

**MINUTES
PLANNING AND ZONING BOARD MEETING
MEETING
February 6th, 2019**

The City of Lake Wales Planning and Zoning Board held a meeting on February 6th, 2019 at 5:30 p.m. in the City Commission Chambers located in the Municipal Building at 201 W. Central Avenue.

ATTENDANCE

Planning Board Members (Shaded area indicates absence):

Chairman Christopher Lutton	Charlene Bennett Vice-Chair	John Gravel	Narvell Peterson	Linda Bell	Vacant	Vacant
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City Staff:

Dept. of Planning and Development
Kathy Bangley – Director of Planning and Development Services
Autumn Cochella - Development Services Manager - Absent
Christina Adams & Fany Lozano - Recording Secretary

1. CALL TO ORDER – Chairman Lutton called the meeting to order at 5:31 p.m.
2. ROLL CALL – Linda Bell was absent. A quorum was present.
3. APPROVAL OF MINUTES – Charlene Bennett made a motion to approve the minutes as written. Narvell Peterson seconded the motion. The motion passed unanimously.
4. COMMUNICATIONS AND PETITIONS

NEW BUSINESS

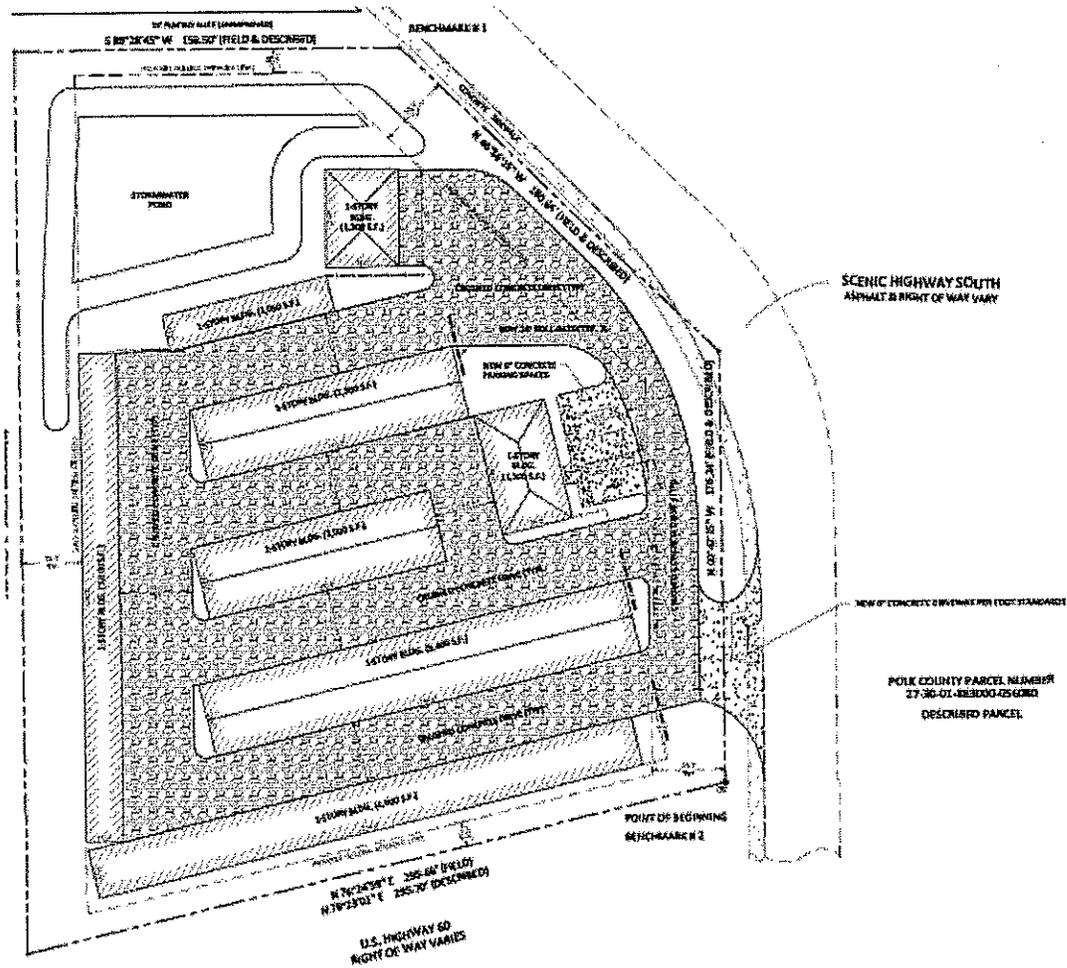
**5. MAJOR SITE PLAN APPROVAL-COMMERCIAL – Special Exception Use Permit
SCENIC STORAGE FACILITY**

