

**MINUTES
PLANNING AND ZONING BOARD MEETING
MEETING
February 27, 2018**

The City of Lake Wales Planning and Zoning Board held a meeting on February 27, 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
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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 – Mark Bennett, Linda Bell, and Narvell Peterson were not in attendance. A quorum was present.
3. APPROVAL OF MINUTES
Regular Minutes – January 10, 2018
On a motion made by Jo Fuller and seconded by Charlene Bennett, the minutes were approved unanimously.
4. COMMUNICATIONS AND PETITIONS

Presentation by JSK Consulting- RV Resort (for information purposes only)

Matthew Johnson of JSK Consulting presented information to the Planning Board about a potential “Luxury RV Resort” in the lot behind Home Depot and Kohl’s Department Store on Highway 27. Kathy told the Board this was for informational purposes only and she has had the discussion with the developer that under the Land Development Regulations for Lake Wales, this type of development is currently not allowed.

NEW BUSINESS

5. Special Exception Use Permit- Vintage Doughnuts, LLC

Ms. Bangley reviewed the report.

APPLICANT:

Vintage Doughnuts, LLC
970 Ohlinger Road
Babson Park, FL 33827

PLAN:

Special Exception Use Permit #18-0001

Site Plan and Proposal Received February 1, 2018

ADDRESS OR LOCATION: Plantation Inn Realty, 318 North Scenic Highway

APPROVAL REQUESTED: Special Exception Use Permit to allow outdoor display & sales in the C-1 zoning district

FLUM/ZONING: DD/C-1 – Downtown District/Downtown Commercial

PUBLIC HEARING: Requirements have been met

Request: Ron Campbell and Bob Schmidt, state-licensed mobile food vendors and owners of Vintage Doughnuts, LLC are requesting a special exception use permit to utilize the Plantation Inn Realty parking lot for the occasional sale of donuts and coffee from their mobile donut trailer. The property owner signed the application.

This location will be utilized intermittently, as they often partner with other venues and events throughout Central Florida. Proposed days and times the trailer will be on site and open for business include varying times between 6:00am and 3:00pm Monday through Saturday, with additional times in conjunction with local events and activities in the area.

Site: The subject property is a real estate office on the corner of Sessoms Avenue and North Scenic Highway owned by Nancy Kahler. The proposed site plan shows a proposed trailer location near the center of the large parking lot and does not disrupt site circulation.

Staff Comments:

It is staff's position that the addition of an occasional mobile food vendor to this business site would be an appropriate fit and well-received by nearby businesses and residents. Signage on the site must be in keeping with the sign ordinance of the City.

Code References: Site plan, 23-222 | Special Exception Use Permit, 23-216

Attachments:

Site Plan for Vintage Doughnuts mobile food vending trailer

James Kahler, property owner of the Plantation Inn Realty stood to give his blessing on the doughnut truck locating on his property. Ron Campbell, owner of Vintage Doughnuts stood to answer any questions the Board may have. Jo Fuller asked what the hours of operation were and Mr. Campbell answered 6am to around 1pm. No other questions were asked of the applicant.

Chairman Lutton opened the public hearing. No one from the public stood to speak. Chairman Lutton closed the public hearing.

John Gravel made a motion to allow a special exception use permit for Vintage Doughnuts to locate at the Plantation Inn Realty for three years and after three years to come back in front of the Board for review. Jo Fuller seconded the motion. The motion passed unanimously.

6. Major Site Plan/Master Plan and Phase 1 with Waivers of Strict Compliance- Christ Church on the Move

Ms. Bangley reviewed the report.

PROJECT: Christ’s Church on the Move

APPLICANT: Steve Greshel, Pastor, Christ’s Church on the Move
PO Box 3313
Lake Wales, FL 33859

David Norris Engineering
112 Coleman Road
Winter Haven, FL 33880

LOCATION: Northwest Corner of Sunset Drive and Buck Moore Road
PID 283006000000032010

APPROVAL REQUESTED: Major Site Plan/Master Plan and Phase 1 with Waivers of Strict Compliance

FLUM/ZONING: LDR Low Density Residential/R-1B Single-Family Residential

PUBLIC HEARING: Not required

Background:

Steve Greshel, Pastor and representative for Christ’s Church on the Move, is requesting Master Site Plan and Phase 1 approval with waivers of strict compliance for the development of a new church campus. The 15.99 acre property located on the Northwest corner of Sunset Drive and Buck Moore Road was annexed into the City in June of 2017 and has the Future Land Use designation of LDR Low Density Residential, and a zoning designation of R-1B Residential. A church is a permitted use in the R-1B zoning district.

Surrounding Land Uses:

North: City – LDR Low Density Residential
East: City – LDR Low Density Residential
South: County – RS Residential Suburban
West: County – RS Residential Suburban

Master plan: The master plan for the entire 15.99 acre site is conceptual only and serves to demonstrate the feasibility of developing the remainder of the site. No approval of a specific layout is recommended. Phase One includes an 11,250 square-foot church assembly building with associated parking and a playground area, and dry retention ponds designed to serve the entire development. Phase Two includes a 22,500 square-foot future worship center with parking.

Access and Parking: Two vehicular entrances are proposed, one from Buck Moore Road to be built in Phase One, and another from Sunset Drive to be built in Phase Two. Parking for the entire site is calculated based upon number of seats at maximum capacity for places of assembly. The number of spaces proposed on site exceeds the minimum requirements; 105 spaces are provided for Phase One where 90 spaces are required by code, and 253 spaces are provided for Phase Two where 210 spaces are required by code. The applicant is requesting a waiver for paving of a portion of the parking spaces in both phases; all drive aisles must be paved.

