

**MINUTES
PLANNING AND ZONING BOARD SPECIAL MEETING
JUNE 14, 2022 5:30PM**

The City of Lake Wales Planning and Zoning Board held a meeting on June 14 at 5:30 p.m. in the Commission Chambers at City Hall, 201 W. Central Ave. Lake Wales Florida.

ATTENDANCE

Planning Board Members (Shaded area indicates absence):

Chairman Christopher Lutton	Vice- Chairman Charlene Bennett	John Gravel	Casey McKibben	Eric Rio	Kyra Love
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City Staff:

Dept. of Planning and Development
Mark J. Bennett – Director of Development Services Autumn Cochella – Development Services Manager Jasmine Khammany – Senior Planner Shena Rowland – Recording Secretary

1. CALL TO ORDER – Mr. Lutton called the meeting to order at 5:30 p.m.
2. ROLL CALL –Mr. McKibben was not present.
3. APPROVAL OF MINUTES
Special Meeting–April 26, 2022
Ms. Bennett makes a motion to approve. Ms. Love seconds. Minutes approved unanimously by voice vote.

4. COMMUNICATIONS AND PETITIONS – Mr. Lutton reads the following:
Public participation from residents, taxpayers, business owners and utility customers is encouraged. The Planning and Zoning Board welcomes information that would assist them in considering agenda items, City Business and otherwise fulfilling the City’s mission to make Lake Wales “a bit better or more beautiful” for its citizens. Anyone wishing to speak should give their name, state if they are inside or outside the city limits and they will have 5 minutes. Courtesy and respect is the hallmark. Speakers are not expected to address the Board and audience members and not engage in back and forth discussion that can deteriorate into argument, debate and accusations. Questions about subject matter are best directed to city staff during normal business hours.

He then opens the Communications and Petitions portion of the hearing and asks if anyone has anything to bring up to the Planning and Zoning Board? He further states if you have a comment or question regarding a specific line item then you wait for that line item to be heard and there will be a time for public communication and petition.

Mr. Lutton then calls for any further communication and in seeing no one else approach, he closes the Communications and Petitions and calls for New Business.

NEW BUSINESS

5. Premier Event Center – Major Site Plan

Review Staff report by Jasmine Khammany
Begin Report:

PROJECT:	Premier Event Center
APPLICANT:	Perry Taylor
APPROVAL:	Major Site Plan with Conditions of Approval
PUBLIC HEARING:	Requirements have been met.

Jasmine Khammany begins the presentation of the staff report and states the Applicant and Staff are available for questions.

Mr. Lutton asks if there are any questions from the Board.

Ms. Love asks what is meant by carve out additional out parcels?

Mr. Bennett responds that this applicant has had several conceptual meetings with the applicant regarding the feasibility of outparcels.

Ms. Love asks for clarification on what is meant by outparcels.

Mr. Bennett responds that outparcels are not part of the main shopping plaza. He gives the example of Popeyes being an outparcel.

Mr. Love asks if the approval today gives them permission to build out parcels in the future?

Mr. Bennett responds that the outparcels are not subject to today's action. Staff is saying that if outparcels are built it will affect the entire parking of the shopping center so we may want to re-evaluate this use if and when it occurs.

Mr. Love asks why we are looking at this if it is not a done deal.

Mr. Lutton states that the point is there could be a parking issue in the future.

Mr. Gravel asks if they would have to come back before the Board?

Mr. Bennett responds they would.

Ms. Love asks for clarification on the action the Board needs to take?

Mr. Bennett responds that the action they will take is on the use approval of an event center.

Ms. Love asks if the Building on the end is already an event center? It is an outreach center because they hold food pantry events and a school so why is it different?

Ms. Khammany responds that is in association with the church and it is an accessory use of the church.

Ms. Love asks if the church would have more trips than the event center?

Ms. Khammany responds they were already existing and she is unsure for how long.

Ms. Love asks why that would not have come before the Board?

Mr. Bennett responds we cannot speculate on what happened in the past.

Ms. Bennett asks if she is concerned about traffic?

Ms. Love responds she is not, she is just wondering why this has come before them and not other things.

Mr. Lutton asks if it is a permitted use in the shopping plaza?

Ms. Khammany responds it is a permitted use. She further states that in conversation with FDOT, they are closing down one of the access to the shopping center. She points out on the screen which one. That is another reason why it was brought before the Board as a major site plan.

Mr. Lutton asks for further questions. He states it seems straight forward.

Ms. Bennett doesn't have any major concerns, it is definitely a need.

Mr. Gravel points out there is a private school at the opposite end but the events would be evenings and weekends.

