

**MINUTES  
PLANNING AND ZONING BOARD MEETING  
REGULAR MEETING  
September 29, 2020, 5:30PM**

The City of Lake Wales Planning and Zoning Board held a meeting on September 29, 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):**

VACANT	Vice-Chairman Charlene Bennett	John Gravel	VACANT	Linda Bell	Kyra Love	VACANT
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**City Staff:**

<b>Dept. of Planning and Development</b>
Mark J. Bennett – Director of Development Services
Autumn Cochella – Development Services Manager
Christina Adams – Recording Secretary

1. CALL TO ORDER – Vice-Chair Bennett called the meeting to order at 5:41 p.m.
2. ROLL CALL - All Board Members were present.
3. READING OF VIRTUAL MEETING STATEMENT
4. CHAIR AND VICE CHAIR NOMINATION AND VOTE – Mr. Gravel motioned to postpone this item until the next meeting as a reappointment was scheduled for Mr. Lutton and Ms. Bell seconded the motion. The motion was approved unanimously by a vocal vote.
5. APPROVAL OF MINUTES  
Regular Meeting via hybrid – June 23, 2020  
Motion by Ms. Love to approve and Ms. Bell seconded the motion. The minutes were approved unanimously by voice vote.
6. COMMUNICATIONS AND PETITIONS

**NEW BUSINESS**

7. 2040 COMPREHENSIVE PLAN UPDATE

Review Staff report by A. Cochella  
Begin Report:

**PROJECT:** 2040 Comprehensive Plan Update  
**APPLICANT:** City of Lake Wales  
 S&ME, Inc., consultants for the City of Lake Wales  
**APPROVAL REQUESTED:** Recommendation to City Commission for the adoption of the City of Lake Wales 2040 comprehensive Plan  
**PUBLIC HEARING:** Required – requirements have been met

End Report.

Ms. Cochella reviewed the staff report with the Board. Mr. Bennett explained background information on Comprehensive Plans and the state requirements for updates. Chris Dougherty from S&ME attended virtually to address questions or concerns from the Board. Mr. Dougherty shared a presentation with the Board explaining different elements of a Comprehensive Plan and which elements the City would be updating and the timeline in which the City hoped to have this plan in place.

Ms. Bennett asked if there was enough information in the updates to support and duplicate an extension of the Lake Wales Connected Plan concerning tree canopy and Mr. Dougherty confirmed there was a policy included. Mr. Bennett stated there was a policy in the plan and it would continue to be reviewed and modified as needed. Ms. Bennett stated she did not see the words "climate change" throughout the plan and that every community needs to address it. She stated there was nothing that specified how Lake Wales could share practices that reduce CO2 and encourage renewables. Mr. Dougherty stated that could be added into the plan and Mr. Bennett stated a policy could be added into the conservation element.

Ms. Bennett stated the plan was to move this item to City Commission pretty quickly and asked if the changes tonight would affect that timeline. Mr. Bennett clarified that the plan was to have a recommendation for the City Commission Meeting on October 6<sup>th</sup>, but that there was still time to draft the recommended policies before that reading.

Ms. Love asked why the School Board was mentioned, but not the Charter School system, as there are many Charter Schools within Lake Wales. She stated she just wanted to make sure it would be included, as it was not specified in school concurrency. Mr. Dougherty stated it was included in the public schools element and Ms. Love stated it read, "To coordinate with the School Board," but it should also clarify coordination with the Charter Board. Mr. Bennett stated that could be amended if the Board felt appropriate.

Ms. Bennett asked if the Board had any additional comments and stated that S&ME did a good job with the plan. She asked for a motion based on what the Board discussed as updates, Ms. Love made a motion to approve the plan to go to City Commission based on revisions and discussions made by the Board, and Mr. Gravel seconded the motion. The item was approved unanimously.

## 8. WINTER HAVEN CORP COMP PLAN AMENDMENT/FLUM DESIGNATION

Review Staff report by A. Cochella

Begin Report:

<b>PROJECT:</b>	Winter Haven Corp Comp Plan Amendment/FLUM
<b>APPLICANT:</b>	City of Lake Wales
<b>APPROVAL REQUESTED:</b>	Recommendation to City Commission for Future Land Use Designation
<b>PUBLIC HEARING:</b>	Required – requirements have been met

Ms. Cochella reviewed the staff report with the Board. Ms. Bennett asked if the Board had any questions or concerns, and with none, she asked for a motion. Mr. Gravel motioned to approve the recommendation of a Mixed Use Land Use for the Winter Haven Corp Property to City commission and Ms. Bell seconded the motion. The item was approved unanimously.

## OTHER BUSINESS

Mr. Bennett wanted to formally introduce himself as the Director of Development Services and explain his three goals, which are to revitalize downtown, redevelop the Northwest area, and get ready for the growth boom that is coming down Highway 27.

The meeting adjourned at 7:05 PM.

  
Attest: Christina Adams

  
Vice-Chair: Charlene Bennett

