

**MINUTES
TOWN COMMISSION REGULAR MEETING
TUESDAY, JULY 25, 2017
TOWN MEETING HALL
7:00 P.M.**

CALL TO ORDER:

Mayor Stark called the meeting to order at 7:10 p.m. and led the pledge of allegiance.
Commissioner Ramos gave the Invocation.

ROLL CALL:

COMMISSIONERS PRESENT: Commissioner Polland
Commissioner Ramos
Vice Mayor Satterfield

COMMISSIONERS ABSENT: Commissioner McMullen
Mayor Stark

Has there been any ex parte communication? None

PUBLIC FORUM:

None

CONSENT AGENDA

- a. Minutes – July 11, 2017 – Commission Regular Meeting Available at Next Meeting
- b. Manager’s Report

MOTION was made by Commissioner Polland, seconded by Commissioner Ramos, to approve the Consent Agenda as presented.

AYE: Polland, Ramos, Satterfield

NAY: None

RESOLUTION(S):

RESOLUTION 2017-05, A RESOLUTION OF THE TOWN OF OAKLAND, FLORIDA, MAKING FINDINGS; AUTHORIZING THE TOWN STAFF TO UTILIZE SECTION 1.5 OF THE TOWN OF OAKLAND PURCHASING POLICY TO MOVE FORWARD WITH SOLICITATION OF A CONTRACTOR FOR CONSTRUCTION OF THE OAKLAND ART AND HISTORY CENTER, IN A FASHION THAT IS IN THE BEST INTERESTS OF THE TOWN; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Public Works Director Parker stated that this Resolution relates to bids. He explained a situation where the bids came in too high and the lower bidders were not bonded. This policy was drafted by our Attorney and allows a waiver to work within the best interests of the Town.

Vice Mayor Satterfield asked if this policy would put the grant funds in jeopardy.

Director Parker said that it would not.

Commissioner Ramos wanted to know how long the extension would be.

Director Parker responded that it could be extended as long as we need it to be.

Vice Mayor Satterfield suggested that Staff move forward with the policy and the bids.

MOTION was made by Commissioner Polland, seconded by Commissioner Ramos, to adopt **RESOLUTION 2017-05**, A RESOLUTION OF THE TOWN OF OAKLAND, FLORIDA, MAKING FINDINGS; AUTHORIZING THE TOWN STAFF TO UTILIZE SECTION 1.5 OF THE TOWN OF OAKLAND PURCHASING POLICY TO MOVE FORWARD WITH SOLICITATION OF A CONTRACTOR FOR CONSTRUCTION OF THE OAKLAND ART AND HISTORY CENTER, IN A FASHION THAT IS IN THE BEST INTERESTS OF THE TOWN; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

AYE: Polland, Ramos, Satterfield

NAY: None

ORDINANCE(S):

PUBLIC HEARING, SECOND READING, ORDINANCE 2017-09, AN ORDINANCE OF THE TOWN OF OAKLAND, FLORIDA AMENDING THE TOWN OF OAKLAND COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE TOWN OF OAKLAND COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY .854 ACRES (PARCEL NUMBER 20-22-27-0000-00-047), A PROPERTY ADDRESS OF 620 N. TUBB STREET AND MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, FROM LOW DENSITY RESIDENTIAL TO LOW MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE TOWN; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER; AND PROVIDING FOR THE IMPLEMENTATION OF THE STATUTORY EXPEDITED STATE REVIEW PROCESS AND AN EFFECTIVE DATE.

The Town Clerk read the Ordinance into the record.

Town Planner Marder informed Commission that this is for the Comprehensive Plan Amendment for the Bed & Breakfast. This is final reading.

MOTION was made by Commissioner Ramos, seconded by Commissioner Polland, to adopt **ORDINANCE 2017-09**, AN ORDINANCE OF THE TOWN OF OAKLAND, FLORIDA AMENDING THE TOWN OF OAKLAND COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE TOWN OF OAKLAND COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY .854 ACRES (PARCEL NUMBER 20-22-27-0000-00-047), A PROPERTY ADDRESS OF 620 N. TUBB STREET AND MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, FROM LOW DENSITY RESIDENTIAL TO LOW MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE

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Commissioner Polland asked the applicant about events with fifty (50) people. He was concerned that they would be parking on Tubb Street.

