

**MINUTES
PLANNING AND ZONING BOARD MEETING
REGULAR MEETING
June 22, 2021, 5:30PM**

The City of Lake Wales Planning and Zoning Board held a meeting on June 22, 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	Linda Bell	Kyra Love	Buck Scott
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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 5:31 p.m.
2. ROLL CALL - Ms Bell and Mr. Gravel were absent.
3. APPROVAL OF MINUTES
Regular Meeting via hybrid – May 25, 2021
Motion by Ms. Love to approve and Ms. Bennett seconded the motion. The minutes approved unanimously by voice vote.
4. COMMUNICATIONS AND PETITIONS

NEW BUSINESS

5. MAMMOTH GROVE SUBDIVISION – LAND USE AND ZONING DESIGNATIONS

Review Staff report by A. Cochella
Begin Report:

PROJECT: Mammoth Grove Subdivision
APPLICANT: Everything and All LLC, owner
 Steve Sloan, Sloan Engineering, Agent
APPROVAL REQUESTED: Recommendation of approval to City Commission for a Future Land Use Designation of LDR and NAC and a Zoning Designation of R-1A and C-4
PUBLIC HEARING: Required – requirements have been met

Mr. Bennett presented a PowerPoint, that covered the staff report with the Board. Steve Sloan, engineer for the project, was in attendance. Mr. Lutton asked why this project would not be on City sewer and Mr. Bennett clarified that even with a recent ordinance change, properties that are not within 1 mile of sewer lines, had the option to use septic tanks and this project is 1.35 miles from City sewer lines. Mr. Lutton stated it would be environmentally better for sewer to go

to a central plant. Ms. Bennett asked for this project to be discussed in the concept of urban sprawl. Mr. Bennett stated that there is a 12-inch City water line along that road and the mixed-use plan lends itself to not being urban sprawl. Urban sprawl is the failure to use existing City facilities. Mr. Bennett stated that there was a clear definition between rural and suburban uses. Mr. Sloan stated that they specifically requested to hold off and the second hearing of annexation so that they could address any density or zoning concern with the Board and the public. He presented a conceptual plan to the Board to show them there were no hidden agendas with this project. He stated that they would be required to sign binding annexation agreements with the City in order to use City water and thought they would go ahead and voluntarily annex since the property is currently contiguous. He stated it would not be economically feasible to extend the sewer out for a project of this smaller size. Mr. Lutton opened the floor for a public hearing.

Cynthia Rignanese, who lives outside of City limits, stated the intersection of Masterpiece Road and Mammoth Grove Road is already an unusual intersection and the addition of a couple hundred more cars could create a traffic issue. Mr. Lutton asked if those were County Roads and Ms. Cochella confirmed that they were and stated that a traffic analysis will need to be completed with the County during the design phase. She also clarified that driveway permits for this project will need to be obtained from the County.

Susie McGill, who lives outside of City limits, stated she understands that the City would want to annex more property to increase income and receive additional taxes, but is concerned about the integrity of the surrounding properties and the home values. She also mentioned traffic concerns along the Mammoth Grove Road and Masterpiece Road intersection. She stated many people in the area have wells and is concerned that many septic tanks in the area could affect the quality of the well water. She stated she moved to the area for the wildlife animals and large quieter lots and requested that the Board see things from her point of view.

Jennifer Giovino, who lives outside of City limits, stated that she bought her house because of the 5-acre lots and room for her horses and asked that the developer consider looking at the Wellington Florida area of South Florida as they created a nice development that incorporates animals.

With no additional movement, Mr. Lutton closed the public hearing. Ms. Love motioned to recommend approval to City Commission to reassign the land use designations from Polk County RS to LDR - low density residential and NAC – neighborhood activity center and assign the zoning designations of C-4 commercial and R-1A residential. Mr. Scott seconded the motion. The item was approved with a four-to-one vote in favor of the recommendation.

6. QUICK LUBE – LAND USE AND ZONING DESIGNATIONS

Review Staff report by A. Cochella
Begin Report:

PROJECT:	Quick Lube
APPROVAL REQUESTED:	Recommendation of approval to City Commission for a Future Land Use Designation of CAC and a Zoning Designation of C-3
PUBLIC HEARING:	Required – requirements have been met

Ms. Cochella reviewed the staff report with the Board. The Board had no questions and there was no movement during the public hearing. Ms. Love motioned to recommend approval to City Commission to reassign the land use designation from Polk County LCC to CAC – commercial

activity center and assign a zoning designation of C-3 commercial highway. Mr. McKibben seconded the motion and the item was approved unanimously.

