

**MINUTES
PLANNING AND ZONING BOARD MEETING
REGULAR MEETING
February 23, 2021, 5:30PM**

The City of Lake Wales Planning and Zoning Board held a meeting on February 23, 2021 at 5:30 p.m. via hybrid in the Commission Chambers at City Hall, 201 W. Central Ave. Lake Wales Florida and through the GoToWebinar platform.

ATTENDANCE

Planning Board Members (Shaded area indicates absence):

Chairman Christopher Lutton	Vice- Chairman Charlene Bennett	John Gravel	VACANT	Linda Bell	Kyra Love	VACANT
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City Staff:

Dept. of Planning and Development
Mark J. Bennett – Director of Development Services
Autumn Cochella – Development Services Manager
Christina Adams – Recording Secretary

1. CALL TO ORDER – Mr. Lutton called the meeting to order at 5:35 p.m.
2. ROLL CALL - Mr. Gravel was absent.
3. APPROVAL OF MINUTES
Regular Meeting via hybrid – November 24, 2020
 Motion by Ms. Bennett to approve and Ms. Love seconded the motion. The minutes approved unanimously by voice vote.

Regular Meeting via hybrid – January 26, 2021 – No Quorum
 Motion by Ms. Bennett to approve and Ms. Love seconded the motion. The minutes approved unanimously by voice vote.

4. COMMUNICATIONS AND PETITIONS

NEW BUSINESS

5. BOARD APPLICANT – COURTNEY SCHMITT

Mr. Lutton asked what Ms. Schmitt thought the Board did. She stated she sees new development throughout the community and wonders how it happens. She is interested in learning and being involved within the community and has attended the Lake Wales Connected meetings.

6. BOARD APPLICANT – CASEY MCKIBBEN

Mr. McKibben stated he lived in the City part time as he currently owns a business within City limits and has been spending more of his time there than at his actual home lately. He stated his mechanical engineering background will not apply too much, but he is overall interested in the community and would like to see the City continue to grow in a good way for the community while staying true to its roots.

7. BOARD APPLICANT – BUCK SCOTT

Mr. Scott stated that he moved to the area about three years ago to be close to family and has noticed the downtown seems to be struggling and the community seems to be moving away. He wants to help rebuild the City so that shopping and dining needs are met in Lake Wales instead of other nearby cities.

8. BOARD APPLICANT – CATHY GARRETT

Ms. Garrett stated that she is the owner of a business that will soon open downtown and she lives in Lake Wales but outside of City limits. She stated she was previously the postmaster and has been to every inch of the City. She loves Lake Wales and knows the community would like to help keep Lake Wales beautiful. Ms. Love asked if owning a business downtown would sway her opinions on the downtown area and Ms. Garrett stated it would not. Ms. Garrett stated she would look at the facts and give her best judgement on any item.

9. BOARD APPLICANT – SHANE HANSEN

Mr. Hansen stated he is originally from Frostproof, but currently lives in Lake Wales and owns other properties in Lake Wales. He stated he has young kids and has a big interest in the community and its revitalization efforts.

10. LEOMA'S LANDING – PDP MODIFICATION

Review Staff report by A. Cochella
Begin Report:

PROJECT:	Leoma's Landing PDP #20-0015
APPLICANT:	Leoma's Landing LLC, Owner Matthew Johnson, JSK Consulting, Agent
APPROVAL REQUESTED:	Recommendation to City Commission for Modification to Planned Development Project
PUBLIC HEARING:	Required – requirements have been met

Ms. Cochella reviewed the staff report with the Board. Mr. Bennett shared a presentation with the Board and public showing an in depth traffic study of Chalet Suzanne Road showing that the road is operating at an acceptable level of service which did include the expected traffic of the Serenity apartment complex.

Matthew Johnson, Mike Lawson, and Matt Crim attended to speak on behalf of the project and shared a presentation as well. Mr. Johnson stated the original approval from 2005 included a density of 395 dwelling units, which included townhomes, and due to a downturn in the economy and adaptations to market demands the project changed to strictly single-family detached units. He stated this modification request was a direct response to market demand and they are proposing an intersection and turn lanes that exceed requirements. Mr. Lawson stated that there is currently a builder under contract and the builder and master developer plan for this development to exceed standards in all ways within the community including solar and smart streetlights. Mr. Crim stated Chalet Suzanne road is currently operating at a level C when the standard is a level D meaning it's operating at lower than the standard.

Mr. Lutton opened the floor to the public. Commissioner Goldstein who lives inside City limits stated he believes and supports good growth within the City and does not have a problem with this development itself, but has a problem with the traffic. He understands this is a County road, but that the City can help control potential traffic as there is the Carlsberg neighborhood, The Preserves neighborhood, Serenity Apartment complex, and soon Leoma's Landing neighborhood along with the Eagle Ridge Mall and Publix Shopping Plaza along this road. He stated there were issues along Hwy 27 he believed should be corrected and that until Polk County provides plans for enlarging Chalet Suzanne Road, he does not buy their traffic survey. Ms. Bennett stated that he wasn't a Commissioner with the plan was approved, but that City Commission did approve the Planned Development Project and this Board could not undo that. Commissioner Goldstein stated the City should withhold other improvements and force the County to come out and say they will do something about this road.

