

**MINUTES
PLANNING AND ZONING BOARD MEETING
MEETING
June 26, 2018**

The City of Lake Wales Planning and Zoning Board held a meeting on June 26, 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 (Excused)	Mark Bennett	Linda Bell	Narvell Peterson
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City Staff:

Dept. of Planning and Development
Kathy Bangley - Planning Director
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 and Narvell Peterson were not in attendance. A quorum was present.
3. APPROVAL OF MINUTES – Charlene Bennett made a motion to approve the May 22, 2018 minutes. Linda Bell seconded the motion. The minutes were approved unanimously.
4. COMMUNICATIONS AND PETITIONS

NEW BUSINESS

5. SPECIAL EXCEPTION USE PERMIT- 1119 SUNSET DRIVE

Ms. Bangley reviewed the staff report.

Public Hearing: Required – notice requirements have been met

Applicant: Travis and Carrie Burns
1119 Sunset Drive

Project: Detached garage with accessory dwelling unit

Approval Requested: Special Exception Use Permit to allow the construction of a detached garage with accessory dwelling unit

FLUM/Zoning: R-1A Residential / LDR Low Density Residential

1. Application Request

Request of Travis and Carrie Burns, owners of 1119 Sunset Drive, for a Special Exception Use Permit to allow the construction of a dwelling unit accessory to a single-family house.

2. Background and Site Information

The subject .90 acre property on Sunset Drive backs up to Lake Wailes Lake and includes one 2,879 square-foot single-family home.

The applicant proposes the construction of a detached two-car garage, with the addition of a 1,038 square foot accessory dwelling unit on the second story to be utilized by family members and guests. The accessory dwelling unit will include two bedrooms, two bathrooms, living area and kitchen, and a 10'x23.5' exterior patio.

3. Code References and Review Criteria

23-431 – Special Exception Uses

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

23-522 – Accessory uses, residential properties

4. Staff Comments

A detached garage is a permitted accessory structure on a residential property, provided the garage area doesn't not exceed 40% of the footprint of the principal structure on site and the principal building setbacks can be met. The structure proposed meets these requirements.

A special exception use permit is required for the addition of an accessory dwelling unit on a residential property, provided the living floor area of the accessory unit does not exceed 50% of the living floor area of the principal dwelling unit, and that the principal building setbacks can be met. The dwelling unit proposed meets these requirements.

Mr. Lutton said he liked the idea of a "mother-in-law" apartment above the garage and said he remembers something similar coming before the board previously. Ms. Bangley said she remembered a few. Ms. Bennett asked if this was a larger lot and Ms. Bangley said yes, it is a substantial size lot. Mr. Lutton said he did not like the idea of rental properties all around the city, not that it was something the board could control but if the architecture blended in with the house then it would not be something noticeable. Ms. Bennett said she thought it was a reasonable request and Mr. Bennett said he liked the mother-in-law extensions better than a warehousing look for the city. Mr. Lutton opened public discussion in regards to this request and seeing none, asked for a motion.

Mark Bennett made a motion to accept staff recommendation. Charlene Bennett seconded the motion. The motion passed by roll call vote.

OTHER BUSINESS

Mark Bennett announced to the board that it was his last meeting and wanted to thank everyone. Kathy told everyone Jo Fuller also termed off this month so there are now two vacancies within the board and that we are running advertising to fill the seats.

The meeting was then adjourned at 5:42 pm.



Attest: Karah Clark



Christopher Lutton, Chairman