Mr. Lutton opens for public hearing and in seeing no motions closes the public hearing and brings it back to the Board for discussion.

Ms. Love makes a motion to recommend approval of the major site plan with conditions of approval.

Ms. Bennett seconds the motion

Mr. Lutton calls for a roll call vote.

Chairman Christopher Lutton Yes	Vice- Chairman Charlene Bennett Yes	John Gravel Yes	Casey McKibben	Eric Rio Yes	Kyra Love Yes
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Mr. Lutton then asks for next item.

6. CF Lumber and Plywood – Special Exception Use Permit

COMMUNICATIONS AND PETITIONS – No Public in Attendance

Review Staff report by Jasmine Khammany

Begin Report:

PROJECT:	CF Lumber and Plywood
APPLICANT:	Bruce Floyd
APPROVAL:	Special Exception Use Permit
PUBLIC HEARING:	Requirements have been met.

Jasmine Khammany begins the presentation of the staff report and states the Applicant and Staff are available for questions.

Ms. Love asks if the timeline in the narrative is staff's timeline or the applicants?

Ms. Khammany responds that it is the timeline that they proposed.

Ms. Love states it is already passed the timeline and it was not done.

Ms. Khammany responds she knows the fence was repaired but defers to the applicant to further explain.

Mr. Bruce Floyd responds that originally when it was proposed, they were trying to get on a much earlier meeting. They were instructed to not do anything until they have approval and that is why the timeline they have has been pushed back. They have a new one that they distributed to the Board. He then reads the new timeline to the Board.

Ms. Love asks if it would be completed by summers end?

Ms. Floyd responds that it will. He is trying to get Paradise to do the work but if they have to do it themselves they will. Evergreen is doing irrigation. They have it ready they are just waiting.

Mr. Lutton asks if the proposed tenants are already there?

Mr. Floyd explains the indoor/outdoor storage is not. The guys from Brazil do not understand the process and had a tenant go in. They were stuck in Brazil with Covid. He put in Martins Marine not understanding that it needed approval. When he was told it would need approval. He then started the process of approval. He explains it was not a malicious circumvent of the rules.

Ms. Love then states the Marina has been there at least two years.

Mr. Floyd responds it has been 1 year. He further states he moved out there because of all the Covid stuff, he was helping them with their warehousing. He was dealing in plywood only and his office was downtown. They could not come back to the country for 15 months and it was difficult going back and forth so he re-did all the professional offices in the southwest corner. It does not show on the drawing and he wants to improve the landscaping. He knows it looks like a rundown warehouse but did not want to take any further action without the approval.

Mr. Lutton asks for further questions in seeing none he opens for public hearing and in seeing no motions closes the public hearing and brings it back to the Board for discussion.

Mr. Lutton states the part he has an issue is with Martins Marine. In doing boat repair, it is more industrial. He is not sure how much repair is being done but if fiberglass or painting is being done he doesn't feel the residents of Thousand Roses should be subjected to the chemicals.

Fred Martin from Martin's Marine approaches. He explains he has been in town since 1974. He does not do painting or fiberglass. He repairs the motors. He has been there since July of 2021 and has had no issues with the residents.

Mr. Lutton asks about the sales. He is concerned about having retail sales on site.

Mr. Martin responds it is consignment sales and that he does not do a lot. He is more repair.

Mr. Lutton states a stipulation he has would be sales by appointment only due to traffic concerns.

Mr. Martin has no issue with this stipulation.

Mr. Rio states he has an issue with this because it is a mess. He wants to see it cleaned up.

Mr. Gravel states one of the conditions is to clean it up.

Mr. Lutton states they are cleaning up the perimeter.

Ms. Bennett states the only clean up she sees is the landscaping.

Mr. Rio states he drives by there up to 6 times a day. It is no better today than it was 2 years ago.

Ms. Love states they have admitted they have not done anything.

Mr. Martin responds they are ready to begin.

Ms. Love asks what is on the other side of the outdoor storage>

Mr. Martin responds it is a privacy fence.

Mr. Floyd responds they would not be storing anything that would be seen by the road. He again states they are ready to begin they were just waiting for approval.

Ms. Love asks Mr. Rio if he feels better about this.

Mr. Rio states he would like to see it cleaned up first.

Ms. Love asks what happens if they do not comply with the conditions? How much of a timeline is being given?

Mr. Bennett states they do not have a hard and fast time frame that the Board can establish one. If they do not comply then the Special Exception use becomes invalid and it would become a code violation.

Mr. Lutton states it sounds like they have it lined up and in three months can be done.

Mr. Floyd agrees.

Mr. Gravel would rather see 6 months to give a reasonable time.

Ms. Love clarifies it should be done by the December Board meeting.

