

MEMORANDUM

June 2, 2015

TO: Honorable Mayor and City Commissioners

VIA: Kenneth Fields, City Manager

FROM: Kathy Bangley, Director of Planning and Development

RE: Extension of Time- Approval of Preliminary PDP Plan
Leoma's Landing – North Side of Chalet Suzanne Road

SYNOPSIS: This project is not yet ready to move towards construction. Mr. Lawson is seeking an extension to his PDP approval as required by code.

RECOMMENDATION

Approval of a one-year extension of time on the preliminary planned development project (PDP) plan approval for Leoma's Landing, as shown on the plan entitled Leoma's Landing PDP Modification dated 7/15/2014.

REQUEST

Michael Lawson, developer, has requested a one-year extension on the referenced project, originally approved by the City Commission May 20, 2014. Preliminary plan approvals expire one year from the date of approval unless a site development permit or building permit application has been submitted. The request for extension was made prior to the expiration of the approval. Mr. Lawson stated that the real estate market conditions have not changed in the last year; therefore they were not able to proceed with the development of their project.

There have been no significant changes in the ordinances pertaining to the type of development proposed or in the conditions in the neighborhood. Mr. Lawson has stated his intention to move forward with the project when the economy is more favorable.

A reduced copy of the plan and the conditions of approval are attached for your information. Any change in the plan or conditions would require public hearings for an amendment of the preliminary PDP approval. No changes have been proposed or recommended.

OTHER OPTIONS

Decline to extend the approval. If Mr. Lawson wishes to proceed with the project, a new PDP plan approval would be required.

ATTACHMENTS

Letter of request
"Leoma's Landing, Preliminary Site Plan," date received July 18, 2014, JSK Consulting
Conditions of approval for Leoma's Landing

LEOMAS LANDING, LLC

May 17, 2015

Kathy Bangle, Assistant Director
Department of Planning and Development
City of Lake Wales
201 Central Avenue W.
Lake Wales, FL 33859-1320

Re: Leoma's Landing PDP Extension Request

Dear Kathy:

Given current market conditions I respectfully request a one-year extension of our Leoma's Landing preliminary PDP approval that was approved by the City Commission on May 20, 2014. Also, enclosed with this request is a check for the extension fee amount of \$194.00. The City Commission's consideration to grant my request will be greatly appreciated.

Please feel free to contact me if you have any questions or require additional information.

Sincerely,



Michael S. Lawson

RECEIVED MAY 29 2015

CONDITIONS OF APPROVAL
Leoma's Landing PDP and Subdivision
Lake Wales City Commission Meeting May 20, 2014

Note: The conditions refer to the March 14, 2014 plans reviewed by the Planning Board and not to the May 14th plans presented at the City Commission meeting because the later plans were incomplete, having no lot dimensions shown.

At its regular meeting May 20, 2014, the City Commission voted unanimously to approve a preliminary Planned Development Project (PDP) and Subdivision Plan for Leoma's Landing (JSK Consulting for Metro Development Group, dated March 14, 2014), a 281-lot single-family residential development, with waivers and conditions but without the revisions to the layout recommended by the Planning & Zoning Board.

The motion voted upon was that the plan is approved as proposed without modification of the layout, with a limit of 33 lots with area of 4,950 square feet, with a requirement for 12 additional visitor parking spaces, and with a limit of 55% impervious lot coverage for the referenced 33 lots, and a limit of 50% impervious lot coverage for all other lots.

Based on the motion and with reference to the plan dated March 14, 2014 (reviewed by the Planning Board), the conditions of approval are as follows:

1. **WAIVERS**

With the intention of reflecting lot dimensions as shown on the plan and approved by City Commission, the following waivers are granted:

- a. The dimensions and areas of lots are permitted to vary from those shown on the plan, provided the minimum dimensional standards set forth in these conditions are maintained and provided the average lot sizes as presented by the developer are maintained (82 lots averaging 5,911 sq. ft.; 62 lots averaging 7,240 sq. ft.; 43 lots averaging 7,415 sq. ft.; and 94 lots averaging 7,902 sq. ft.).
- b. A minimum street frontage of 45 feet shall be permitted for up to 50 lots as shown on the plan (reduction from minimum street frontage of 50 feet). Note: this provision does not preclude lots fronting on the turnarounds of *cul de sacs* to have street frontages of 30 feet as allowed by code. (See Table 23-422A).
- c. A minimum lot area of 4,950 square feet shall be permitted for 33 lots as shown on the plan (reduction of area requirement of 7,500 sq. ft. in R-3 zoning district).
- d. The 94 lots designated in the northern section as 65-ft.-width lots shall be permitted to have a minimum lot width at the building line of 65 feet (reduction from 75 feet in R-3 zoning district) and to have a minimum lot area of 7,150 sq. ft. (65' x 110').
- e. A minimum lot width at the building line of 45 feet shall be permitted for up to 60 lots (reduction from 75 feet required in R-3 and 65 feet in R-1C zoning district).

- f. A minimum lot width at the building line of 55 feet shall be permitted for up to 127 lots as shown on the plan (reduction of requirement of 75 ft. lot width in R-3 and 65 ft. in R1-C).
- g. Maximum lot coverage shall be 55% for the lots with 4,950 sq. ft. in area and 50% for the remaining lots (increase from requirement of a maximum of 40% coverage for single-family dwellings).
- h. Minimum side yard setback shall be 7.5 feet (reduction from requirement of 10 feet in both R-3 and R-1C zoning districts).
- i. Minimum front yard setback shall be 15 feet, including on the second frontage on corner lots, provided that the front setback of the garage is 25 feet to accommodate the required residential driveway length.
- j. The minor collector road (Greenway Blvd.) shall be permitted to terminate at a local road (C. F. Kinney Rd.) to meet the requirement for a secondary entrance to a subdivision with over 50 lots.

2. PLAN REVISIONS

A revised plan shall be submitted for staff verification prior to application for a site development permit. The plan shall show the following revisions:

- a. Add 12 visitor parking spaces. The addition of the 12 spaces shall be considered satisfactory to meet the visitor parking requirement provided all houses have 2-car garages.
- b. Revise lot dimensions and building envelopes to reflect the correct (required) or approved setbacks, as appropriate, and renumber lots consecutively with no duplication of numbers. (Building permits cannot be issued for houses on lots which do not meet minimum requirements such as lots along the eastern boundary with long sides abutting Dinner Lake Shores.)
- c. Provide an open play area of at least 100 ft. by 100 ft. in a park.
- d. Adjust the location of the buffer wall running between the two sections of Park E (in the neighborhood west of the entrance) to allow the installation of an interior sidewalk within a 15-ft. landscaped buffer between the street and the wall.
- e. Add a roadway connection in the southwest corner of the property for access to the future city park at the fire station (developer commitment).

3. RIGHT-OF-WAY DEDICATION – C. F. KINNEY ROAD

Property shall be preserved for future dedication along the entire northern property line to provide adequate right-of-way for C. F. Kinney Rd. as it currently exists and for the proposed extension of C. F. Kinney Rd. to the west as shown on the East Polk Road Study, completed by Polk County in 2008. The width of the right-of-way required shall be determined by the County and dedicated when required by the County.

4. BUS STOP

The bus stop now located near the proposed entrance shall be relocated with the approval of Polk County Transit and a parcel or easement shall be granted if required by the County for future construction of a bus shelter.

5. AIRPORT NOTIFICATION

The final plat shall include a notification to future lot owners that Chalet Suzanne's airport is located close to the development.

6. STREET TREES AND STREET LIGHTING

Street trees with root barriers shall be provided throughout the development and street lights shall have "dark sky" type fixtures.

7. ANTI-MONOTONY STANDARDS

The design guidelines (including anti-monotony standards and a ban on accessory structures) submitted by the developer March 26, 2014 shall be enforced by the homeowners' association.

8. SETBACK FROM PROJECT PROPERTY LINES

In addition, the Planning Board recommends that sec. 23-443.1.e. of the zoning regulations be amended to reduce the required setback (now 35 feet) from project property lines for single-family dwellings in PDPs. The Board further recommends that the setbacks from project property lines as proposed by the developer for lots along the eastern property line of Leoma's Landing be accommodated in the amendment, provided the houses are limited to one story:

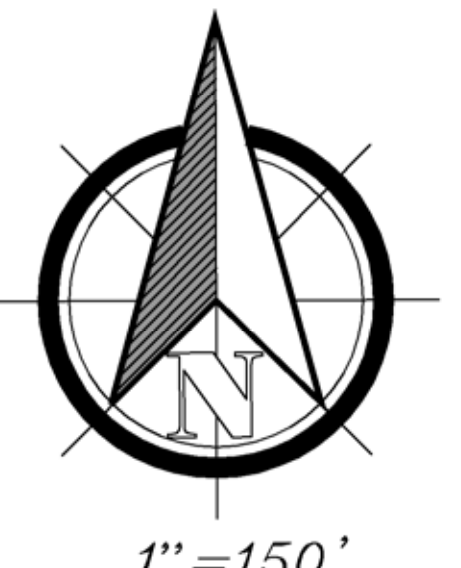
For lots 61 through 78 rear setback of 25 feet (abutting Dinner Lake Shores)

For lots 81 through 90 rear setback of 24 feet (abutting Dinner Lake Shores)

For lots 1 through 7 rear setback of 19 feet (at C. F. Kinney Rd. entrance)

As shown on plan dated March 14, 2014 and reviewed by the Planning Board.

Margaret J. Swanson, Director of Planning & Development



OPEN SPACE CALCULATIONS

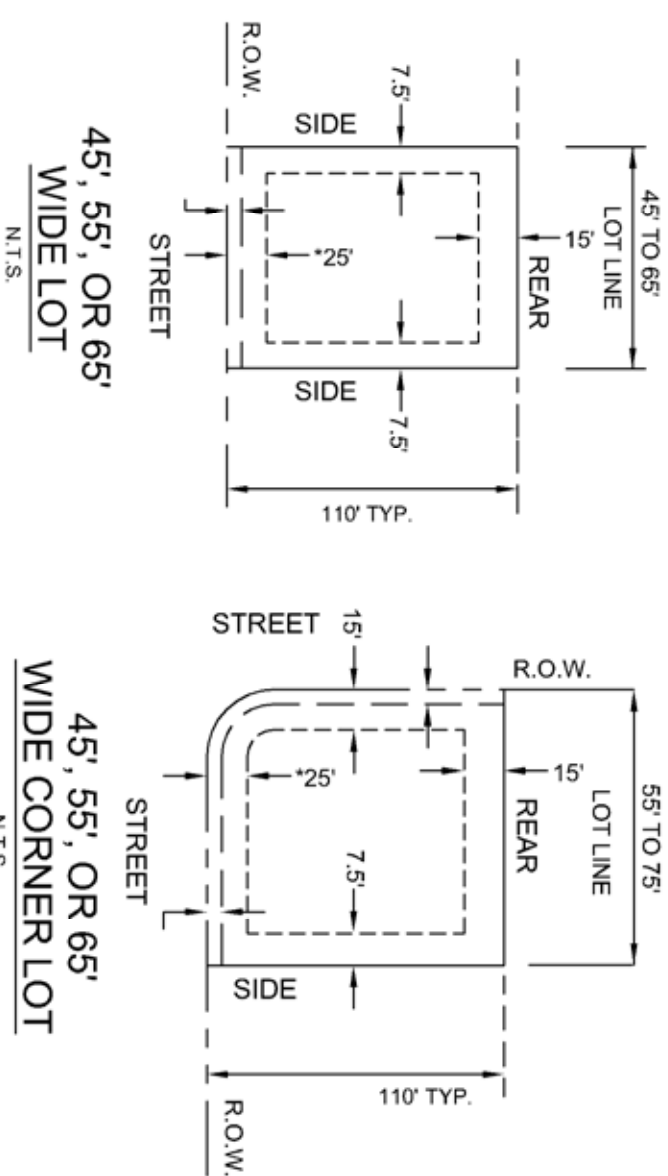
ITEM :	PROVIDED (Ac.)
*ACTIVE RECREATION TRAIL	2.9
STORMWATER MANAGEMENT	12.9
WETLANDS AND SURFACE WATERS	8.2
NEIGHBORHOOD PARKS	5.1
MISC GREEN SPACES	10.3
**TOTAL OPEN SPACE	39.4 AC.