7. WH CORP – REZONE

Review Staff report by A. Cochella
Begin Report:

PROJECT: Winter Haven Corp.
APPLICANT: Winter Haven Corporation, Owner
Diane Chadwick, Stantec, Agent
APPROVAL REQUESTED: Recommendation of approval to City Commission for a Zoning Designation of PDMU
PUBLIC HEARING: Required – requirements have been met

Ms. Cochella reviewed the staff report with the Board. Mr. Lutton opened the floor for a public hearing and Jack Brandon, with Peterson and Meyers, introduced himself to the Board and asked if this item and public hearing could be consolidated with the next agenda item. The Board declined for organizational purposes and with no additional movement the public hearing was closed. Ms. Love motioned to recommend approval to City Commission to assign a zoning designation of PDMU – planned development mixed use. Mr. McKibben seconded the motion and the item was approved unanimously.

8. WH CORP – MASTER DEVELOPMENT PLAN (MDP)

Review Staff report by A. Cochella
Begin Report:

PROJECT: Winter Haven Corp.
APPLICANT: Winter Haven Corporation, Owner
Diane Chadwick, Stantec, Agent
APPROVAL REQUESTED: Recommendation of approval to City Commission for a Master Development Plan (MDP)
PUBLIC HEARING: Required – requirements have been met

Ms. Cochella reviewed the staff report with the Board. Mr. Lutton gave an overview of this project to the newer Board members and explained the Board's previous involvement before opening the public hearing. Jack Brandon, Peterson and Meyers, introduced himself and the applicant team of Bart Allen with Peterson and Meyers, Diane Chadwick with Stantec, and Dean Saunders who is the realtor. Mr. Brandon stated the first public hearing for this project was in January 2020 and the same team is involved in the planning process. He stated the first steps were to assist staff with updating the Comprehensive Plan and ordinances within the Land Development Regulations. He stated the current property owners would not be developing the property, but wanted to ensure a master plan was established that complemented the City rather than splitting the parcels up in multiple separate sales.

Diane Chadwick shared a presentation of the process steps taken so far and explained how they prepared the master plan. She stated the plan was determined based off wetland designations on the property and that the wetland areas have been surveyed. The plan was established to provide an opportunity for pedestrian and transportation connectivity while also maintaining animal and outdoor space preservation. She stated the project proposed 796 acres of open space which is over 40% of the overall area.

Ms. Bennett asked how the floodplain areas were looked at and if future buyers would be required to purchase flood insurance. Ms. Chadwick stated a benefit of this master plan is that all floodplain areas have been studied and Mr. Brandon stated that the engineers would not plan to build in the floodplains and this design helps to avoid the floodplains. Mr. Scott asked if the numbered pods were the specific phases and Ms. Chadwick clarified the pods were numbered just for tracking purposes not based on phases. Mr. Scott asked if the charter school system and the county school system would be able to provide services as an addition of 6000 homes could double the population. Mr. Bennett clarified that each new subdivision gets an approval letter from the school board stating the available capacity and if there is no capacity available then the developer may have to provide funding or dedicate land for the future needs. Mr. Lutton stated there were concurrency issues in the past for water and sewer and Ms. Cochella clarified that the Utilities Director will address capacity at the engineering stage and has been involved in many meetings discussing this project along with other department directors such as the Police Chief and Fire Chief. Ms. Bennett asked if staff knew when projects would be coming out of the ground and at this time staff had no answer as many variables are involved.

Ms. Bennett asked for the applicant's philosophy on trees and landscaping and how it fits in to the big picture of the project. Ms. Chadwick stated that a lot the land will be preserved for open space and native animal habitats and that the master developer would go through the property and specify details. Mr. Lutton asked if the project would provide executive home designs as Lake Wales hospital has medical professionals looking for upscale. Ms. Chadwick stated that would all depend on the market at the time of development but they expect to have a mix of designs in each pod. Mr. Lutton asked if the area would be gated and Ms. Chadwick stated that the main roads would be open to the public, but did reserve the right for each neighborhood to be gated if they choose.