Mr. Rio asks what is being done to make sure this is not seen from the street.

Ms. Love then responds the landscaping.

There is open discussion regarding the landscaping and it is sufficient to cover.

Mr. Lutton responds that Keith Bond the landscaper the applicant is using is the same one that installed the Magnolias. He does good work.

Ms. Love then makes a motion for approval for Special Exception Use permit with the conditions of approval stating deadline of improvements for prior to the December Board meeting.

Ms. Bennet seconds the motion.

Mr. Lutton asks for a roll call.

Chairman Christopher Lutton Yes	Vice- Chairman Charlene Bennett Yes	John Gravel Yes	Casey McKibben	Eric Rio No	Kyra Love Yes
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Mr. Lutton calls for the next item.

7. Grove @ Orchard Hills – Preliminary Development Plan

COMMUNICATIONS AND PETITIONS – No Public in Attendance

Review Staff report by Jasmine Khammany
Begin Report:

PROJECT: Grove @ Orchard Hills
APPLICANT: Dave Schmitt
APPROVAL: Preliminary Subdivision Plat Approval/Special Exception Use Permit Approval for a Residential Planned Development Project
PUBLIC HEARING: Requirements have been met.

Jasmine Khammany begins the presentation of the staff report and states the Applicant and Staff are available for questions.

Mr. Dave Schmitt introduces himself and gives a brief presentation.

Ms. Bennett asks if the famous people that the streets are being named after are all white people?

Mr. Lutton states that is beyond Planning and Zoning Board jurisdiction. That is up to City Commission to approve.

Mr. Bennett does state that the developer did get with Tina Peak at the Library.

Mr. Schmitt does state it would go thru 911.

Mr. Bennett then points out a few attributes on the project. He reminds the Board of the Belleview subdivision and the park that was on the west side will have a connecting path to this subdivision. The applicants mentioned the round a bout, additionally the green space corridor will have a park and likewise on the south side of the round a bout. They are diagonal accesses to the park from the round a bout. He points this out to the Board on the map. It is additional design amenities as opposed to having just a plain intersection.

Mr. Lutton asks for clarification on something on the map.

Ms. Khammany responds it is lines for the retention, no built feature.

Mr. Bennett states PDP's are supposed to have something additional, these are additional design considerations to help the make the project unique.

Ms. Love asks if the open space calculation is just the mini parks?

Staff confirms this.

Ms. Love asks for confirmation that the yards are not included.

Mr. Bennett confirms this.

Mr. Gravel asks if the central road is 9th Street?

Mr. Schmitt confirms that it is.

Mr. Gravel responds that he lives in Highland park travels this way often and feels this will put a lot of traffic on 9th street and if they plan on improving?

Mr. Schmitt confirms they will be improving.

Mr. Gravel then states the round a bout is where Grove Road 3 will be?

Mr. Bennett then points out that Grove Road 3 will have a 10' wide grass median.

Mr. Lutton asks if this will continue on into the other subdivisions for consistency?

Mr. Bennett confirms it will.

Mr. Lutton states he does not remember seeing this on the Belleview plan and asks staff to double check to ensure that it continuing.

Mr. Schmitt states the master utility plan has been submitted.

Mr. Lutton states reclaimed water is no longer an issue.

There is open discussion regarding the location to the lines.

Mr. Bennett confirms the main 16 inch re-use line is along Belleview.

Ms. Bennett then states this is not a legitimate PDP. She states to drive thru Whispering Ridge. She says this is a minimum satisfactory PDP. The roads curve which provides for non-monotony and, there are decent setbacks so in most parts people do not have to park on sidewalks. If there are sidewalks in a place with these setbacks then people have to walk out in the street to walk around a car. A PDP is supposed to have a different kind of appearance than a standard grid based subdivision. If you look at this, it is a standard grid based subdivision only shrunk because we have allowed smaller lots and now we have allowed even more smaller lots with waivers an setbacks, etc. When it is finished and you drive thru it you will see an overcrowded place with cars parked on the streets. It will not be a pleasant, peace full lifestyle for the people that live there. She does not see how it can be.

Mr. Lutton asks for further questions in seeing none he opens for public hearing and in seeing no motions closes the public hearing and brings it back to the Board for discussion.

Mr. Schmitt comments on the grid issue. He states the City's master roadway plan wants to have a grid of roads that run thru these sites and they are required to build and improve these roads and keep it as it is gridded on the roadway plan. He feels this takes away the flexibility of having curved roads. When you have north/south and east/west roads that you are needing to improve. It locks you into those patterns.

Ms. Bennett feels more could be done.

Mr. Schmitt states it is a balance.

