

**MINUTES
PLANNING AND ZONING BOARD MEETING
MEETING
January 10, 2018**

The City of Lake Wales Planning and Zoning Board held a meeting on January 10, 2018 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	Charlene Bennett Vice-Chair	John Gravel	Jo Fuller	Mark Bennett	Linda Bell	Narvell Peterson
-----------------------------------	-----------------------------------	----------------	-----------	-----------------	---------------	---------------------

City Staff:

Dept. of Planning and Development
Kathy Bangley - Planning Director Autumn Cochella - Planning Technician Karah Clark- Recording Secretary

1. CALL TO ORDER – Chairman Lutton called the meeting to order at 5:30 p.m.
2. ROLL CALL – Jo Fuller was not in attendance.
3. APPROVAL OF MINUTES
Regular Minutes – September 26, 2017
On a motion made by Charlene Bennett and seconded by Narvell Peterson, the minutes were approved unanimously.
4. COMMUNICATIONS AND PETITIONS

NEW BUSINESS

5. Extension of time request- Serenity at Lake Wales

Ms. Bangley reviewed the report.

<i>PROJECT</i>	Serenity at Lake Wales Apartment Home Complex
<i>APPLICANT</i>	Equinox of Florida, LLC, owner Todd Fisher, agent
<i>ADDRESS OR LOCATION</i>	North side of Chalet Suzanne Road East of Shoppes on the Ridge
<i>DESCRIPTION</i>	Multi-family Residential PDP – 335 units

APPROVAL REQUESTED

Recommendation to City Commission for
1-year extension of Preliminary Residential PDP
Special Exception Use Permit

ZONING/FLUM

Regional Activity Center – RAC/R-3 Residential 9.3 ac.
Medium Density Residential – MDR/R-3 Res. 37 ac.

Request: Equinox of Florida, LLC, owner, is requesting a one-year extension of approval for a residential Planned Development Project (PDP) for 335 apartment homes.

Background: The applicant met the required deadline with the request letter being received by staff September 14, 2017. Staff has met with the applicant and their extended development partners. They anticipate submittal of full engineering in February/March 2018 and are planning to be moving dirt by June 2018.

The approved plan has been slightly modified to reduce actual footprints of buildings and to provide greater open space. The amendment can be approved by the administrative official per Lake Wales Code.

The zoning regulations provide that the City Commission may grant one-year extensions upon the recommendation of the planning board.

The regulations do not give specific guidelines on evaluation of an application for an extension. However, the board might have reason to deny the request if there has been a significant change from the conditions under which the development was approved. If, for instance, the zoning regulations had been amended for PDP's or there had been new development adjacent to the site, a new review might be warranted.

The board might also consider recommending denial if the board feels that revisions to the plan or conditions of approval are warranted.

The City has not had significant changes to the regulations that would negatively affect the approval granted to this project.

Attachments:

Site Plan

Ms. Bennett asked if there was a reduction in size of the units. Ms. Bangley said yes, they are reducing the bedrooms from 2 bedrooms to 1 bedroom in some of the units and increasing green space. Ms. Bennett asked if the natural area was still part of the project. It is.

Mr. Lutton wanted to put on record that Mr. Gravel was in attendance.

Mr. Bennett asked about the counter clockwise traffic flow and the access point to the west. Ms. Bangley said the traffic would enter and continue on to the right side of the road and exit on the left side. Mr. Bennett also asked why there was a delay in the project and Ms. Bangley said there was a financing issue as well as the company building a Florida team of builders and architects.

Mr. Lutton stated that he did not have a problem with granting the extension and asked for a motion.

Mr. Bennett made a motion to accept staff recommendation to grant the one-year extension. Ms. Bennett seconded the motion. The motion passed unanimously by roll call vote.

6. Waiver of Strict Compliance- 4420 Ventana Lane

Ms. Bangley reviewed the report.

- PROJECT:*** Price Property – Drive way
- APPLICANT:*** David L. Price
- ADDRESS OR LOCATION:*** 4420 Ventana Lane
- APPROVAL REQUESTED:*** Waiver of strict compliance
- FLUM/ZONING:*** R-1B Single-Family Residential /MDR- Medium Density Residential with approved PDP.
- PUBLIC HEARING:*** Not required

Request: The applicant is requesting a waiver of strict compliance to allow a driveway width of 28’ where 24’ is the maximum permitted by code.

Background: The subject property is located in the Lake Ashton development. The driveway is currently 19.7 feet in width. The code standard for a single family dwelling is 24 feet (sec. 23-306.2.a.1.B).

Mr. Price is requesting the waiver in order to make the access to his golf cart garage easier.

Staff comments: Staff does not object to the request for waiver. Driveways in Lake Ashton vary in widths and are all made of pavers.

Code References:

- Sec. 23-222.5 Waiver of strict compliance
- Sec. 23-306.2.a.1.B – Layout off-street parking areas

Attachments:

Site plan

Ms. Bennett said that the work had already been done and that the pavers hadn't weathered yet. Ms. Bangley stated that it had already been done because there was multiple conversations with the property owner and HOA at Lake Ashton about whether a permit was needed or not. Mr. Bennett asked if the CDD had anything to do with it and Ms. Bangley said no.

Ms. Bennett made a motion to accept staff recommendation for the waiver of strict compliance. Ms. Bell seconded the motion. The motion was approved unanimously by a roll call vote.

OTHER BUSINESS

With no other business to be addressed by the board, the meeting was adjourned at 5:51 pm.

Attest: Karah Clark

Christopher Lutton, Chairman