for property development of the commercial parcels.

Aye: Stark, Satterfield, Ramos, Polland, McMullen

Nay: None

Mayor Stark thanked the public for attending and asked that in the future, if many attendees were expected, to alert the Town Clerk so that adequate seating arrangements could be made.

Mayor Stark recessed the meeting briefly while attendees departed the public space. Meeting order was then resumed.

CONSENT AGENDA:

- a. **Minutes – April 10, 2018 Regular Meeting**
- b. **Minutes – May 8, 2018 Work Session (REMOVED FROM AGENDA)**
- c. **Minutes – May 8, 2018 Regular Meeting**
- d. **Bank Signer Changes**
- e. **2018-2019 School Calendar**
- f. **Manager's Report**

MOTION was made by Commissioner Polland, seconded by Vice Mayor Satterfield, to approve the Consent Agenda as presented, with the Work Session meeting minutes removed as they were not ready.

AYE: McMullen, Polland, Ramos, Satterfield, Stark

NAY: None

OTHER POLICY MATTERS:

Approval of Duke Energy Agreement

Assistant Town Manager Koontz provided the background for the settlement agreement between the Town of Oakland and Duke Energy Florida, which arose from Duke Energy not collecting various fees within the Town borders. The settlement amount is \$223,000 due to the Town, and hold harmless agreement absolves Duke of any further issues. Mayor Stark asked that the settlement funds be placed into Reserves until next year, and a decision will be made later regarding where this windfall might be best applied.

A MOTION WAS MADE to approve the Agreement with Duke Energy by Vice Mayor Satterfield, and seconded by Commissioner Polland. No discussion.

AYE: McMullen, Polland, Ramos, Satterfield, Stark

NAY: None

Appoint Voting Delegate for Florida League of Cities Conference

Commissioner McMullen stated that he will be attending the Conference. Mayor Stark stated that she would be attending as well, and deferred to Commissioner McMullen if he would like to be the voting delegate for the Florida League of Cities Conference. Commissioner Joseph McMullen accepted as Voting Delegate.

CONSENSUS of Commission was affirmative to appointing Commissioner McMullen to be the Voting Delegate for the Town of Oakland at the 2018 Florida League of Cities Annual Conference.


MAYOR & COMMISSION REPORTS:

Commissioner Ramos expressed that Michael Morrisey performed an excellent job with the Mobility Master Plan. Assistant Town Manager Koontz reminded the Commission of the Pollard Park Dedication on the following Saturday. The next Town Commission meeting will be held at 7:00 pm on Tuesday, June 19, 2018.

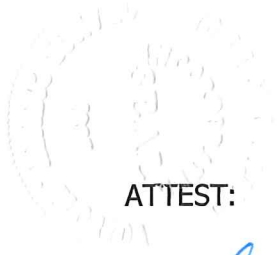
ADJOURNMENT

Having no further business, Commissioner McMullen adjourned the meeting at 8:03 p.m.


TOWN OF OAKLAND:



KATHY STARK, MAYOR



ATTEST:



KIMBERLY GAY, TOWN CLERK