

CONDITIONS OF APPROVAL

New Oaks Pocket Neighborhood Mixed-Use Planned Development Project

Plan: New Oaks Pocket Neighborhood Lake Wales, FL prepared by Dover, Kohl, & Partners
Town Planning and Marice Chael, Architect, and dated August 15, 2021

Development Review Committee Meeting: August 5, 2021

Planning and Zoning Board Meeting: August 31, 2021

City Commission Meeting: September 21, 2021

1.) WAIVERS

- a. Waiver to allow front building setback relief for structures planned along Scenic Highway, to allow up to an 18-foot front setback where 30 feet is required by code, for the corners of three structures and front porch of one structure. Said Area of encroachment shall be compensated by the deeper setbacks and increased green area in corresponding corners.
- b. Waiver to allow a building height of up to 51 feet where a maximum of 45 feet is allowed by code, without increasing setback requirements, provided the improvements which exceed 45 feet in height are ornamental in nature and do not exceed 200 square feet in area.
- c. Waiver to approve 31 parking spaces, where up to 48 spaces could be required by code for a conventional calculation of parking required.
- d. Waiver to allow a gravel, impervious surface for interior roads and parking, where paving is required by code.

2.) CONDITIONS

- a. Accessory Dwelling Units (ADUs) allowed by right, not to exceed 24 total ADUs or one per principal dwelling unit constructed, whichever is less.
- b. Accessory Dwelling Units (ADUs) must be subordinate in size to their accompanying principal building in order to qualify as accessory.
- c. Structures or improvements to structures in excess of 45 feet in height are approvable up to 51 feet in height, so long as the improvement which exceeds 45 feet in height is ornamental in nature and does not exceed 200 square feet in area.
- d. City reserves the right to modify or make improvements to or within the alleyway.
- e. No Recreation Vehicles (RVs) may be installed onsite prior to the construction of one permanent building, A maximum of four (4) RVs may be installed on site and remain for a period of up to five (5) years after their installation, or re-installation, unless an extension of time is granted by the Planning Board.

3.) PLAN REVISIONS