Ms. Love states she does not disagree with Ms. Bennett but what Mr. Schmitt says makes complete sense. If it does not align with what is already there, then not much can be done. She states the PDP that stretched behind Aldi's, that was a true PDP.

Ms. Bennett asks if it is not a true PDP then why call it a PDP?

Mr. Lutton states it is because they are making changes.

Ms. Love agrees but states that they want smaller lot sizes. She personally would not want to live there but it is what people want.

Ms. Bennett states it is not what people want, they want something they can possibly afford. The one significant amenity is the additional green space but because of the amount of lots, it cancels out the extra green spaces. She states she is voting no on this and knows she will not

get her way. She asks the applicant to check out the names of the famous people for the street names and make sure they are not all white.

Mr. Gravel states he lives close to this project. He asks if the owner was Hunt Brothers.

Mr. Bennett confirms it was.

Mr. Gravel states that years ago they would not sell but now they are. He feels on a property of this size, he would like to see bigger lots. He states he travels 9th street to go to church and several times during the week. He does not want to see that many building lots. He states that Hunt Club South and North was just approved on 11th street and coupled with this project it will overwhelm these roads. He is not in favor.

Mr. Bennett makes a comment about the statement made by the applicant regarding the City street plan. It is on the east side of 11th street and the dedication requirements are based on the county's 8' wide road requirement. What the applicant is saying is that there is merit and the layout of the existing roads is grid. This being said 9th street will be improved, Grove Road 3 will be improved, Passion Play Road is paved but may need improvement. There are 3 roads running north and south and 3 roads running east and west, his point is yes there will be more traffic but also 6 roads that will help distribute traffic.

Mr. Lutton feels the biggest problem with developments that the board has seen is economics. He states that 20 years ago they would get 10 or 15 thousand dollars an acre. At that time they could make bigger lots. The Commission has put down that you cannot do urban sprawl and the only way to prevent that is have denser developments.

Ms. Bennett states or go up.

Mr. Lutton states that would never work. He states if they saw one or two a year, it would be different. They have seen 10 or 11 so far this year. He personally does not see how 915 new residents can afford to live here and travel where ever to work. He feels one strong push is affordable housing and in today's market that does not exist.

Mr. Bennett does mention the PDP does require visitor parking and this map shows the visitor parking.

Ms. Love states those end up controlled by HOA.

Ms. Bennett asks if this has a CDD.

Mr. Bennett confirms it is.

Ms. Love clarifies that if that is controlled by CDD then rules will be put in place to prevent some of Ms. Bennett's concern.

Ms. Bennett states that we build smaller homes so people use their garage for storage which in turn has them parking on the street.

Ms. Love states again that rules can be put into place to prevent this. She understands she may not want to live there but that does not mean other people would not.

Ms. Bennett states if it is not a place she would live then why would they want other people to live there?

Mr. Lutton states it boils down to economics and what people can afford to live in.

Ms. Bennett states no, it is what is best for Lake Wales.

Mr. Lutton states it is getting harder and harder to swallow and it isn't the engineers fault, it is the developers trying to maximize their dollar.

Ms. Love states she looks at this it is maximum lot coverage of 50% which is only 10% over. They have other developments that were much higher. She states she can do 50% because it doesn't hurt her conscience. She has a limit of 65% where she would start questioning. She feels this project did go thru steps in adding round a bout so it isn't a raceway.

Mr. Lutton states he likes the boulevard. It will make it feel like a nice new area. It will make people feel that is the entrance.

Mr. Bennett states to that point, the CDD can assume the maintenance of the enhanced landscaping.

Mr. Lutton brings up the recommended conditions of approval 8B, houses shall adhere to City's anti-monotony standards. They have seen the same developers design over and over. That's monotonous. He continues, to put the shoe on the other foot, the land owners property rights, as long as they follow the rules and it isn't causing a danger it is hard to tell them no.

Ms. Love states that is how she looks at it. It is there land and they have people who want to buy and they are following the rules.

Ms. Bennett states they are not following the rules.

Mr. Gravel states that he has in issue with that many lots in one area.

Ms. Love asks if this is because it is close to him?

Mr. Gravel responds partly it is. He drives that area every day.

Ms. Love asks about the people who have come to them and complained about other areas and they approved them anyway? She feels you have to put yourself in their shoes every time.

Mr. Gravel states it depends on how many people come and complain. He remind the Board he recently had an item that people came and complained and the Board did not approve.

Mr. Lutton states there is another project to review that is 1000 units. He personally doesn't see how they will get this many people to move here.

Ms. Bennett brings up the concern of having enough water.