Ms. Bangley reviewed the staff report.

Public Hearing: Requirements have been met
Applicant: Anthony Bruno, Owner
 John Schneider, Hunter Engineering, Inc.

Project: Scenic Storage Facility
 Plan: Preliminary Plan for Scenic Storage Facility
 Received December 17, 2018
 Prepared by: Hunter Engineering, Inc.

Description: Major Site Plan - Commercial



Roadways, Access, and Parking:

An existing driveway connection from Scenic Highway will be improved to FDOT standards and provide access to the site.

Minimum parking requirements are met. Four concrete parking spaces, including one ADA space are provided in front of building "A". A waiver of strict compliance is requested to allow crushed concrete material for the drive aisles in lieu of paving.



Landscaping:

A landscape buffer will be provided along the perimeter of the site. The applicant is requesting a waiver to reduce the buffer width required along Scenic Highway to 10-feet where 25-feet is required by code.

A final landscape plan will be approved by staff during the Site Development process.

List of Requested Waivers:

- **23-306.2.b. Paving and Marking:** Request to allow crushed concrete materials for drive aisle surface in lieu of paving.
- **23-307.3.b.1. Landscaping:** Request to reduce the required landscape buffer width along Scenic Highway to 10-feet where 25-feet is required by code along an arterial roadway.

4. Code References and Review Criteria

- Sec. 23-222 Site Plans
- Sec 23-216 Special Exception Use Permit
- 23-421 – Permitted Uses and Special Exception Uses in Standard Zoning Districts

5. Staff Comments

The caretaker's dwelling unit component requires a Special Exception Use Permit in the Professional zoning district.

The Planning Board shall either approve, approve subject to stated conditions, or deny the major site plan. In doing so, they shall enter specific findings of fact delineating their reasons.

6. Attachments

- Preliminary Plan for Scenic Storage Facility, December 17, 2018 – Hunter Engineering, Inc.

John Schneider was in attendance to answer any questions for the applicant.

Mrs. Bangley clarified what the proposal was for and that this is to be used as a private storage facility for the owner although it is being developed to possibly be a future business similar to other storage facilities in the community. The access point has already been prepared as DOT will require. Mrs. Bangley informed the board of staff recommendations if the landscaping buffer were to be reduced to possibly compensate by increasing plantings. Mr. Lutton asked the board for any comments before starting. Mr. Gravel asked for clarification of where the caretakers dwelling would be on the property.

