

**MINUTES
PLANNING AND ZONING BOARD MEETING
REGULAR MEETING
June 23, 2020, 5:30PM**

The City of Lake Wales Planning and Zoning Board held a meeting on June 23, 2020 at 5:30 p.m. via hybrid in the Commission Chambers at City Hall, 201 W. Central Ave. Lake Wales Florida and through the GoToWebinar platform.

ATTENDANCE

Planning Board Members (Shaded area indicates absence):

Chairman Christopher Lutton	Vice-Chairman Charlene Bennett	John Gravel	Narvell Peterson	Linda Bell	Kyra Love	VACANT
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City Staff:

Dept. of Planning and Development
Autumn Cochella – Development Services Manager Christina Adams – Recording Secretary

1. CALL TO ORDER Chairman Lutton called the meeting to order at 5:30 p.m.
2. ROLL CALL - All Board Members were present.
3. READING OF VIRTUAL MEETING STATEMENT
4. APPROVAL OF MINUTES
Regular Meeting via teleconference – May 26, 2020
Motion by Ms. Love to approve and Mr. Peterson seconded the motion. The minutes were approved unanimously by voice vote.
5. COMMUNICATIONS AND PETITIONS

NEW BUSINESS

6. BOK ACADEMY NORTH CAMPUS

Review Staff report by A. Cochella
Begin Report:

PROJECT:	Bok Academy North Campus Plan: Bok Academy North Campus Site Plan Received June 10, 2020, and drawn June 5, 2020 Prepared by: LP Engineering Services, LLC
APPLICANT:	Kendall Phillips, LP Engineering, on behalf of Lake Wales Charter Schools.
ADDRESS OR LOCATION:	PID: 27-30-01-883000-012000
APPROVAL REQUESTED:	Major Site Plan with Waivers of Strict Compliance and Phasing
FLUM/ZONING:	MDR Medium Density Residential R-1C Single-Family Residential
PUBLIC HEARING:	Not Required

End Report.

Ms. Cochella reviewed the staff report with the Board. Ms. Drisdon was available virtually to represent the School Board and Mr. Phillips was available to represent the Engineering firm. Ms. Cochella confirmed to the Board that the smaller vacant lot went through the Administrative Approval process and is moving forward and that the Board is just considering and reviewing the main campus. She stated the number of portables were reduced and the applicant addressed the concerns of recreation and open space areas on the plan sets. Staff comments were reviewed for the record including the waiver of strict compliance to reduce the number of parking spaces to 100 where 114 is required by Code, allow an increase of the maximum impervious surface as the project is over by 2.2%. The transaction with the CRA was completed and finalized as of June 2020 and all portable are required to be removed by December 31st, 2022.

Mr. Lutton asked about fencing and Ms. Love asked if it would be legally required and Ms. Cochella stated she was unsure. Mr. Phillips clarified there would be permeate fencing placed during Site Development. Mr. Lutton asked if the security gate at the bus drive through would be closed after bus drop off and Mr. Phillips confirmed it would be secured. Mr. Lutton asked if there was an existing parking agreement with the City and Ms. Cochella confirmed there is an agreement to have 25% available for City use and 75% for the school during school hours. Mr. Lutton asked what parking would be left open and marked for the Community gym and Ms. Cochella stated it would be reviewed during Site Development and the City would ensure spaces were marked.

Mr. Gravel asked the status of the gym and little theater and Ms. Cochella stated those were not part of this project and the school would not be using the gym. Ms. Bell asked if the school would have a gym and it was clarified the school only had the outdoor recreation area. Ms. Love stated most schools don't have gyms now and asked if the Board would have a say in if the cafeteria in the existing building would stay or be demolished and Ms. Cochella stated they did not. Scott Crews from Parlier & Crews Architects stated that building was not a registered Historic building, but renovations are preferred as there are great qualities about it.

Ms. Love asked why the bus lane would be a two-way lane as two cars can't currently fit in the area due to on street parking at 4th street and Mr. Phillips stated the concept is that buses would use during limited hours and staff would know to yield to buses but that a one-way designation pattern can be established. Ms. Love was concerned about blind spots and lane spacing, but Mr. Phillips ensured those concerns were addressed and the lanes would be wider.

Mr. Lutton asked the Board for a motion. Mr. Gravel motioned to approve the request with staff's conditions of approval and Mr. Peterson seconded the motion. The item was passed unanimously.