Sidewalks: Sidewalk circulation for the interior of the site has been addressed. A sidewalk will be constructed along the full length of the site's frontage on Buck Moore Road in Phase One, and the applicant is requesting to delay the sidewalk along Sunset Drive until Phase Two.

Landscape: Perimeter landscaping around the entire site is required by code. The applicant is proposing to install 50% of the landscape buffer along Buck Moore Road in Phase One, and is requesting a waiver to delay 50% of the Buck Moore buffer trees and 100% of the Sunset Drive buffer trees and shrubs until Phase Two. A waiver is also requested to reduce the required tree density on the entire site, as well as a request to waive the irrigation requirement for the entire site in favor of hand-watering. A five-foot-wide landscape buffer with a six-foot high evergreen hedge will be installed along the west property line as required by code in order to provide screening to the abutting residential use, Morningside Park.

List of Requested Waivers:

1. Request to waive requirement for the installation of an irrigation system in favor of hand-watering the entire site.
Staff Recommendation: Consider waiving the irrigation requirement for the interior plantings, but require perimeter landscaping to be irrigated.
2. Request to waive the total number of trees required on site to 83 trees where 128 are required by code.
Staff Recommendation: Suggest phasing of tree density. Phase One: 3.72 acres = 30 trees; Phase Two: 3.19 acres = 26 trees. Remainder of the required density is for property not proposed for development at this time in either phase.
3. Request to delay 50% of the trees required in the landscape buffer along Buck Moore Road and 100% of the trees and shrubs required in the landscape buffer along Sunset Drive until Phase Two.
Staff Recommendation: Require the planting of every other tree required along the entire property frontage on Buck Moore Road and Sunset Drive; delay the other 50% of trees and

100% of shrubs along Buck Moore Road and Sunset Drive until Phase Two. Delay evergreen hedge along west property line until development of the remainder of the property takes place (Phase Three).

4. Request to delay construction of Sunset Drive sidewalk until Phase Two.

Staff Recommendation: Staff supports this waiver.

5. Request to waive parking space paving requirements to allow the following:

	Total No. Required Spaces	Total No. of Paved Spaces Proposed	Total No. of Grass Spaces Proposed	No. of Extra Grass Spaces Proposed	% of Required Spaces Paved
Phase One	90	27	63	15	33%
Phase Two	210	70	140	39	33%

Staff Recommendation: Staff is in favor of waiver to allow 1/3 of the required parking and all overflow parking to remain unpaved.

Staff Comments: In the past, this board granted a waiver to irrigation requirements for another local church on a much smaller site (1.23 acres). However, the perimeter landscape buffers for the Church on the Move property are over 1,000 feet in length along Buck Moore Road, and over 600 feet along Sunset Drive; therefore, hand-watering over 1,600 feet of perimeter trees does not seem feasible. Similarly, many other area churches have *overflow* parking lots for which the paving requirements have been waived; however, all of the *required* number of parking spaces are paved. Staff does not support a paved parking waiver in excess of 50% of what is required by code.

Code references:

Sec. 23-222. Site Plans

Sec. 23-306 Off-street parking and vehicular access

Sec. 23-307 Landscaping requirements

Attachments:

Master Site Plan by David Norris Engineering, dated January 23, 2018

Sarah, agent from David Norris Engineering and Steve Greshel, Pastor of Christ Church on the Move, stood to address the Board. Sarah said that most churches have grass parking for example, New Harvest Church beside City Hall is all grass parking. Kathy stated that church predated the code. Sarah also said the trees they are planting will be Florida native trees so they should be able to thrive on their own. Chairman Lutton said even though they are Florida native trees, they will need some form of watering or they will not survive. Steve said they plan to irrigate in some way. Charlene asked for clarification of phasing the trees across the property. Kathy stated that they will delay the planting of 50% of trees and 100% of shrubs along Buck Moore and Sunset until phase two, but still space out the trees to one every one hundred feet to allow the buffer to be established. Chairman Lutton asked what they planned to do with the remaining eight plus acres of land and Pastor Greshel said he was not sure

at this time. Luisa Mentz, project manager for Christ Church on the Move stood to tell the board that they never plan to be an eyesore and they want to be proud of the Church and want the City of Lake Wales to be proud to have the Church. There was further discussion about parking and irrigation requirements.

Chairman Lutton said he would like to see the sidewalk come around and continue on Sunset Drive to a distance of 30-40 feet.

Jo Fuller made a motion to approve the major site plan with waivers as follows: as suggested by staff, installation of irrigation system be required along perimeter of landscaping and not required for interior plantings. Required that there be a planting of 30 trees in phase 1 and 26 trees in phase 2. Be a delay on 50% of trees required in landscape buffer on Buckmoore Road and 100% of trees and shrubs along Sunset Drive until phase 2. Granting a request to delay construction of Sunset sidewalk until phase 2. In phase 1, 30 paved parking spaces and 60 grass parking spaces, and work on position of handicapped parking. Phase 1, turn sidewalk and landscaping on the 50' of Sunset Drive. Charlene Bennett seconded. The motion passed by roll call vote.

Chairman Lutton asked Steve what the anticipated time frame for Phase 2 was and Steve said it was about 5 to 10 years.

OTHER BUSINESS

With no other business to be addressed by the board, the meeting was adjourned at 6:55 pm.

Attest: Karah Clark

Christopher Lutton, Chairman