Ms. Bennett voiced her concerns of reducing the landscape buffer as that area is your first visual into the historic downtown area. She mentioned how the other side of Scenic Hwy has a nice view due to that areas landscaping and that the other side of Scenic should be equivalent. She stated she would not be in favor of reducing the landscape buffer, but that everything else seemed fine to her. Mr. Gravel asked about clarification on the property line and the available sidewalk area. Mr. Gravel asked what the buffer expectation is, which is 25 feet, and Mr. Lutton asked if that was for the property side against Hwy 60 to which Mrs. Bangley replied that the side of the property only required a buffer of 10 feet. Mr. Peterson had no comments. Mr. Gravel asked for clarification that all of the buildings would properly fit. Mr. Schneider asked to have a map of the property pulled up on the projector and Mrs. Lozano completed his request. Mr. Schneider stated the typical requirements for the road size by its performance not just by its classification. Mr. Schneider stated this was one of the reasons they were requesting the waiver, as well as the owner wanting multiple entrances to the property and the DOT denying the request forcing him to put an internal drive to the caretaker unit. He compared the projected map image to other businesses near the location and stated how they had no buffer. Mr. Schneider also clarified the sidewalk is in the right of way and that there's still greenery in front of and behind the sidewalk before the property line.

There was an open discussion about the property lines and views from the projected map of other landscaping near the property. Mr. Schneider stated how the County offers different widths of buffers with an increase in landscaping to which Ms. Bennett stated that he hadn't offered to do that. Mr. Schneider said they would not be opposed. Mr. Gravel asked if the board could request a specific area be dedicated to planting. Mrs. Bangley assured Mr. Gravel that would definitely be possible and they could also request the owner to use the green area near the sidewalk for planting. Ms. Bennett asked about canopy tree requirements to which Ms. Bangley replied in this particular area it would be around 15-20 total. Mr. Schneider asked if there were any overhead wires to which Mrs. Bangley wasn't sure of at the moment. Mr. Gravel was asking about the chain link fence length and location, which will be along Scenic Hwy, requiring landscaping on the outside of the fence.

Mr. Lutton brought up the Scenic Hwy overlay which was clarified that the City had not adopted that only the County. An open discussion ensued in regards to a similar location in the county limits and in regards to their requirements. Annexation and utility access were also openly discussed. Mr. Schneider stated there would be no buildings within 30 feet of Scenic Hwy due to the property lines and that included the 10 foot buffer he was hoping to have approved. Mr. Gravel voiced his opposition in restricting the buffer. Brief discussion about other storage facilities and their asphalt pavement. Mrs. Bangley informed the board no other storage facility in the area had asked for anything other than asphalt. Mr. Gravel asked if they were to approve the smaller landscaping buffer, how they could request more landscaping in the smaller area to which Mrs. Bangley replied staff suggested increasing the required landscaping percentage. Mrs. Bangley stated how WAWA received a smaller buffer and doubled their landscaping percentage while Aldi received a smaller buffer and did not increase

plantings. Ms. Bennett asked if they could request the same amount of planting increase for the amount of square footage that will be lost if the buffer is reduced. Mr. Peterson asked how many units they were hoping to have at the property and Mr. Schneider didn't have an exact number, but did state the amount of square feet they were hoping to utilize which is around 23,000. Ms. Bennett asked if it was known how many cars he was hoping to store which is unclear at the moment.

Ms. Bennett moved to approve the two special exception use permits and the waiver for the gravel but not the waiver to reduce the landscaping buffer. Mr. Lutton asked Ms. Bennett to modify her motion to allow the landscaping buffer reduction along Hwy 60 to which she agreed. Modified motion is to accept the two special exception use permits, the waiver for gravel instead of asphalt, and to reduce the landscaping buffer along Hwy 60 but not along Scenic Hwy. Mr. Peterson seconded the motion. Roll was called Ms. Bennet – yes, Mr. Peterson – yes, Mr. Gravel – no, Mr. Lutton – yes. The motion passed with a three to one vote. Mrs. Bangley explained the options the owner now has of modifying his plans or resubmit to the board for approval or appeal.