Mr. Bennett states that first, water concurrency is determined at the site development plan stage which we are still at the PDP stage. That is where the determination of adequate public facilities is made. Secondly and he does not know how many wells are here but he reads condition M

states the developers agreement requiring utilities is part of the issuance of the site development permit. Issuance as it relates to the transfer of wells and implementation of reclaimed water. What that means is doing land use transfer division as allowed by SWFWMD they will be able to take the capacity of those existing grove wells, shut down the wells and turn the capacity over to the City.

Mr. Lutton asks for further discussion or motion.

Ms. Love makes a motion to recommend approval to City Commission of 915 Single Family Preliminary Subdivision Plat and Special Exception Use Permit for the Residential PDP with Waivers of Strict Compliance and Conditions of Approvals Listed.

Mr. Lutton asks for a second.

In seeing no second the motion fails.

Mr. Bennett states the applicant has heard the concerns and comments. Will the Board give him an extension of 3 months to come back before the Board and re-present the site plan.

The Board does agree to this.

Mr. Lutton would also like the Commission to know that the Planning and Zoning Board is getting tired of seeing these monotonous subdivision. They are concerned about the amount of growth. They are just interpreting rules but the Commission needs to set the policy.

Mr. Bennett asks the Board to make a motion allowing the applicant three months to come back before the Board.

Mr. Gravel makes the motion.

Ms. Bennett seconds the motion.

Chairman Christopher Lutton Yes	Vice- Chairman Charlene Bennett Yes	John Gravel Yes	Casey McKibben	Eric Rio Yes	Kyra Love Yes
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Mr. Lutton calls for the next item.

8. Ridgecrest – Future Land Use and Zoning

COMMUNICATIONS AND PETITIONS – No Public in Attendance

Review Staff report by Jasmine Khammany
Begin Report:

PROJECT: Ridgecrest
APPLICANT: Bryan Hunter – Hunter Engineering
APPROVAL: Future Land Use and Zoning Map Amendment

PUBLIC HEARING:

Requirements have been met.

Jasmine Khammany begins the presentation of the staff report and states the Applicant and Staff are available for questions.

Ms. Bennett asks if the surrounding area is compatible?

Ms. Khammany confirms it is.

Mr. Lutton opens for public hearing.

Mr. George Lindsey speaks on behalf of the project and the reason for the Land Use and Zoning change. He states it is just cleaning up the perimeter colors.

Ms. Khammany agrees with the assessment and gives the Love's truck stop area as an example.

Mr. Lutton asks for further comment and in seeing someone approach he explains that this is just for Land use and Zoning the PDP is next.

Audience member complains of not being able to hear.

Ms. Bennett asks if this is being worked on?

Mr. Bennett confirms it is.

Ms. Love states they will just need to project their voices.

Mr. Lutton asks for further comment and in seeing none he closes the public hearing and brings it back to the Board for discussion or motion.

Ms. Bennett makes a motion to recommend to City Commission to reassign the following Land Use and Zoning designations: current NAC and BPC Land Use and proposed to LDR, current Zoning is C-5 and C-3 proposed to R1-A.

Ms. Love seconds the motion.

Mr. Lutton calls for a roll call vote.

Chairman Christopher Lutton Yes	Vice- Chairman Charlene Bennett Yes	John Gravel Yes	Casey McKibben	Eric Rio Yes	Kyra Love Yes
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Mr. Lutton calls for the next item.

9. Ridgecrest – Preliminary Development Plan

COMMUNICATIONS AND PETITIONS – No Public in Attendance

Review Staff report by Mark Bennett
Begin Report:

PROJECT: Ridgecrest
APPLICANT: Bryan Hunter – Hunter Engineering
APPROVAL: Preliminary Subdivision Plat Approval/Special Exception
Use Permit Approval for a Residential Planned
Development Project
PUBLIC HEARING: Requirements have been met.

Jasmine Khammany begins the presentation of the staff report and states the Applicant and Staff are available for questions.

Mr. Gravel asks if there is another access other than 27?

Ms. Khammany confirms there is a secondary access.

Mr. George Lindsey introduces himself and gives a presentation for the project.

Mr. Lutton asks if they will do a CDD?

Mr. Lindsey confirms they are.

Mr. Gravel asks about a time frame?

Mr. Bennett states it is generally 18-24 months from this stage.

Mr. Lutton asks where the 2200 sq ft houses are?

Mr. Lindsey states the code calls for a minimum of 1200, he is offering spectrum of up to 2200. The range being offered to the buyer is up to 2200. He shows on the screen the mix of 40 and 50 ft lots staggered thru out the community to meet the anti-monotony standards.

Ms. Love understands they are putting bigger homes on smaller lots which is why they are asking for 70% coverage vs the 50%.

