

**MINUTES
PLANNING AND ZONING BOARD MEETING
MEETING
October 22, 2019, 5:30PM**

The City of Lake Wales Planning and Zoning Board held a meeting on October 22, 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	Vice-Chairman Charlene Bennett	John Gravel	Narvell Peterson	Linda Bell	Diane Sims	Kyra Love
-----------------------------------	--------------------------------------	----------------	---------------------	------------	-----------------------	-----------

City Staff:

Dept. of Planning and Development
Kathy Bangley – Director of Planning and Development Services
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 - Ms. Bell was absent, but a quorum was present.
3. APPROVAL OF MINUTES
Regular Minutes – September 17, 2019
Motion by Ms. Bennett to approve and Mr. Peterson seconded the motion. The minutes were approved unanimously by voice vote.
4. COMMUNICATIONS AND PETITIONS

NEW BUSINESS

5. SPECIAL EXCEPTION USE PERMIT – JAIME’S COLLISION CENTER – 22501 US HWY 27 PID: 27-29-22-000000-044020
The property owner is proposing to rezone 8.68 acres of land from R-1B Residential to R-1D Residential in order to allow for more flexibility in lot sizes and layout design, and to reflect the zoning of Phase I of the project located directly west..

Review Staff report by A. Cochella
Begin Report:

PROJECT:	Jaime’s Collision Center
APPLICANT:	Jaime Lopez & Irma Benitez, Owner
PLAN:	Jaime’s Collision Center
ADDRESS OR LOCATION:	PID: 27-29-22-000000-044020
APPROVAL REQUESTED:	Major Site Plan Approval Special Exception Use Permit – Automotive Repair
FLUM/ZONING:	LCI – Limited Commercial/Industrial
PUBLIC HEARING:	Required – requirements have been met

Application Request:

The owners, Jaime Lopez and Irma Benitez are proposing the repurpose of 22501 US Highway 27 into a collision center.

Background Information:

The 12.12-acre site is located on the east side of US Highway 27 and abuts the Towerwood Mobile Home Park to the rear of the property. The back-half of site is undeveloped and heavily wooded.

Code References:

Sec. 23-222 Site Plans

Sec 23-216 Special Exception Use Permit

23-421 – Permitted Uses and Special Exception Uses in Standard Zoning Districts

Staff Comments:

Automotive Repair requires a Special Exception Use Permit in the LCI zoning district. Staff supports the repurpose of this site for the proposed use. The attached proposal prepared by the applicant demonstrates the improvements planned for this site.

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.

Attachments:

Preliminary Plan for Jaime's Collision Center, Received September 12, 2019 – MP Drafting and Residential Design Proposal by applicant

End Report.

Mrs. Cochella reviewed the staff report with the Board as well as background information on the business that was provided to staff. Jaime Lopez and Irma Benitez were in attendance to address any questions or concerns. Mr. Lutton asked if the fencing would be solid to which Mrs. Cochella responded yes and that fencing must be screened by landscaping. She stated that this project is supported by staff.

Mr. Lutton asked if staff could give a description of what LCI zoning is for the newer Board members. Mrs. Bangley responded that Limited Commercial Industrial zoning district is a transition district between commercial and industrial development. The idea for the Comprehensive Plan was to not have strictly commercial zoning all the way down Hwy 27 and to have it concentrated in nodes or sections. The current major commercial sections are near the Eagle Ridge Mall at Hwy 27 and Chalet Suzanne Road and SR 60 near Walmart. This zoning is a less intense use to allow for good development on arterial highways, but not just strict commercial or heavy industrial development. Ms. Bennett asked what this zoning is less intense than. Mrs. Bangley stated that commercial intensity is based in trip counts to that area. She stated that if the mall was fully developed, it would have an estimated 20,000 to 30,000 trips a day.

Ms. Bennett asked for the zoning on the properties adjacent to this one. Mrs. Bangley responded that the properties to the North and South were zoned LCI, the property to the East is County jurisdiction, and the property to the West is unassigned as it is 500 acres and until development it will remain unassigned.

Mr. Gravel asked if this property was near the property that was discussed at last month's meeting to which Mrs. Bangley confirmed it was.

Mr. Lutton asked if any Board members had questions for the applicants to which no one responded. Mr. Lutton asked if the building was currently occupied. Mrs. Bangley responded that the building was not fully built out in the interior. She asked the applicants if Spin Magnetics were moving out? Mr. Lopez responded that Spin Magnetics had signed a lease to remain on one half of the property for 3 years. Mr. Lutton asked if the building was already subdivided to which Mr. Lopez confirmed it was.

Mr. Lutton asked about a proposed entrance into the building and Mr. Lopez stated the current entrance would be used for Spin Magnetics and Jaime's would be constructing its own. The access from US27 will not change. The building would have two entrances so Spin Magnetics can have their own separate entrance. Mr. Peterson asked about their Haines City location to which Mr. Lopez described the location.

Ms. Bennett asked if the company whom Ms. Benitez is acting as an authorized agent is who owns the property. Ms. Benitez responded that the current owner is a Mr. Prescott who is the owner of Spin Magnetics, but that Jaime's Collision Center will be buying the property and Spin Magnetics will be tenants.

Mr. Lutton asked about the overhead door on the backside not appearing to have paving. Mr. Lopez stated they would be constructing a ramp there and at another door on the South side. Ms. Benitez stated the paving stops at the two garage doors on the back, but that one already had a ramp. Mr. Lutton stated it looked like they would have to add some paving in the areas.

Mr. Peterson asked what type of employment they were expecting and Mr. Lopez stated they currently have 6 Lake Wales employees and if they grow successfully they hope to add 15 more. He stated their Haines City location started with 6 employees and they are currently at 20 employees. He informed the Board his business is based more towards insurance agency collision work and that many of his affiliated insurance companies have expressed a need in the Lake Wales area which makes him confident the business will grow and be successful.

Mr. Lutton commented that the existing mature landscape is a nice benefit for the employees. Ms. Bennett also wanted to thank Mr. Lopez for keeping his landscape and trees.

Mr. Lutton asked if there were any further questions for the applicant and with no response he opened the floor to the public. With no movement from the public, Mr. Lutton closed the public hearing and asked for a motion from the Board. Mr. Gravel motioned to accept the Site Plan with Special Exception Use Permit. The motion was seconded by Ms. Love. The motion was approved unanimously.

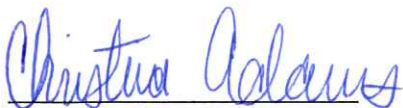
There was open discussion about the business plans of when they hope to open and apply for permits.

OTHER BUSINESS

Mrs. Bangley informed the Board that there were multiple applicants for the November meeting, but due to the Thanksgiving Holiday it was proposed to move the meeting to the preceding week as to not intrude on any holiday plans or trips. It was agreed upon by all Board members that the meeting be moved.

Board members presented some concerns they have noticed in the community.

The meeting was adjourned at 5:59 PM.



Attest: Christina Adams



Chairman – Christopher Lutton