Mr. Brian Smith who lives inside City limits stated the presentations were great, but probably have not been updated since 2014 when the development was approved and this modification is adding 54 more dwelling units and that is downright wrong. He recommends denial of any modifications and reducing the lots of future phases while allowing phase 1 to remain as it would allow developers to cherry pick what benefits them. He stated the City must require a new plan or require the development to build to the current approved new plan or to completely re-submit a new plan for development.

Mr. Nolan Loomis who lives inside City limits wanted to share his personal experiences of driving along Chalet Suzanne Road leaving Carlsberg Estates. He stated that cars drive fast along the curves and adding a turning lane would help, but there is traffic going in all directions and there may be bus stops that could put children in the midst of that traffic. He stated the road is not up to standard and asked if the City and County can upgrade the road, as it needs it. He stated his major concern was safety for children with traffic and bus stops. Mr. Lutton stated he has driven along that road during bus pick up and that the buses turn into each development to drop the children off and traffic is required to stop from both directions.

Robin Simpson who lives inside City limits said she does not know anything about traffic studies or patterns, but knows what it is actually like to live there and that getting out of Carlsberg Estates is very difficult. She stated there have been 7-8 traffic accidents along that road and two resulted in cars coming through the buffer wall. She stated that the new church located within the County would not only provide traffic on Sundays as her church is very active and this one may be as well which would increase traffic that much more.

Dan Berry was online and asked if the City or County had control of Chalet Suzanne Road to which Ms. Cochella confirmed it was a County road. There were no further questions or comments and the public hearing was closed.

Ms. Love asked if the lot sizes were standard in general and Ms. Cochella stated this was a PDP rather than standard size and zoning and is the same process Carlsberg Estates and Lake Ashton went through for development. She confirmed the average lot size is around 6,000 square feet. Mr. Lutton stated that the standard density allows for up to 564 dwelling units based on the size of the property, but this development did not choose to add that many units. Ms. Cochella stated the City of Lake Wales only issued 30 new single-family residence permits in 2020. Ms. Love and Mr. Lutton stated there's nothing the city can do about the road as it is a County road and the City couldn't afford to take it over in its current state. Mr. Lutton asked the Board for a motion and Ms. Love motioned to recommend approval to City Commission of the modification as shown on the plan and described in the staff report. Ms. Bennett seconded the motion. The item was approved unanimously.

11. LAKE WALES STORAGE – MAJOR SITE PLAN

Review Staff report by A. Cochella
Begin Report:

PROJECT: Lake Wales Storage #20-0016
APPLICANT: LW Self Storage LLC, Owner
Matthew Johnson, JSK Consulting, Agent
APPROVAL REQUESTED: Major Site Plan Approval
PUBLIC HEARING: Not required

Ms. Cochella reviewed the staff report with the Board. Mr. Lutton asked why the front building setback was reduced and Ms. Cochella stated it was due to not wanting to interfere with the wetlands and flood plain on the site. Ms. Bennett stated that wouldn't have been able to be done. Mr. Lutton and Ms. Love asked about trees on site and Ms. Cochella stated the applicant would need to meet minimum density standards and the trees could be anywhere on the site or within the landscape buffer and the requirements along the frontage were one tree per fifty feet. Mr. Lutton asked the Board for a motion and Ms. Love made a motion to approved the site plan as proposed and Ms. Bell seconded the motion. The item was approved unanimously.

12. K & M GROVES – CPA/FLUM

Review Staff report by A. Cochella
Begin Report:

PROJECT: K&M Groves Comp Plan Amendment/FLUM
APPLICANT: ECON South, LLC, agent
K&M Groves, owner
APPROVAL REQUESTED: Recommendation to City Commission for Future Land Use Designation.
PUBLIC HEARING: Required – requirements have been met

Ms. Cochella reviewed the staff report with the Board. Mr. Lutton opened the floor to the public and there was no participation. Ms. Bennett made a motion to approve the recommendation of Land Use designation of LDR Low Density Residential to City Commission and Ms. Love seconded the motion. The item was approved unanimously.

13. K & M GROVES – ZONING DESIGNATION

Review Staff report by A. Cochella
Begin Report:

PROJECT: K&M Groves Zoning Designation
APPLICANT: ECON South, LLC, agent
K&M Groves, owner
APPROVAL REQUESTED: Recommendation to City Commission for Zoning Designation.
PUBLIC HEARING: Required – requirements have been met

Ms. Cochella reviewed the staff report with the Board. Mr. Lutton opened the floor to the public and there was no participation. Ms. Bennett made a motion to approve the recommendation of zoning designation of R-1D residential to City Commission and Ms. Love seconded the motion. The item was approved unanimously.

