

## Town of Pomona Park, Town Council Special Meeting Minutes

April 29, 2024

This Meeting was held at the Community Center for Council & Public

Mayor Joseph Svingala presided. Council present were Lynda Linkswiler, CarrieAnn Evans, Patricia Mead, Alisha Kuleski, Town Clerk Andrea Almeida, Finance Officer Jennifer Paul

Town Attorney Bobby Pickens, Jack Shad from N.E. F. R.C.

Mayor Svingala led in the Pledge of Allegiance.

The Town Attorney asked the Council for any ex parte communications. Each council member stated no.

Mayor Svingala asked Jack Shad from NEFRC to speak about the report, and he informed the council of the criteria on which they based the approval. This is how they came to the recommendation.

Town Clerk read aloud the Ordinance 2023-03 by title only.

Councilwoman Evans motioned to adopt the ordinance 2024-03 based on the staff's recommendations. Councilwoman Mead 2<sup>nd</sup> the motion.

Attorney Patrick Kennedy is here to represent residents around Lake Broward.

Mr. Kennedy asked how the staff determined that an RV park would fit under recreational even though it is not listed.

Jack Shad answered by looking into other similar municipalities, and he read aloud the verbiage used to make the claim. Activities-based sites are used to enjoy activities, and new recreational sites must be used.

Based on the verbiage, you think of parks and undeveloped sites.

Activities such as ballfields and picnics trails.

Jack Shad answered that some had similar language.

The Wetland, environmental impacts, preliminary studies.

Under the current land use of Medium Residential.



Jack answered that 2-5 units per acre and part of the property is in commercial.

In general, you would need to get some sort of centralized water and sewer.

Mayor Svingala asked if Patrick was the attorney for Crescent and he answered that he was the applicant's attorney.

Robert Moral- Concern about the water quality. Septic tanks are not typically used for large developments. The biggest concern is the properties downstream from the property. The water quality of the lake and the possible contamination of the wells. He is asking if the local downstream property owners have water.

Mike Lanzer- wants to give a handout to Jack Shad.

Jack Shad answered that the town's comprehensive plan, in general, is the information used to make the plans.

Mike Lanzer- read from his handout about the aquifer recharge areas.

Marie Valentino asked about the future of the Town and how they outweigh the concerns.

The Town Attorney explained that there must be competent substantial evidence against the property.

John Horan- spoke about the key components and how the sales tax would bring revenue into the town. Along with 1,000 hours to give to sheriff patrols.

Mr. Horan wants to bring the opportunities to the community. The developers have no interest in hurting the environment at all. The goal is to save all the wetlands. There is less than ten percent on this property.

Marie Valentino came back and asked about the only revenue is the taxes. Does this help the community?

Mayor Joe called the motion.

Yea- Councilman Evans

Yea- Councilman Linkswiler

Nay- Councilman Kuleski

Yea- Councilman Mead

Yea- Mayor Svingala

Motion Passes 4-1



The Town Clerk read Ordinance 2024-04 aloud by title only and explained that the PUD conditions with the change of 90 consecutive days in a calendar year for stays. Based on Staff's recommendations.

Councilwoman Evans motioned to approve Ordinance 2024-04 with the PUD condition changes based on staff's recommendations, and Councilwoman Mead 2<sup>nd</sup> the motion.

A Discussion was had about the Conditions.

Councilwoman Kuleski asked for a different wording, adding vendors serving alcohol.

The developers are willing to agree to take out Resort.

Councilwoman Kuleski asked about signage for the park. She also asked about the hydrologist's report. The drawdown will be the wells in the area that could potentially be impacted.

John Horan- explained that the permits would need to be approved.

Councilwoman Kuleski asked about the SAS.

Matt Morgan- worked with Mr. Kennedy on the report for almost ten hours. Section H on Page 2,

Matt read the verbiage. Wells should be screened for this project by St. Johns Water Management.

The community waste disposal system should be designed by a State Certified Engineer.

Town Attorney Pickens explained that Councilwoman Evans needs to withdraw her motion.

Councilwoman Mead withdrew her 2<sup>nd</sup> on the motion.

Councilwoman Evans withdrew her motion.

Councilwoman Evans motions to approve the Ordinance 2024-04 based on staff's recommendations with the changes and the new language of The Serving of alcoholic beverages on site is prohibited.

Patrick Kennedy explained that they worked together with developers.

Matt Morgan- explained that the language is in the agreement. It is in Florida State Statutes.

Councilwoman Kuleski asked about the proposed time frame.



Matt Mortan- Each plan is 100 sites at a time. Capital Construction could be more than what they thought it would be. The development must start within five years, or the PUD agreement is null and void.

John Horan explained that the interest rate reduction will not be in the future. The cost of development is very high right now.

Troy Main- golf carts on Sisco Rd. Can they go on the roads?

Councilwoman Kuleski explained that the county doesn't allow golf carts on the roadways.

Troy Main- 1,000 hours in law enforcement. A flashing light on the roadway. Driveway improvements on George Main Drive.

Mayor Called the Vote

Roll Call Vote

Councilman Mead- Yea

Councilman Kuleski- Yea

Councilman Linkswiler- Yea

Councilman Evans- Yea

Mayor Svingla- Yea

Motion Passes

Public Comment Opened

Asked about the oversight of the city once its developed.

John Horan- Thanked everyone for the help.

Motion to Adjourn- Councilwoman Mead 7:12 pm

Handwritten signature and initials in black ink, appearing to be 'A. Mead' and 'K.'.