Mr. Lindsey points out the walking path that goes thru the community and the bus stops at the round a bouts. He also points out the guest parking.

Ms. Bennett asks for clarification on where the different lots out.

Ms. Khammany defers her to page 1 of the presentation and defines the color codes of the different size lots.

Ms. Bennett then confirms that what they are proposing is the any of the house sizes can go on any of the lot sizes.

Mr. Lindsey confirms this.

Ms. Bennett asks about set backs?

Mr. Lindsey 25 in front, 5 on the side and 15 in the rear.

Ms. Bennett asks about garages?

Mr. Lindsey confirms 25.

There is open discussion on the set backs with the garages.

Mr. Bennett responds the PDP requires a recessed garage.

Ms. Bennett states concerns regarding the density. She feels it started as a low density and is no longer reflecting this.

Mr. Lindsey states if you take out the acreage associated with the Lake that is in the site plan, the multiple wet lands areas identified by survey. These certainly are enhanced features, they tried to recognize the grid pattern but supplied the main boulevard.

Ms. Bennett asks how much of the green space is usable by the residents.

Mr. Lindsey responds you have 3 miles of trail. That does not count the sidewalks on both sides of the street. He points out the exercise stations. He also mentions the amenity center.

Ms. Bennett asks that that entails?

Mr. Lindsey refers back to his presentation pointing out the features of the amenity center.

Mr. Bennett adds that the drawing titled PDP 1, lists the areas designated as open space that is separate than the wetlands.

Ms. Love points out there is no open space calculation. It was very helpful on past projects because it details for them.

Ms. Bennett asks if the lake is usable?

Mr. Lindsey states they have access but the perimeter around the lake is jurisdictional wetlands so he would not encourage encroaching on the wetlands. There is a sidewalk that goes along the waters edge.

John Schneider the engineer states the open space is 44 % which includes the lake and wetlands.

Ms. Love states she would like to see open space separate from the ponds and in acres not percentage.

Mr. Schneider states he would have to do the math, you have about 64.3 acres, you subtract out the ponds and wetlands.

Mr. Lutton states you have 53.5 acres of recreation and open space.

Ms. Love asks if 17.2 is the acreage of open space not including wetlands and lakes?

Mr. Bennett states that open space is differentiated from the recreation areas. He shows examples on the map.

Ms. Love then understands.

Ms. Bennett asks about wildlife corridors in this area.

Mr. Lindsey responds they would need to do a wildlife survey, animals as well as plants. They would follow any regulations to accommodate. These steps are pre requisite before they go to final design and engineering.

Mr. Bennett responds it would go the Southwest Florida Water Management for the environmental resource permit.

Ms. Bennett is concerned about blocking the wildlife corridors with construction. She understands that another department deals with that and will trust the process.

Mr. Lutton asks if the Lake Belle pumping pipeline shown as the access road?

Mr. Lindsey states it is provided for and refers to the map.

Ms. Bennett states again there is grid pattern so there will be a monotony pattern. She feels it is ok in standard subdivision but not in a PDP so she is not sure about this project.

Mr. Bennett asks to pull up the first version that was submitted and the final version that was submitted. The final version was the third submittal, he then points about the difference and what Staff had them correct and redesign to come up with the final version. He highlights the new location of the green space and the roundabouts. He also states that Staff had them offer a variety housing types and the location of townhomes. An important point he mentions is the access to 1st Street, he feels this location will help with traffic and shows the Board on the maps.

Ms. Bennett states it is a better product but thinks it can be even better. Her concern is still the grid roads. She feels it could be less lots.

Mr. Lindsey responds that is why they designed the roundabouts and points out on the map several different features included.

Mr. Lutton asks if between 651 and 652 if that is a space?

Mr. Bennett confirms that it is.

Ms. Bennett asks if there are sidewalks.

Mr. Lindsey confirms that there are sidewalks.

Ms. Love asks why the green space is located between 651 and 652.

Ms. Khammany states in the original submittal, that side looked very bare in regards to open space so Staff gave them a few ideas as to how to incorporate it to the other side.

Ms. Love asks what NAC is?

Mr. Bennett responds Neighborhood Activity Center, it is a land use designation that allows for less intensive commercial. It does not generate as much traffic.

Ms. Love asks if a grocery store could go there?

Mr. Bennett states if space permits, it could. He reiterates that these would be major site plans that would go before the Board.

Mr. Lutton states residential density is 3 dwelling units per acre. If you take out the wetlands it only goes to 3.7 dwelling units per acre. He asks for clarification on R1-A?

Mr. Bennett states R1-A is 12,000 square foot lots. An acre is 43.5 that would be a total of 3 but when you less out 20% for infrastructure so roughly 3 per acre. In a standard subdivision there is no open space requirements.