Cynthia Schultz, applicant for the Bed & Breakfast, stated that they will not be having events like that very often and they will not be parking on Tubb Street. They would even have a concierge service if necessary.

Vice Mayor Satterfield opened the Public Hearing. With no one from the audience wishing to speak, he closed the Public Hearing.

AYE: Polland, Ramos, Satterfield

NAY: None

PUBLIC HEARING, SECOND READING, ORDINANCE 2017- 10 AN ORDINANCE OF THE TOWN OF OAKLAND, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF OAKLAND FOR APPROXIMATELY .854 ACRES (PARCEL NUMBER 20-22-27-0000-00-047 GENERALLY LOCATED ON THE EAST SIDE OF NORTH TUBB STREET ACROSS FROM OAKLAND POINTE CIRCLE, WITH A STREET ADDRESS OF 620 N. TUBB STREET FROM R-1A, SINGLE FAMILY REIDENTIAL TO RNC, RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL; APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE OWNER OF THE PROPERTY AND THE TOWN OF OAKLAND; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

The Town Clerk read the Ordinance into the record.

Planner Marder explained that this Ordinance is for the zoning of the Bed & Breakfast and is also final adoption.

MOTION was made by Commissioner Ramos, seconded by Commissioner Polland, to adopt **ORDINANCE 2017- 10 AN ORDINANCE OF THE TOWN OF OAKLAND, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF OAKLAND FOR APPROXIMATELY .854 ACRES (PARCEL NUMBER 20-22-27-0000-00-047 GENERALLY LOCATED ON THE EAST SIDE OF NORTH TUBB STREET ACROSS FROM OAKLAND POINTE CIRCLE, WITH A STREET ADDRESS OF 620 N. TUBB STREET FROM R-1A, SINGLE FAMILY REIDENTIAL TO RNC, RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL; APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE OWNER OF THE PROPERTY AND THE TOWN OF OAKLAND; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

Vice Mayor Satterfield opened the Public Hearing. With no one from the audience wishing to speak, he closed the Public Hearing.

AYE: Polland, Ramos, Satterfield
NAY: None

PUBLIC HEARING, SECOND READING, ORDINANCE NO. 2017-11, AN ORDINANCE OF THE TOWN OF OAKLAND, FLORIDA, TO REVIEW AN APPLICATION FOR A SPECIAL EXCEPTION TO REESTABLISH A BED AND BREAKFAST AND TO ESTABLISH A WELLNESS RETREAT CENTER AND A SMALL EVENT VENUE AT PROPERTY LOCATED AT 620 N. TUBB STREET; PROVIDING FOR FINDINGS AND CONDITIONS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

The Town Clerk read the Ordinance into the record.

Planner Marder explained that this is for a Special Exception for the Bed & Breakfast. This is the final adoption.

MOTION was made by Commissioner Ramos, seconded by Commissioner Polland, to adopt **ORDINANCE NO. 2017-11, AN ORDINANCE OF THE TOWN OF OAKLAND, FLORIDA, TO REVIEW AN APPLICATION FOR A SPECIAL EXCEPTION TO REESTABLISH A BED AND BREAKFAST AND TO ESTABLISH A WELLNESS RETREAT CENTER AND A SMALL EVENT VENUE AT PROPERTY LOCATED AT 620 N. TUBB STREET; PROVIDING FOR FINDINGS AND CONDITIONS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.**

Vice Mayor Satterfield opened the Public Hearing. With no one from the audience wishing to speak, he closed the Public Hearing.

