

**MINUTES
PLANNING AND ZONING BOARD MEETING
April 25, 2023 5:30PM**

The City of Lake Wales Planning and Zoning Board held a meeting on April 25, 2023 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-Chair Kyra Love	Eugene Fultz	Casey McKibben	Eric Rio	Courtney McCrystal	Larry Bossarte
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City Staff:

Dept. of Planning and Development
Autumn Cochella – Interim Director of Development Services
Jasmine Khammany – Senior Planner
Christina Adams – Assistant Planner, Recording Secretary

1. CALL TO ORDER – Mr. Lutton called the meeting to order at 5:31 p.m.
2. ROLL CALL – Mr. Rio was absent and excused. A quorum was present.
3. APPROVAL OF MINUTES
Meeting–March 28, 2023
Ms. Love made a motion to approve the minutes and Ms. McCrystal seconded the motion.
The minutes were approved unanimously by voice vote.
4. COMMUNICATIONS AND PETITIONS – Mr. Lutton opened up the Meeting to communications and petitions. With no movement, the Public Hearing was closed.

NEW BUSINESS

5. Mabel Place – Amendment to PDP Special Exception Use Permit

Review Staff report by Christina Adams
Begin Report:

PROJECT: Mabel Place
APPLICANT: Wood & Associates Engineering LLC, *agent*
APPROVAL: Waiver only request – Amendment to PDP Special Exception Use Permit
PUBLIC HEARING: Requirements met

Ms. Adams presented the staff report and the applicant and staff were available for questions.

Mr. Bossarte asked if they would be requesting any reduction in setbacks and Ms. Adams stated that would have been requested along with their original approval in February 2021. Mr. Bossarte asked if they didn't have all their models solidified at that time. John Bannon, agent, stated that

they didn't have builders selected at the time of PDP approval and the builder that has been selected has a smaller home model they would like to build.

Mr. Lutton asked the Board if they had further questions and hearing none, he opened the floor to the Public Hearing. With no movement, he closed the Public Hearing and asked the Board for a motion.

Mr. Bossarte made a motion to approve the waiver request to reduce the square footage on the 16 lots and Ms. Love seconded the motion.

Mr. Lutton asked for roll call vote.

Chairman Christopher Lutton Yes	Vice-Chair Kyra Love Yes	Eugene Fultz Yes	Casey McKibben Yes	Eric Rio N/A	Courtney McCrystal Yes	Larry Bossarte Yes
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The item was passed unanimously.

Other Business:

Ms. Cochella informed the Board that the corrective ordinance brought before the Board did advance at City Commission without the Planning & Zoning Board's recommendation of approval and Commission approved it. She stated the item would have a second reading on May 2nd. She also informed the Board that there would be a Town Hall meeting with the ADS group tomorrow and Board members were welcome to attend but asked to not speak to each other to not violate Sunshine laws.

Mr. Lutton stated that the Hunt family had been approached by Nucor Steel for the property along 11th street and he turned it down because their use would be too intense and not compatible with the area.

The meeting adjourned at 5:38 PM


Attest: Recording Secretary


Chair: Christopher Lutton

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