7. TRI TOWER STORAGE

Review Staff report by A. Cochella
Begin Report:

PROJECT:	Tri Tower Storage Plan: Tri-Tower Self Storage Expansion Received June 2, 2020, and drawn May 29, 2020 Prepared by: Hunter Engineering
APPLICANT:	John Schneider, Hunter Engineering Inc, agent, on behalf of Harold Baxter, owner
ADDRESS OR LOCATION:	648 Mountain Lake Cutoff Road PID: 27292700000042020; 042130
APPROVAL REQUESTED:	Major Site Plan with a Special Exception Use Permit for Outdoor Storage and a Waiver of Strict Compliance for Fence Height

FLUM/ZONING: LCI – Limited Commercial Industrial
LCI – Limited Commercial Industrial
PUBLIC HEARING: Not required

Ms. Cochella reviewed the staff report with the Board. Mr. Schneider with the Engineering firm was present to address any questions or concerns. Ms. Cochella stated the item had a positive staff recommendation and approval would expire after 2 years unless development moved forward. She stated fencing must be decorative black aluminum which was recommended by the Board 3 years ago and that plantings would not conflict with power lines.

Mr. Lutton opened the floor for Mr. Schneider. Mr. Schneider stated the essence of the change was the towers and radio station will be gone and the space will be used for parking and storage, an additional building was added and the site was reconfigured for that and the two additional buildings on the north side away from Mountain Lake Cutoff Rd. Mr. Lutton addressed a concern about the power line on the front property line and stated the front view would be improved.

No Board members had questions or comments and Mr. Lutton opened the public hearing to which there was no movement. Mr. Lutton asked the Board for a motion. Ms. Love motioned to approve the item with a Special Exception Use Permit, conditions as previously approved, and new conditions and Mr. Gravel seconded the motion. The item was approved unanimously.

8. WASH AND GO CAR WASH

Review Staff report by A. Cochella
Begin Report:

PROJECT: Wash and Go Car Wash
Plan: Wash & Go Lake Wales, Florida, received June 8, 2020
Dated June 2, 2020
Prepared by: Aileron Investment Management, LLC

APPLICANT: Gill Development LLLP, Owner
Don Bieger, PE, DRMP, Inc, Agent

ADDRESS OR LOCATION: 648 Mountain Lake Cutoff Road
PID: 2729210000001303

APPROVAL REQUESTED: Major Site Plan Approval
Special Exception Use Permit – Car Wash

FLUM/ZONING: RAC Regional Activity Center
C-3 Highway Commercial

PUBLIC HEARING: Requirements have been met

End Report.

Ms. Cochella reviewed the staff report with the Board and stated that a car wash required a Special Exception Use Permit and it comes to the Board with a positive staff recommendation. Don Beiger from the Engineering firm was available for questions or concerns. Ms. Love asked for clarification on the entrance location and Ms. Cochella clarified it would be off of Ring Road and there would only be one entrance due to natural circulation. Mr. Lutton asked if the property line interfered with the DOT's sidewalk project and Ms. Cochella stated it did not and only the drainage system may affect DOT.

No Board members had questions or comments and Mr. Lutton opened the public hearing to which there was no movement. Mr. Lutton asked the Board for a motion. Ms. Love motioned to approve the Site Plan and Special Exception Use Permit and Mr. Peterson seconded the motion. The item was passed unanimously.

9. MCKIBBEN POWERSPORTS LAND USE AND ZONING

Review Staff report by A. Cochella
Begin Report:

PROJECT:	Mckibben Powersports Commercial Outparcel
APPLICANT:	MCK Properties of Lake Wales, LLC, owner
ADDRESS OR LOCATION:	PID: 27-29-34-875000-006100
APPROVAL REQUESTED:	Recommendation of Future Land Use and Zoning to City Commission for Annexed Property
PUBLIC HEARING:	Requirements have been met

End Report.

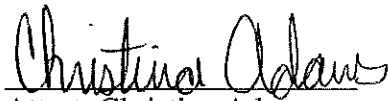
Ms. Cochella reviewed the staff report with the Board. She stated the plan was to improve the site by demolishing the strip to rebuild. An annexation was required so there would be no issues with setbacks. The annexation was previously approved and now the Land Use and Zoning designations were proposed to be I2 Industrial infill. Mr. Lutton asked if the surrounding area was all industrial and Ms. Cochella clarified that there was transitional zoning of LCI limited commercial industrial and I2 industrial. Ms. Cochella stated this was the last remaining property they owned that had not been annexed.

No Board members had questions or comments and Mr. Lutton opened the public hearing to which there was no movement. Mr. Lutton asked the Board for a motion. Ms. Bennett motioned to approve the item for City Commission as recommended by staff and Ms. Love seconded the motion. The item was approved unanimously.

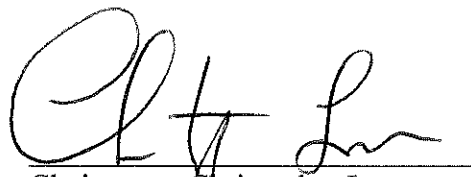
OTHER BUSINESS

Ms. Cochella informed the Board that two of the members, Mr. Lutton and Mr. Peterson, would have expiring terms on July 1st and if they were interested in being reappointed staff would inform the City Clerk so she could follow up.

The meeting was adjourned at 6:16 PM.



Attest: Christina Adams



Chairman – Christopher Lutton