

**MINUTES
PLANNING AND ZONING BOARD MEETING
SPECIAL MEETING
August 31, 2021, 5:30PM**

The City of Lake Wales Planning and Zoning Board held a meeting on August 31, 2021 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	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 5:30 p.m.
2. ROLL CALL - Ms. Bennett was absent.
3. APPROVAL OF MINUTES
Regular Meeting – July 27, 2021
Motion by Ms. Love to approve and Mr. McKibben seconded the motion. The minutes approved unanimously by voice vote.
4. COMMUNICATIONS AND PETITIONS

NEW BUSINESS

5. BOARD APPLICATION – BETTY WOJCIK

Ms. Wojcik introduced herself to the Board and gave a brief background, which included her time as City Commissioner in 2011. The Board unanimously voted by a voice vote to recommend to City Commission the appointment of Ms. Wojcik to the Board.

6. MIXED-USE PLANNED DEVELOPMENT PROJECT (MUPDP) – NEW OAKS

Review Staff report by A. Cochella
Begin Report:

PROJECT: New Oaks
APPLICANT: Essential Places LLC, Owner
APPROVAL REQUESTED: Special Exception Use Permit Approval for a Mixed-Use Planned Development Project (PDP)
PUBLIC HEARING: Required – requirements have been met

Mr. Bennett reviewed the staff report with the Board. Victor Dover, property owner, was present and made a brief presentation for the Board. Mr. Dover explained that the overall plan for this project was to include a common space that will promote a social relationship with neighbors. He clarified a specific area where the setback reduction is requested on specific corners of 3 buildings which will be compensated by a deeper setbacks in the corresponding corners of the buildings including which will provide for an increase in green space. Mr. Rio asked about specific units not having bathrooms and Mr. Dover clarified that they would have access to bathrooms in the common buildings but they specifically weren't meant to be lived in. Mr. Gravel asked if ownership would be maintained or if the units would be leased and Mr. Dover clarified the plan would be to maintain ownership, but to keep the project so cohesive that if they did decide to sell then it would be sold as a whole. Ms. Love asked if there was a project timeline and Mr. Dover stated they hoped to go very slowly to be able to adjust to the community's needs and expected more than ten years but no more than 20. Mr. Rio had concerns about events and parking availability and Mr. Dover clarified there wouldn't be large events at full build out so there wouldn't be parking concerns. He stated they would not create a parking demand they couldn't solve. Mr. Lutton asked about onsite retention and Mr. Dover stated the garden within the center of the project can retain stormwater on site due to the slope planned and added that they could include additional drainage under parking if needed. He stated once a site plan was approved he planned to engage DOT and SWFMD to get ahead of any concerns. Mr. Lutton opened the floor to the public.

Betty Wojcik, who lives inside of City limits, stated that Lake Wales is artistic and could benefit from a project like this.

Robert Conners, who lives outside of City limits, stated that he has been a resident since 1957 and this specific parcel has been vacant since his childhood and it's not conducive to different types of development. He stated this project is thinking outside of the box and needs the support and consideration of the Board. He stated it was a great use of an infill lot, there are many lots like this within the City with extended vacancies, and this project is a type of solution for them. Mr. Conners stated this project had many benefits to the community and feels blessed that this creative urban development is making its way to Lake Wales.

Mr. Lutton closed the public hearing. Mr. Lutton asked for better language on the waiver for the setback reduction and asked that staff work with the applicant to make the changes and also asked to review them prior to bringing this item to City Commission. Mr. Lutton asked if the waiver for building height could clarify that it would be for architectural features not for overall building height. Mr. Lutton stated he had a concern about allowing gravel and asked if the Fire Department stated what their requirements would be which Mr. Bennett confirmed staff did not have that answer. Mr. Dover stated that he could ask his engineer to provide specification of what would be used in terms of gravel to provide a stable solution. Ms. Love made a motion to recommend to City Commission the Special Exception Use Permit including waivers of strict compliance and conditions of approval including the changes of language in 1a and 1b of the conditions of approval. Mr. McKibben seconded the motion and the item was approved unanimously.

7. LAND USE AND ZONING – TANGELO SUBDIVISION

Review Staff report by A. Cochella
Begin Report:

PROJECT:	Tangelo Subdivision
APPLICANT:	Sloan Engineering, Engineering
APPROVAL REQUESTED:	Assign Zoning and Land Use Designations

PUBLIC HEARING:

Required – requirements have been met

Mr. Bennett reviewed the staff report with the Board. He clarified that the applicant is requesting R-1D zoning with a land use of MDR and staff recommended the zoning of R-3, but is okay with the applicants request. Mr. McKibben asked if staff recommended R-3 to give the project more options and Mr. Bennett confirmed that was correct. Mr. Lutton opened the floor to the public. With no movement, he closed the public hearing.

Steve Sloan, applicant, stated R3 zoning would not be needed as the project will consist of single family residences not to include multifamily units. Mr. Lutton asked if access would be along the road that turns into Walmart and Mr. Sloan stated that Tangelo Road would provide access. He clarified that Tangelo Road turns into a dirt road and they would extend the pavement. Mr. Gravel made a motion to recommend approval to City Commission and land use of MDR and zoning of R-1D. Ms. Love seconded the motion and the item was approved unanimously.

8. COMPREHENSIVE PLAN AMENDMENT – TRANSPORTATION MAP AND PROPERTY RIGHTS ELEMENT

Review Staff report by A. Cochella
Begin Report:

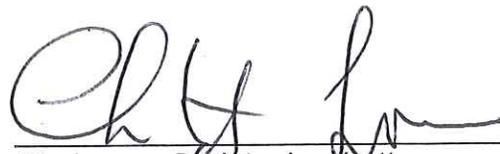
APPLICANT:	City of Lake Wales
APPROVAL REQUESTED:	Proposed Amendments to Land Development Regulations
PUBLIC HEARING:	Required – requirements have been met

Mr. Bennett reviewed the staff report with the Board. Mr. Lutton asked why a property rights element came up in legislation and Mr. Gravel stated they have taken a lot of property rights away with restrictions. Mr. Bennett stated the City provides for appropriate regulations and provide for property owner rights. Mr. Gravel made a motion to recommend approval of these two amendments of the Comprehensive Plan to City Commission. Ms. Love seconded the motion and the item was passed unanimously.

OTHER BUSINESS

The meeting adjourned at 7:00 PM.


Attest: Christina Adams


Chairman: Christopher Lutton