Mr. Lutton then opens the floor public hearing.

Jerry Peterson is a resident of Lake Wales. He lives right on the end of Peninsular Drive area of Lake Belle. He enjoys the view and beauty of the lake, he then lists the different wild life he has seen. He is also concerned about the trees. He also states that Lake Belle has a pumping station but does not want it confused, the lake can still flood. He would like to have a definition of LDR?

Mr. Bennett explains that LDR is low density residential that allows up to 5 dwelling units per acre.

Mr. Peterson asks if anyone has done an estimate on the population?

Mr. Lutton responds it is estimated 2.5 per unit so roughly about 3000.

Mr. Peterson asks if street parking will be allowed?

Mr. Lutton responds they have garages.

Ms. Bennett does not feel the garages will be used for houses.

Mr. Gravel states that would need to be handled by the HOA.

Mr. Peterson then asks for the pricing of the homes?

Mr. Lindsey responds the average is about \$325,000. He further responds that in response to street parking there are 132 additional parking spaces scattered thru out the community. In the multi-family there is an additional 87 spots.

Ms. Bennett asks where they are.

Mr. Lindsey points out the locations.

Mr. Peterson then states he is concerned with traffic. He does not feel 1st street can handle this amount of traffic. He thinks it was planned out well but he thinks it is just too dense, there are too many lots. He further asks what is meant by the statement of access to the lake not being encouraged.

Mr. Lindsey responds that if a prohibition on the lake they would not be adverse to that. Also, in response to traffic, they would need to do a traffic survey and submitted to Staff and to DOT.

Tom Kinney outside of the City and he lives around the lake. He asks if the lighting will be low density? Also, will the amenity center lighting be kept on all night?

Mr. Lutton states good points but that is a detail in construction phase.

Mr. Bennett states condition D states decorative dark sky friendly street lighting to minimize glare and reduce light pollution. The light type will be approved by the City and maintained by the HOA/CDD.

Mr. Kinney states the lake is very quiet and dark at night and he does not want it change. He then asks about power poles along 1st street if they will remain. He asks about the buffer zone of old trees, asks if these old trees can be kept instead of being replaced.

Mr. Lindsey state that a tree survey will be done.

Mr. Kinney asks about the plants under the trees can be kept.

Mr. Lindsey agrees that the natural habitat would enhance the project and will be taken into consideration.

Mr. Kinney asks about the commercial areas and what they could be.

Mr. Gravel answers it will be what C-5 allows.

Mr. Kinney states that Belle Lago has a dock that goes out into the water. Is there a way to guarantee?

Mr. Lutton states it is already been decided not to do that.

Mr. Kinney is concerned once the HOA takes over that will change.

Ms. Love explains the HOA cannot change their conditions.

Mr. Kinney asks if a kayak can be brought down? Or if a pontoon?

Mr. Lindsey does not know, but it has no boat access.

Mr. Kinney asks if on Citrus Avenue where it hits 1st Avenue, will that be open or gated.

Mr. Lutton states that it is not gated.

Anthony Carson, city resident, he lives across the street and feels this is a blessing for Lake Wales, people were using for dumping. He feels that we should be proud of this project. He did not realize the lake was a private lake and the wildlife that was stated as being seen he has not observed.

Reggie Baxter 4900 Dundee Road, he is a principals on this project. He was born in Lake Wales hospital. If you look at what you have been approving compared to this subdivision and what they have included in amenities to build a lifestyle for residents is above and beyond and he asks for a favorable vote.

Jackie Barron he lives by Jerry Peterson. He is across from the wooded area. He feeds all the fish and states that eagles live in the woods and he would hate to see it change.

Mr. Lutton calls for further comments and in seeing no-one he closes the public hearing. He then asks the civil engineer about the narrow skinny pond, is that going to be that small?

Mr. Schneider responds it is about 100ft wide across and is just part of the storm water management system and will be appropriately sized to accommodate.

Mr. Lutton is concerned that it is very close to the bank of the lake. He is worried about blow off.

Mr. Schneider states it is a fairly good size pond and will be a 100 year no discharge pond.

Mr. Lutton asks with this many houses and 2 cars per house, what are the thoughts on the turn in lane from 27? Have they applied for a traffic light?

Mr. Lindsey responds it will be whatever DOT dictates.

Mr. Schneider states they have had a pre app with DOT and they are waiting for comments.

Mr. Lutton asks about an acceleration lane?

Mr. Schneider states they no longer do those. He does further state that with the amount of natural features, there is a lot of land being used for natural preservation which limits the locations of homes which gives the illusion of a cluster design.

