

WINTER HAVEN

The Chain of Lakes City

PLANNING COMMISSION MEETING

TUESDAY, AUGUST 2, 2022

6:00 PM

City Hall, John Fuller Auditorium

451 Third Street NW

Winter Haven, FL 33881

1. CALL TO ORDER

2. ROLL CALL

3. INVOCATION AND PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.A. **June 21, 2022 Special Joint City Commission and Planning Commission Meeting Minutes**

Staff Contact: Jordan Hall, Planning Assistant, jehall@mywinterhaven.com

[June 21, 2022 Special Joint City Commission and Planning Commission Meeting Minutes](#)

4.B. **July 5, 2022 Meeting Minutes**

Staff Contact: Jordan Hall, Planning Assistant, jehall@mywinterhaven.com

[July 5, 2022 Meeting Minutes](#)

5. EXPLANATION OF HEARINGS BY CHAIR

6. HEARINGS - OLD BUSINESS

7. HEARINGS - NEW BUSINESS

7.A. **P-22-05-S - Request by Steven Rojas for Special Use Approval for a package store located in the Commercial- Downtown (C-1) zoning district. General Location: 123 Avenue B, SW. The area covered by this request ±0.20 acres.**

Staff Contact: Heather Reuter, Senior Planner, hreuter@mywinterhaven.com

[Summary - Case Number P-22-05-S](#)

7.B. **P-22-06-S - Request by Hilltop Church of Christ, Inc. for Special Use Approval to allow the expansion of church facilities on a parcel located in the Single Family Residential – Small Lot (R-2) zoning district General Location: 2100 Martin Luther King Boulevard, NE. The area covered by this request is 21.7± acres.**

Staff Contact: Chris Young, Senior Planner, cyoung@mywinterhaven.com

[Summary - Case Number P-22-06-S](#)

- 7.C. P-22-48 and P-22-49 - Request by Share a Q Tip Trust, to amend the Future Land Use on a parcel from Conservation Future Land Use to a combination of Conservation and Residential-Low Density Future Land Uses; and to rezone the same parcel from a combination of Single Family Residential- Small Lot (R-2) and Multi-family Residential- Low Density (R-3) Zoning Districts to a combination of Multi-family Residential- Low Density (R-3) and Conservation (CN) Zoning Districts. General Location: Parcel is located at the northwest corner of Buckeye Loop Road and Buckeye Trace Boulevard. The area covered by these requests is 16.13± acres**

Staff Contact: Sean Byers, Planning Manager, sbyers@mywinterhaven.com

[Summary - Case Numbers P-22-48 and P-22-49](#)

- 7.D. P-22-50 - Administrative request to amend the Winter Haven Code of Ordinances, Chapter 21, Article III, Division 4, by adding Section 21-154 relating to water conservation standards (Florida Water Star Program)**

Staff Contact: Sean Byers, Planning Manager, sbyers@mywinterhaven.com

[Summary - Case Number P-22-50](#)

- 7.E. P-22-51 - Administrative request to amend the Winter Haven Code of Ordinances, Chapter 21, Article II, Division 6, Section 21-104 relating to sidewalk cafes.**

Staff Contact: Heather Reuter, Senior Planner, hreuter@mywinterhaven.com

[Summary - Case Number P-22-51](#)

[Revised Chapter 21, Article II, Division 6, Section 21-104](#)

- 7.F. P-22-52 - Administrative request to amend the Winter Haven Code of Ordinances, Chapter 21, Article IX, Section 21-531, Definitions, for the purpose of updating the definition for a restaurant.**

Staff Contact: Heather Reuter, Senior Planner, hreuter@mywinterhaven.com

[Summary - Case Number P-22-52](#)

8. OTHER BUSINESS

9. ADJOURNMENT

If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is to be based (FS 286.0105). In accordance with the Americans with Disabilities Act and Florida Statutes, Section 286.26, persons with disabilities needing special accommodations to participate in this proceeding, should contact the City Clerk's Office, 451 Third Street, NW, Winter Haven, Florida 33881, in writing, not later than 48 hours prior to the proceeding; if not in writing, then not later than four (4) days prior to the proceeding at (863) 291-5600. Vision or hearing impaired please call (800) 955-8771 for assistance.