6. PRESENTATION OF CRYSTAL LAKE MASTER PLAN (CONCEPTUAL) BY STEPHANIE EDWARDS, RECREATION COORDINATOR

Ms. Bennett asked if this presentation was just for information only and Mrs. Bangley responded that it was for the Board's comments and input as well as information. Ms. Edwards stated she has been working on this project for almost a year and presented a power point showing the current Crystal Lake Park area and what improvements they were hoping to make. Her presentation showed a first draft of the project, but the open discussion was on her second draft after four months of further research and input from the community. Ms. Edwards is hoping to change specific roads in the area to brick pavement or concrete stamps with two gateway areas. Ms. Edwards mentioned the biggest concern with the first draft of the project was the boardwalk they are hoping to put over the lake and they had modified that. Mr. Lutton asked if the discussion could only be about the modified second draft that was updated on December 17th, 2018. Ms. Edwards is hoping to add a trail that will essentially connect downtown to the lake. The presentation included adding additional tennis courts in hopes of hosting professional or semi-professional tournaments. She pointed out an area where they would like to add pickle ball courts and modifying the existing stage by possibly covering it. She is hoping to enhance the current pro shop and add rentals for the entire park. An additional volleyball court, splash pad, and mini putt putt court were also discussed. Ms. Edwards explained there would be a phase two, but did not go into specifications of when or where. Mr. Lutton asked if parking in front of the church would stay and mentioned a comment had been made about parking being taken away. Ms. Edwards pointed out the areas where parking would be added and remain.

Ms. Edwards stated she prepared the plan based off of the National Parks and Recreation Association's standard recommendations compared to what the city currently has. Mrs. Bangley mentioned that for quite some time the city had more park area than required so this new plan was a way to utilize the space better. Mr. Gravel stated this is not something that would usually come before the board. Mrs. Bangley stated it was good for the board to be informed and give their blessing over the park changes. Mr. Peterson raised some concerns about speeding in the area which the brick pavement should naturally change. There was a discussion about which roads had the speeding issue.

Mr. Lutton raised a concern about the existing tennis courts condition. He stated the city would never be able to afford this project and said if so, the old tennis courts needed to be removed and replaced with the new courts. Mr. Lutton voiced that if the city will be holding tournaments, they should find a way to monetize that so the city can make some money. Mrs. Bangley informed the board that the city doesn't plan to use only tax payer money, but to also receive grants and through private-public partnerships. It was discussed how the city doesn't collect much money if any from the soccer fields to

which Mr. Slaton addressed the board and stated they have presented the issue to the city commission. Mr. Slaton clarified that the city is able to charge for use of the soccer field they just can't charge county residents more than city residents. Mr. Peterson discussed that he would like the city to get more involved with the Christmas parade with Kiwanis Park and the MLK celebration.

7. DISCUSSION OF MOBILE FOOD DISPENSING VEHICLE REGULATIONS

Mrs. Bangley presented the idea for regulations as the city has had a few inquiries, but wants to get ahead of the game if the city should get multiple requests. This would be separate from the special events that host food trucks. The trucks would only be able to be at specific sites and not at vacant lots. Mr. Gravel raised a concern about private businesses being required to offer their restrooms for public use if they allow a food truck on their property to which Mrs. Bangley stated that is not something the city would require. Mr. Peterson asked if Code Enforcement would be overseeing the areas where the trucks would be parked. Mr. Lutton asked if the property owner wanted to provide the trucks with utilities how would that work and Mrs. Bangley stated the trucks are supposed to be entirely self-sufficient with their own power and water. Ms. Bennett was concerned that the process would be too lengthy for any food truck vendors to actually be interested.

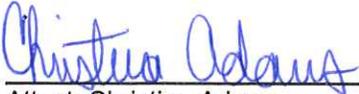
OTHER BUSINESS

Mrs. Bangley informed the board there would not be a meeting in March and that there has been an applicant for one of the vacant positions on the board.

Ms. Bennett requested the board and staff read a brochure to discuss at a future meeting about the benefits of trees. Ms. Bennett presented enough copies to be passed out.

Mrs. Bangley gave an update on the projects that are moving forward in the City currently.

The meeting was then adjourned at 6:40pm.



Attest: Christina Adams



Christopher Lutton, Chairman