*DENOTES ACTIVE RECREATION/PARKS MEETING 2.3- 3.10
 ** TOTAL OPEN SPACE IS 42% OF PROJECT AREA
 *** TOTAL AREAS GIVEN ARE AFTER R/W DONATION
 NORTH R/W DONATION TRAC IS 0.46 AC.
 TOTAL PROJECT AREA AFTER R/W DONATION = 93.27

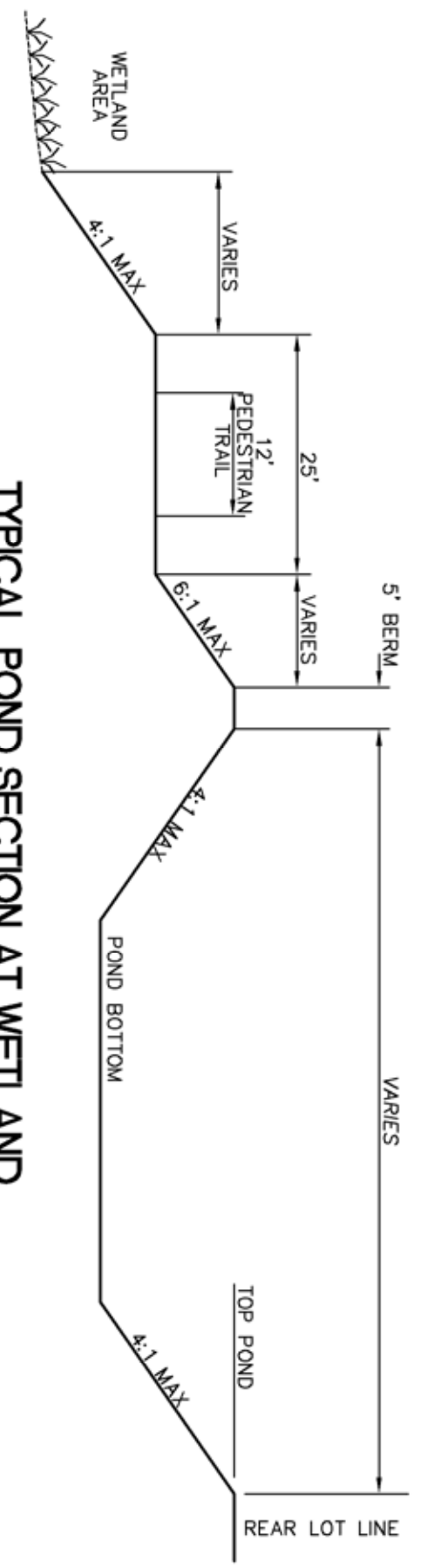
RECREATION & PARKS

ITEM :	STANDARDS	PROVIDED
SINGLE FAMILY AREA	1.75 Acres/400 Units	
NEIGHBORHOOD PARKS	=1.2 Acres (Min)	
COMPENSATORY	3.99 Acres	
OPEN SPACE		8.0 AC.
TOTAL PARKS		5.1 AC.