Ms. Bennett states the project has nice amenities she does not like the density. She feels it is too crowded.

Ms. Love states she is not ok with 70 percent lot coverage. She is asking for a lower number to be proposed.

There is open discussion as to what was proposed in the past.

Mr. Lindsey states with the amount of different floor plans they are offering, each one will have a different floor plan ratio. The coverage ratios are maximum and most of the floor plans will not reach that but it gives more flexibility to the buyer on model choice.

Mr. Bennett states if you have a 70% standard but it realistically builds out at 65% they have had to design the proper drainages at 70% so it provides additional drainage capacity.

Ms. Love asks if they drop it to 65%. She said what they said makes sense.

Mr. Lutton states it is still bigger house on smaller lots.

Ms. Love asks if they should do 60 or 65 %.

Mr. Lindsey states it is counter intuitive, the less the coverage the smaller the house.

Mr. Lutton states to make it an average of 65%.

Mr. Bennett states it is not something they would want to track.

Mr. Lindsey states 70% would give the most flexibility.

Ms. Love states she will not approve the 70% she does not want bigger houses on smaller lots.

There is open discussion on the space and set backs.

Mr. Schneider proposes you do a 65% average across the lots.

Ms. Love states she is comfortable with that.

Mr. Bennett states the idea has merit.

Mr. Lindsey states what is happening in the market is trying get people to the next rung on the ladder. He feels it is moving people from the smaller unit to the next larger house.

Ms. Love states if the housing was affordable she would agree with you but for her, it is not affordable.

Mr. Bennett states he is not a real estate expert but he feels if there were more supply and variety in the community it would perhaps drive down the pricing.

Mr. Lutton states that the demand is there.

Mr. Lindsey states that is what is driving costs up.

Ms. Love asks if there is a rear building set back?

Ms. Khammany states she is looking the waiver table and it is not being changed.

Mr. Gravel asks for average depth?

Mr. Lindsey states it is 120'.

There is open discussion to the garage set back and how to word the motion.

Ms. Love asks for Ms. Bennett's thoughts.

Ms. Bennett responds she will vote no because of the density.

Ms. Love makes a motion to request to recommend to City Commission a Single Family Preliminary Subdivision Plat and Special Exception Use Permit for the Residential PDP with Waivers of Strict Compliance including Conditions of Approval including the Condition of No Docks Being Allowed to be Built and Maximum Lot Coverage of Single Family Homes being an average of 65%.

Mr. Lutton asks if we can expand the dock to any constructed boat access?

There is open discussion.

Ms. Love changes the wording in the motion to state no constructed lake access.

Mr. Gravel seconds the motion.

Mr. Lutton calls for a roll call vote.

Chairman Christopher Lutton No	Vice- Chairman Charlene Bennett Yes	John Gravel Yes	Casey McKibben	Eric Rio No	Kyra Love Yes
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Other Business:

Ms. Love asks what happened with Trinity Baptist Church?

Mr. Bennett states the direction received was to come back to City Commission.

Ms. Love asks why it would not go back thru Planning and Zoning.

Mr. Bennett responds that it is because Planning and Zoning has already made their recommendation.

Ms. Bennett thinks it was told to go back thru Planning and Zoning?

Mr. Gravel states he represents the applicant and they told them to go back to City Commission. They are still requesting their original request because he wants the flexibility to build multi-family. It will depend on whether he can get city sewer.

Mr. Bennett asks it is set for July 5th?

Staff confirms it is.

Ms. Love then asks about potential board members. She asks if the process has changed.

Ms. Bennett responds that yes, it is on the City Commission agenda workshop for the next meeting and it is listed as the name, the tally of the votes and in case of the Planning board where were six.

Ms. Bennett states they never saw the last two so they could not vote.

Mr. Bennett confirms this and states the last two were listed as late applicants.

Ms. Love asks why they could not be put on today's meeting.

Mr. Bennett responds it is because the agenda was already set.

Ms. Love asks again for clarification on the procedure.

Mr. Bennett responds it is at the discretion of the Mayor.

Ms. Love asks why they are going to the work session?

Mr. Bennett responds it is because some applicants could not make the commission meeting.

Ms. Love asks if it will be voted on at the work session?

Mr. Bennett states the voting will take place at the Commission meeting no action is taken at the work session. It is for discussion

Ms. Bennett asks who will make the final recommendation for the three candidates to be voted on?

Mr. Bennett responds the Mayor selects with the consent of the Commission. The agenda item did not give any recommendations it only listed the voting results.

The meeting adjourned at 8:11 PM

Attest: Shena Rowland

Vice Chair: Charlene Bennett

DRAFT