Mr. Lutton opened the floor for a public hearing and Charles, who did not provide a last name, asked if the project had completed an environmental study and Ms. Chadwick confirmed they had. With no additional movement Mr. Lutton closed the public hearing. He asked what public facilities the project would dedicate land for and Mr. Bennett stated that if the population doubled we may need additional facilities such as a library or maintenance facility and that will all be determined at a later stage in the process. Ms. Love made a motion to recommend approval to City Commission of the Master Development Plan with the Conditions of Approval attachment provided by staff. Mr. Scott seconded the motion and the item was approved unanimously.

9. ROBIN'S RUN – LAND USE AND ZONING DESIGNATIONS

Review Staff report by A. Cochella
Begin Report:

PROJECT:	Robin's Run
APPLICANT:	Southwest Holdings LLC, Owner Dave Schmitt, Dave Schmitt Engineering, Agent
APPROVAL REQUESTED:	Recommendation of approval to City Commission for a Future Land Use Designation of LDR and a Zoning Designation of R-1A
PUBLIC HEARING:	Required – requirements have been met

Ms. Cochella reviewed the staff report with the Board. Dave Schmitt from Dave Schmitt Engineering was in attendance. Mr. Lutton opened the floor to the public.

Eric Henkin, who lives inside of City limits, asked if the project would be taking over an easement that is between his property and the project and Ms. Cochella stated if it's a right of way then it will be vacated during the plat process and divided between property owners. Ms. Henkin stated that he wanted to ask for a stop sign on Sunset Drive as cars will run through the stop sign on Lakeshore Blvd and Mr. Lutton stated that is something that should be brought to a City Commission meeting. Mr. Schmitt stated that the area Mr. Henkin initially asked about is a right of way and it will ultimately become a road. Mr. Lutton stated to his knowledge it was a platted road already and with no additional movement he closed the public hearing. Ms. Love made a motion to recommend approval to City Commission to assign the land use designation of LDR – low density residential and assign the zoning designation of R-1A – residential. Mr. McKibben seconded the motion and the item was passed unanimously.

10. FAITH TEMPLE HOLINESS CHURCH – WAIVER OF STRICT COMPLIANCE

Review Staff report by A. Cochella
Begin Report:

PROJECT:	Faith Temple Holiness Church
APPLICANT:	Faith Temple Holiness Church of God INC, Owner Pastor Johnny L. Smiley, Faith Temple Holiness Church, Agent
APPROVAL REQUESTED:	Waiver of Strict Compliance to allow the construction of a 6-foot-tall privacy fence around a vacant lot
PUBLIC HEARING:	Not Required

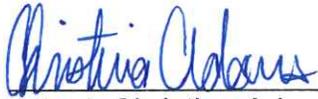
Ms. Cochella reviewed the staff report with the Board. Ms. Bennett stated she drove by the property and saw there was some existing fence and it looks nice and she would like the new fencing to match and Ms. Cochella confirmed it would be consistent. Ms. Love asked why they needed the fencing as she has been to the property before because of Pokemon Go and a security guard asked her to leave and there is currently logs around the property so it doesn't seem that people can just drive through there. She stated that the logs seem to be a curb stop for parking and asked how utilities were being used. Ms. Cochella stated that the applicant informed staff there were squatters that would use the electrical outlets on the building for power. Mr. McKibben asked if the fence along the front was necessary and Ms. Cochella stated that's what the applicant requested and the Board could always approve less or ask for specific conditions. Ms. Bennett referred to the condition in the staff report that stated a solid or stockade fence being sent back to staff and asked if they could match the existing fence. Ms. Bennett made a motion to allow the construction of a 6-foot privacy fence on the condition that the additional fencing will match the existing fencing which is a black or bronzed aluminum as it is indicated in the narrative the fencing will match existing. Mr. Scott seconded the motion and the item was approved with a four-to-one vote in favor of the fence approval.

11. BOARD APPLICANT – KYRA LOVE RE-APPOINTMENT

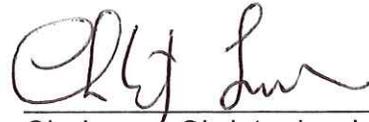
The Board opted to not interview Ms. Love and her re-appointment was approved unanimously by a vocal vote.

OTHER BUSINESS

The meeting adjourned at 7:15 PM.



Attest: Christina Adams



Chairman: Christopher Lutton