

**PLANNING AND ZONING BOARD
MINUTES
CITY COMMISSION CHAMBERS
THURSDAY, FEBRUARY 10, 2022
6:00 P.M.**

Chair Fountain called the Planning and Zoning Board to order at 6:00 p.m. in the City Hall Chambers located at 120 E. Pomelo Street, Lake Alfred, Florida.

Chair Fountain provided the invocation and the Pledge of Allegiance.

Board Members in Attendance: Chair Ike Fountain, Board Member Herb Nigg, Board Member Loretta Vittorio, Board Member Charles Lake, Board Member Brenda Arnold, Alternate Board Member Cathy Long, and Alternate Board Member Brandon Davis. A quorum was present.

Board Member Absent: Board Member Wanda Daley.

Staff: Community Development Director Ameé Bailey, Assistant City Attorney Seth Claytor, City Planner Erika Tulloch, and City Clerk Linda Bourgeois.

Chair Fountain presented the minutes from January 13, 2022, Planning and Zoning Board meeting for approval.

Board Member Lake made a motion to approve the January 13, 2022 meeting minutes. The motion was seconded by **Board Member Vittorio**. The motion was unanimously approved.

Assistant City Attorney Claytor read the general procedures into the record. He performed the swearing-in ceremony to all staff and audience members providing testimony.

Chair Fountain presented the business item for consideration.

City Planner Erika Tulloch presented the business item.

Applicant:	Benjamin Prill
Request:	A request for a variance to the 50% maximum Impervious Surface Ratio (ISR). The request is specifically to extend the existing pool enclosure.
<u>Property Information</u>	
Address:	361 James Circle
Parcel ID:	26-28-04-522751-000770
Land Use:	Residential (RES) Future Land Use (FLU) district
Zoning:	Residential Neighborhood 1 (RN-1)
Variance from Section:	§ Section 2.1.6 of the Unified Land Development Code

Background: The applicant submitted a construction permit application to extend the paver pad and add a concrete footer to facilitate the construction of a screened patio area to the rear of the primary residence. The Planning and Building Departments reviewed the application and determined that the applicant's request would require a variance since the lot already exceeds the maximum allotted Impervious Surface Ratio (ISR). Therefore, the applicant is requesting a variance to the ISR of the property. There were thirty mailers sent with no responses. She said there was a correction to point out on the mailers as the Impervious Surface Ratio in the letters indicated the property had a 40% ISR when the actual ratio was 50% ISR due to the parcel being in a cluster-development.

She said the staff has evaluated the variance request and recommends approval of the variance request based on the standards listed above, with the following conditions:

The residential lot at 361 James Circle is a 7,405 sqft lot. The property currently includes a 3,375 sqft residential structure with a pool and screen enclosure. The applicant would like to extend the existing screened enclosure. The maximum allowed ISR for this lot is 50%. Specifically, the calculated ISR coverage for this property can be shown in the table below.

TABLE SHOWING IMPERVIOUS SURFACE RATIO CALCULATIONS		
IMPERVIOUS STRUCTURE	SQUARE FOOTAGE (SQFT)	ISR USED (%)
House	3,375	46
Pool	630	9
Driveway/ Entrance	365	5
Total Impervious Coverage	4370 sqft	60%
Screen Enclosure Addition	315 sqft	4%

Impervious Surface Ratio Calculation

1. That the applicant is permitted to construct the new screen enclosure addition measuring 315 sqft.
2. The screen room enclosure shall be constructed on top of the existing impervious pavers and may not be modified without an additional permit.
3. The variance shall only apply to the screened enclosure at 361 James Circle.
4. The screened enclosure shall meet all other requirements of the Lake Alfred Unified Land Development Code.
5. That the approval of this variance request shall not constitute a variance or additional waiver from any applicable development regulation unless specifically noted in the conditions of approval and consistent with the ULDC.
6. The applicant shall apply for, receive and finalize all necessary City of Lake Alfred building permits for this screen enclosure by February 10, 2023, or this approval shall be void.

Planning and Zoning Board member discussion included the variance was for the screened-in enclosure to be placed upon the existing pavers, the property was already over the ISR when purchased, and the pavers were not the issue it was the screen room itself.

Community Development Director Bailey explained this was a unique situation where the property was already over the allotted ISR when the pool was permitted. In addition, she explained the engineering staff was comfortable that the pavers were acceptable so it was the addition of the actual structure that adds to the Impervious Surface Ratio. By approval, the variance will incorporate the total ISR for the City's records.

Chair Fountain opened the floor to public comments.

Applicant **Benjamin Prill** introduced himself and said he had nothing to add to the request as it was covered in the presentation. He thanked the Planning and Zoning Board for having him here tonight.

Board Member Lake moved to grant the variance request as presented, with staff conditions of approval, after hearing competent substantial evidence that meets all the variance criteria as set forth; and I hereby authorize the Chairman to sign a Development Order to be recorded in Polk County Public Records. The motion was seconded by **Board Member Nigg**. The motion was unanimously approved.

The next Planning and Zoning Board meeting will be held on Thursday, March 10, 2022.

Without any further business, the Planning and Zoning Board meeting was adjourned at 6:22 p.m.
Respectfully submitted,

A handwritten signature in cursive script that reads "Linda Bourgeois".

Linda Bourgeois, BAS, MMC,
City Clerk