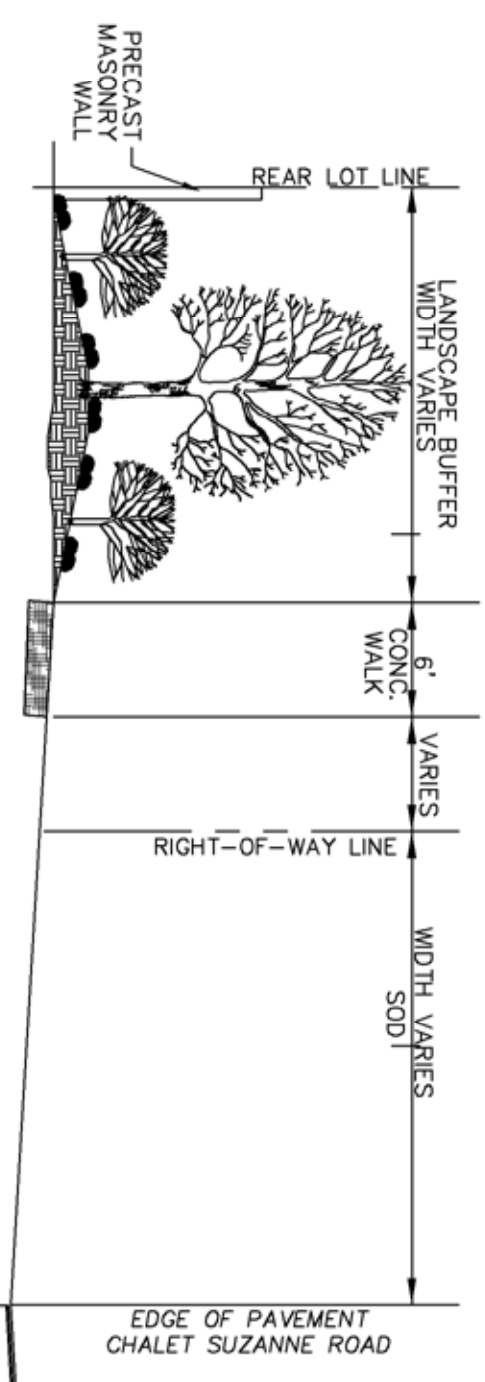
TYPICAL SINGLE FAMILY LOTS



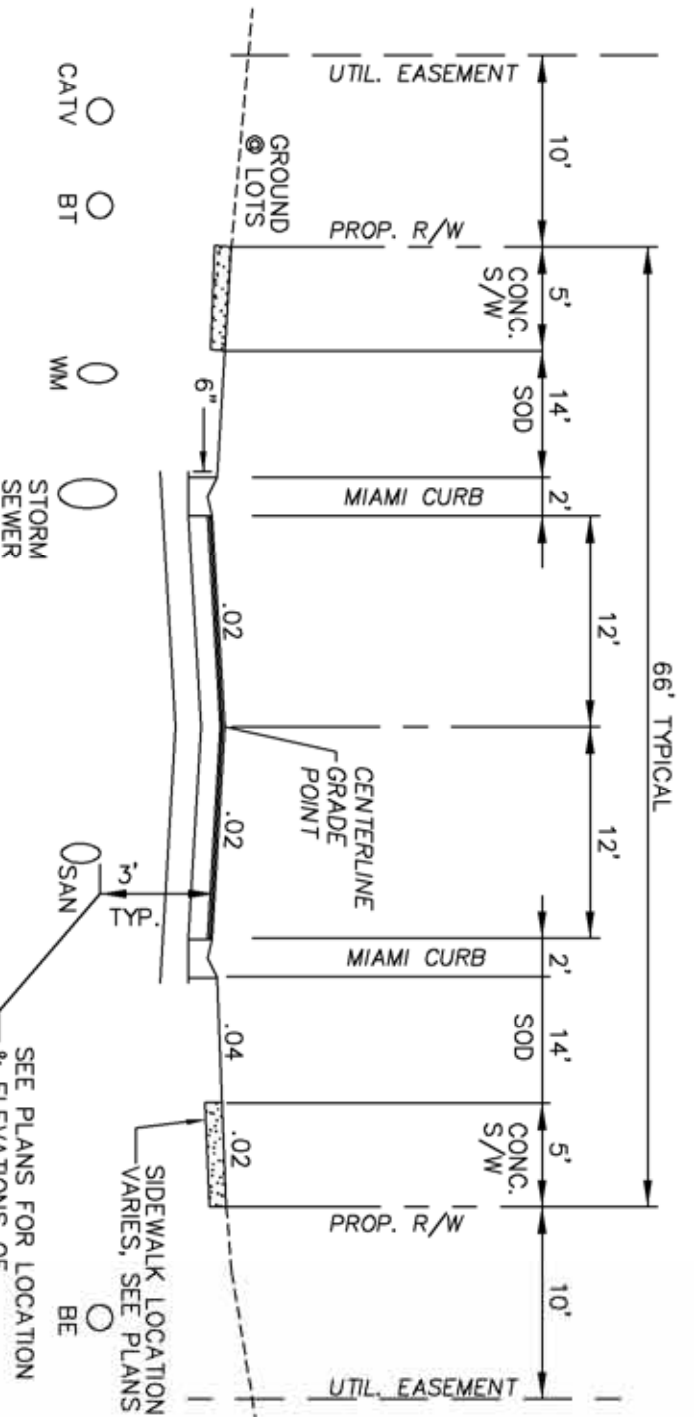
TYPICAL POND SECTION AT WETLAND