AYE: Polland, Ramos, Satterfield
NAY: None

PUBLIC HEARING, SECOND READING, ORDINANCE 2017- 15, AN ORDINANCE OF THE TOWN OF OAKLAND, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF OAKLAND FOR APPROXIMATELY 73.20 ACRES (PARCEL NUMBERS 19-22-27-0000-00-029; 053; 070; 055; 020; AND 077) FOR PROPERTY GENERALLY LOCATED AT 810, 888, 920, 1003 & 1101 HULL ISLAND DRIVE FROM A-1 (AGRICULTURAL), R1-A (SINGLE FAMILY RESIDENTIAL), AND COUNTY A-1 (AGRICULTURAL) TO PUD (PLANNED UNIT DEVELOPMENT) AND A-1 (AGRICULTURAL) OVER WETLAND AREAS TO BE PRESERVED; APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE OWNERS OF THE PROPERTY AND THE TOWN OF OAKLAND; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

The Town Clerk read the Ordinance into the record.

Planner Marder informed Commission that this is zoning for the Hull Island property. It is being rezoned for 117 units. Staff has met with the Nature Preserve and Friend of Lake Apopka.

MOTION was made by Commissioner Polland, seconded by Commissioner Ramos, to adopt **ORDINANCE 2017- 15, AN ORDINANCE OF THE TOWN OF OAKLAND, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF OAKLAND FOR APPROXIMATELY 73.20 ACRES (PARCEL NUMBERS 19-22-27-0000-00-029; 053; 070; 055; 020; AND 077) FOR PROPERTY GENERALLY LOCATED AT 810, 888, 920, 1003 & 1101 HULL ISLAND DRIVE FROM A-1**

(AGRICULTURAL), R1-A (SINGLE FAMILY RESIDENTIAL), AND COUNTY A-1 (AGRICULTURAL) TO PUD (PLANNED UNIT DEVELOPMENT) AND A-1 (AGRICULTURAL) OVER WETLAND AREAS TO BE PRESERVED; APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE OWNERS OF THE PROPERTY AND THE TOWN OF OAKLAND; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Vice Mayor Satterfield opened the Public Hearing. With no one from the audience wishing to speak, he closed the Public Hearing.

AYE: Polland, Ramos, Satterfield
NAY: None

OTHER POLICY MATTERS:

Set Tentative Millage Rate for FY18

Finance Director Rotroff introduced the tentative Millage Rate for Fiscal Year 17-18. Until the Town has the actual numbers, it is impossible to know for sure what the budget and millage rate will need to be. Every year Commission adopts a tentative millage that is higher than we expect the millage to be. It cannot be finally adopted any higher than what is set at this meeting.

Recommendation was to adopt the tentative millage rate at 7.75 mills.

MOTION was made by Commissioner Polland, seconded by Commissioner Ramos, to set the tentative millage rate at 7.75 mills.

AYE: Polland, Ramos, Satterfield
NAY: None

Approve Tentative Budget for FY 18

Director Rotroff explained that the tentative budget is based on the tentative millage rate.

MOTION was made by Commissioner Polland, seconded by Commissioner Ramos, to approve the tentative budget for Fiscal Year 2017-2018.

AYE: Polland, Ramos, Satterfield
NAY: None

Approval of Pulte Homes (Oakland Preserve) PSP

Planner Marder reported that there are changes due to drainage. Some lots had to be removed and Town Homes were added. The retention area along Oakland Avenue will need more trees.

Vice Mayor Satterfield asked where the retention area is.

Ben Ellis pointed it out on the map.

Town Manager Foltz asked if the property to the north would be using the retention pond.

Mr. Ellis stated that they have their own.

MOTION was made by Commissioner Ramos, seconded by Commissioner Polland, to approve the Preliminary Site Plan for Pulte Homes.

AYE: Polland, Ramos, Satterfield

NAY: None

Director Parker commented that the developer is making contributions.

MAYOR/COMMISSION REPORTS:

Commissioner Polland informed Commission and Staff that he will not be attending the August 8, 2017 meeting.

ADJOURNMENT

Vice Mayor Satterfield adjourned the meeting at 7:50 p.m.



TOWN OF OAKLAND


KATHY STARK, MAYOR

ATTEST:


KIMBERLY GAY, TOWN CLERK