14. BUNDY PROPERTY – CPA/FLUM

Review Staff report by A. Cochella
Begin Report:

PROJECT: Bundy Property Comp Plan Amendment/FLUM
APPLICANT: Wood & Associates Engineering LLC, agent
CL Bundy & Son Inc, owner
APPROVAL REQUESTED: Recommendation to City Commission for Future Land
Use Designation
PUBLIC HEARING: Required – requirements have been met

Ms. Cochella reviewed the staff report with the Board. Mr. Lutton opened the floor to the public and there was no participation. Ms. Bennett made a motion to approve the recommendation of Land Use designation LDR Low Density Residential to City Commission and Ms. Love seconded the motion. The item was approved unanimously.

15. BUNDY PROPERTY – ZONING DESIGNATION

Review Staff report by A. Cochella
Begin Report:

PROJECT: Bundy Property Zoning Designation
APPLICANT: Wood & Associates Engineering LLC, agent
CL Bundy & Son Inc, owner
APPROVAL REQUESTED: Recommendation to City Commission for Zoning
Designation
PUBLIC HEARING: Required – requirements have been met

Ms. Cochella reviewed the staff report with the Board. Mr. Lutton opened the floor to the public and there was no participation. Ms. Bennett made a motion to approve the recommendation of zoning designation of R-1A residential to City Commission and Ms. Love seconded the motion. The item was approved unanimously.

16. BUNDY PROPERTY – PDP RECOMMENDATION

Review Staff report by A. Cochella
Begin Report:

PROJECT: Bundy Property Single-Family Residential Planned
Development Project (PDP) #20-0018
APPLICANT: Wood & Associates Engineering LLC, agent
CL Bundy & Son Inc, owner
APPROVAL REQUESTED: Recommendation to City Commission for Approval of
Special Exception Use Permit for a Planned Development
Project
PUBLIC HEARING: Required – requirements have been met

Ms. Cochella reviewed the staff report with the Board and Mr. Bennett discussed his concerns of the recreation area not being laid out in a more public common space. Ms. Bennett asked why staff recommends approving setback changes because she can only picture cookie cutter homes with tiny setbacks and Ms. Cochella stated it goes along with reducing lot sizes. She stated the city did adopt an anti-monotony standard, which will prevent a cookie cutter look and that reducing setbacks on reduced lots helps to ensure a quality sized house. Ms. Bennett

stated she has no issue with reduced lot size, but that homes should be adjusted to still meet setback requirements. Ms. Cochella stated that the current market is people who are aware of upkeep and expenses of a larger lot and yard.

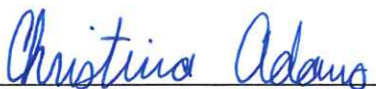
Dennis Wood attended to address any comments or concerns. Mr. Wood stated that there would be an additional 7 feet of green space from the curbs to sidewalk. He stated that even though the lots may be reduced size, the market is for houses that are the same size as a non-reduced lot. He stated the houses would still have a two-car garage and the driveways would have room for two cars. He stated if he had known about the concerns of the park layout prior to the meeting then he would have worked with staff to resolve the issues. Ms. Cochella stated if staff and the applicant get to a point that the park changes the design or layout too much then staff would bring this item back to the Board, but she felt confident that the applicant and staff could work together on a resolution. Mr. Wood stated he didn't see any changes happening only that some lots may move around.

Mr. Lutton opened the floor to the public and there was no participation. Ms. Love asked the Board wanted to create a stipulation that if the design changed more than 20% then it should be brought back and asked if Board members just wanted to review the revised plan at the next meeting. Mr. Bennett informed the Board that the applicant has already been delayed one month due to not having a quorum for a January meeting. Ms. Love made a motion to recommend approval to City Commission of the PDP as shown on the plans contingent upon a redesign of the park space approved by staff and Ms. Bell seconded the motion. Ms. Bennett stated she could not live with the reduced setbacks so she voted no. Mr. Lutton pointed out that even with reduced setbacks there would be 27 feet from the curb to front of the house and the garages are set back another 5 feet from that. Mr. Lutton asked if a 20-foot setback on the larger lots would help Ms. Bennett. Mr. Wood stated there would be no issues with the front setbacks not being reduced if the side setbacks could still be reduced to 5 feet. Ms. Bennett said she could be ready to vote again.

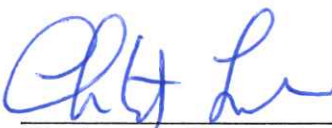
Ms. Love made a motion to recommend to City Commission to approve the PDP with the following conditions: that the lots along the Northern property line of the project are subject to a 20-foot setback with a 25-foot recess for the garages and contingent on the park design being approved by staff. Ms. Bell seconded the motion and the item was approved unanimously.

OTHER BUSINESS

The meeting adjourned at 8:23 PM.



Attest: Christina Adams



Chairman: Christopher Lutton