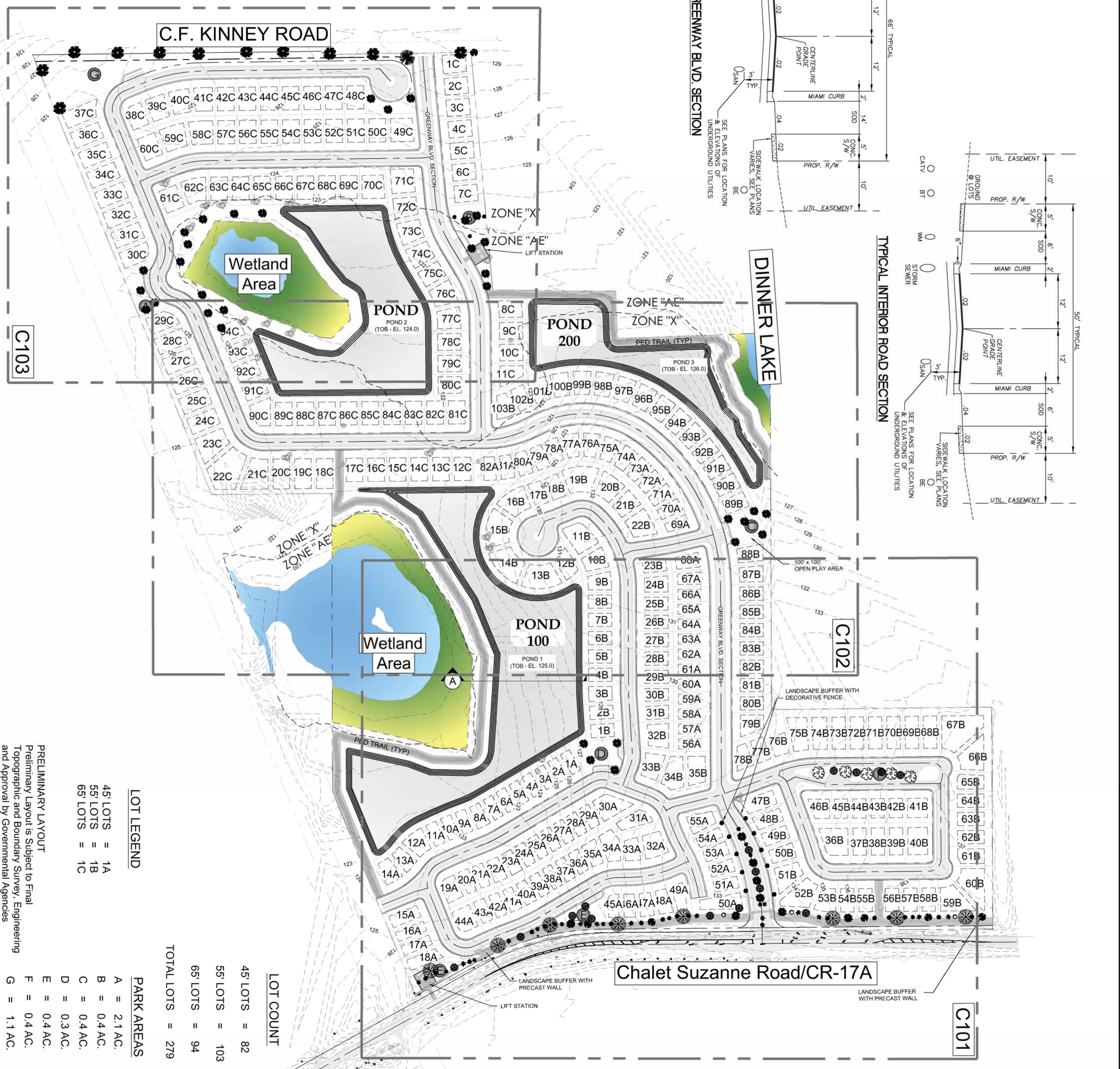
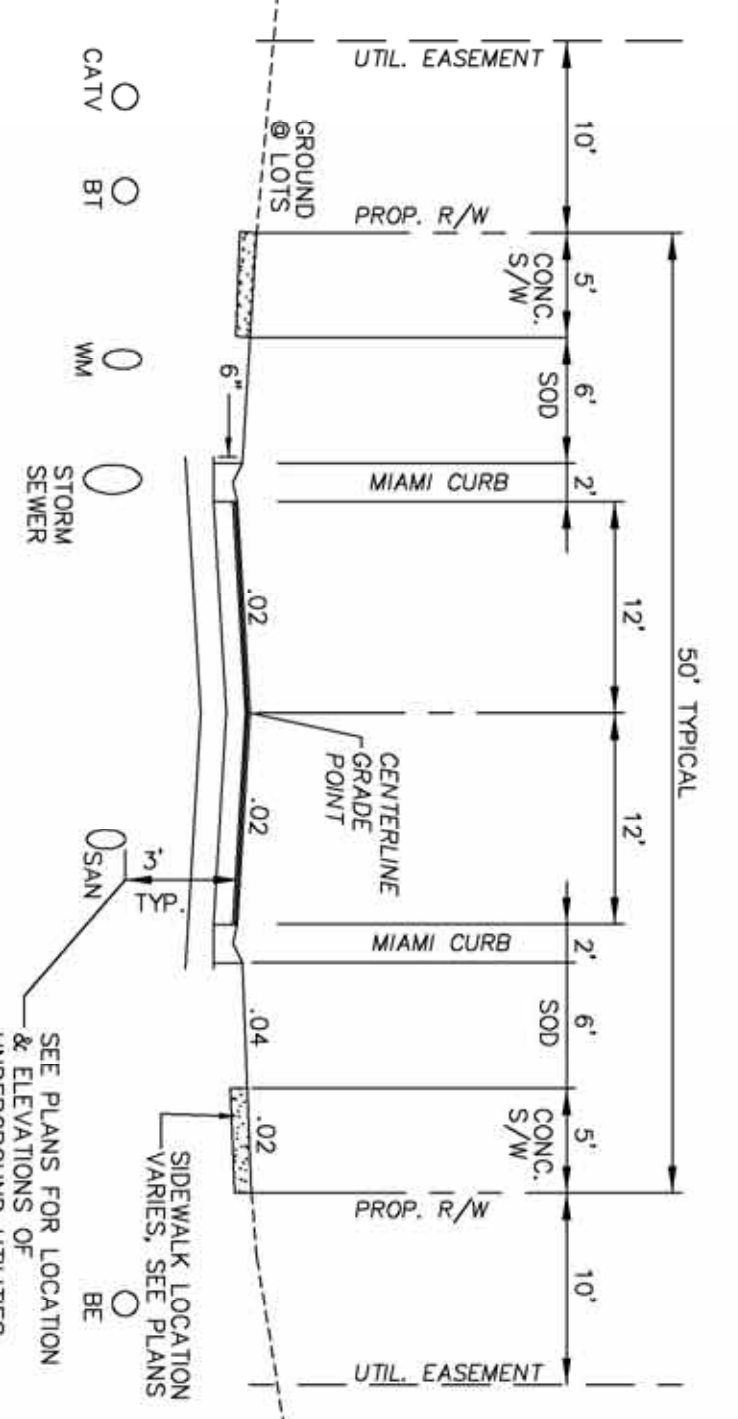
TYPICAL LANDSCAPE BUFFER SECTION



TYPICAL GREENWAY BLVD. SECTION



TYPICAL INTERIOR ROAD SECTION



LOT LEGEND

- 45' LOTS = 1A
- 55' LOTS = 1B
- 65' LOTS = 1C

PARK AREAS

- A = 2.1 AC.
- B = 0.4 AC.
- C = 0.4 AC.
- D = 0.3 AC.
- E = 0.4 AC.
- F = 0.4 AC.
- G = 1.1 AC.

LOT COUNT

- 45' LOTS = 82
- 55' LOTS = 103
- 65' LOTS = 94
- TOTAL LOTS = 279**

PRELIMINARY LAYOUT
 Preliminary Layout is Subject to Final
 Topographic and Boundary Survey, Engineering
 and Approval by Governmental Agencies

NOT FOR CONSTRUCTION

SHEET NUMBER
C100

LEOMA'S LANDING PDP MODIFICATION

OVERALL PRELIMINARY SITE PLAN

USK CONSULTING
 ENGINEERS, LAND PLANNERS
 CONSTRUCTION MANAGERS

464 West Pipkin Road, Suite # 2
 Lakeland, Florida 33813
 Phone (863) 619-6131
 Fax (863) 619-6103
 Certificate of Authorization No. 26932
 www.usk-consulting.com

METRO DEVELOPMENT GROUP

DESIGNED BY:	BLM	DATE:	Jun 02, 2015
DRAFTED BY:	BLM	JOB NO.:	1220.02
CHECKED BY:	MJ	DESCRIPTION:	
NO.	DATE	DESCRIPTION	
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