



Community Development

Building | Code Enforcement | Planning | Zoning

AGENDA

PLANNING BOARD MEETING

**CITY COMMISSION CHAMBERS
CITY HALL**

**OCTOBER 26, 2016
REGULAR MEETING 6:00 P.M.**

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

ROLL CALL: MAMIE DRANE, ADMINISTRATIVE ASSISTANT

APPROVAL OF MINUTES: SEPTEMBER 21, 2016 MEETING

BUSINESS ITEMS

- 1) **APPOINTMENT OF 2016-2017 CHAIR AND VICE CHAIR.**
- 2) **PUBLIC HEARING: FLOODPLAIN MANAGEMENT LAND DEVELOPMENT CODE TEXT AMENDMENT**
- 3) **PUBLIC HEARING: COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TEXT AMENDMENT**
- 4) **PUBLIC HEARING: FUTURE LAND USE MAP AMENDMENT FOR GAPWAY GROVES CORPORATION PROPERTY****
- 5) **PUBLIC HEARING: ZONING MAP AMENDMENT FOR GAPWAY GROVES CORPORATION PROPERTY****

(Business Items 4 and 5 will be presented and discussed together as they concern the same property and project by Gapway Groves)

PUBLIC COMMENTS

BOARD MEMBER COMMENTS

ADJOURN

Any person who decides to appeal any recommendation of the City Commission and/or Planning Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities needing special accommodations to participate in this proceeding should contact the City Clerk no later than five days prior to the proceeding at 291-5747.

**MINUTES
PLANNING BOARD MEETING
CITY COMMISSION CHAMBERS, CITY HALL
SEPTEMBER 21, 2016
6:00 P.M.**

CALL TO ORDER: Board Member Hoffman

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL: Those in attendance were, Deborah Hoffman, Judy Schelfo (late), Joe Hults, Matthew Noone, Rene Ferrer, Administrative Assistant Mamie Drane, and Community Development Director Valerie Vaught

APPROVAL OF MINUTES: OCTOBER 21, 2015 MEETING

Board Member Noone made a motion to approve the Planning Board Meeting minutes for the August 21, 2015 regular meeting: seconded by Board Member Hults motion was approved by unanimous voice call vote.

BUSINESS ITEMS

1) APPOINTMENT OF 2016-2017 CHAIR AND VICE CHAIR.

Community Development Director Valerie Vaught Introduced the first business item, the appointment of the 2016 - 2017 Chair and Vice Chair. After some discussion, there was a consensus of the Board Members present and the item was tabled till the next Planning Board Meeting, October 26, 2016.

2) APPROVE 2017 BOARD MEETING SCHEDULE.

Director Vaught asked the Board to approve the 2017 meeting schedule. There was a consensus to approve the 2017 Meeting Schedule.

3) CONSIDER SPECIAL EXCEPTION REQUEST FROM CELIA DETTMAR FOR HAIR SALON BUSINESS TO OPERATE FROM RESIDENCE AT 358 TREASURE CAY COVE.

Director Vaught reviewed the request for a Special Exception from Resident Celia Dettmar to operate a Hair Salon from her home at 358 Treasure Cay Cove. Because the Building Official for Lake Alfred did not think this home occupation fit within the Code parameters he denied her request, and asked that the Planning Board make the final decision regarding her application.

Mrs. Dettmar included with her application:

- Warranty Deed for 358 Treasure Cay Cove (Subject Site)
- Petition of property owners within 100 ft radius of subject site
- Boundary Survey of subject site
- Excerpt of ULDC, Section 7.10.00 regarding Home Occupations

Director Vaught asked for comments:

Board Member Hults clarified the additional traffic statement from the information in the staff report. He noted that the normal traffic for a subdivision varies and is open interpretation.

The Board opened the floor for any comments from the public.

Denise Johnson, 460 E. Oak Street, spoke in favor of the request.

Joyce Schmidt, 365 E. Sanford Street, spoke in favor of the request.

Diane Alexander, 9070 Hickory Walk, Haines City, spoke in favor of the request.

After some discussion, Board Member Hoffman made a motion to consider special exception request from Celia Dettmar for hair salon business to operate from residence at 358 Treasure Cay Cove; seconded by Board Member Noone. The board approved unanimously.

MEETING ADJOURNED 6:30PM

Respectfully submitted,
Mamie Drane
Administrative Assistant

**LAKE ALFRED PLANNING BOARD AGENDA
OCTOBER 26, 2016**

Business Item No. 1

**APPOINTMENT OF 2016-2017 CHAIR AND VICE
CHAIR**

ISSUE: Section 8.03.01 of the Lake Alfred Unified Land Development Code and Board Bylaws require that Chair and Vice Chair be appointed annually.

The Board will consider among itself appointments for Chair and Vice Chair to serve in FY 2016/2017.

2016-2017 Board Members:

Karen Abdul-Hameed, member since April 2009
Bette Biggar, member since December 2008
Ireneo "Rene" Ferrer, member since December 2015
Deborah Hoffman, member since December 2008
Joseph Hults, member since October 2012
Matthew Noone, member since August 2015
Judy Schelfo, member since July 2012

**LAKE ALFRED PLANNING BOARD AGENDA
OCTOBER 26, 2016**

Business Item No. 2

**PUBLIC HEARING: FLOODPLAIN
MANAGEMENT LAND DEVELOPMENT CODE
TEXT AMENDMENT**

ISSUE: A City-initiated text amendment to the Unified Land Development Code of the City of Lake Alfred, Florida; specifically, to change the text of applicable sections including Article 5, Resource Protection Standards, to update the regulations regarding Floodplain Management to ensure they are fully consistent with the National Flood Insurance Program requirements by the effective date of the revised Flood Insurance Rate Maps (FIRMs) and to adopt new flood hazard maps.



CITY OF LAKE ALFRED
AMENDMENT TO THE LAND DEVELOPMENT CODE
STAFF REPORT & PROPOSED AMENDMENTS
OCTOBER 26, 2016

TO: City of Lake Alfred Planning Board

PREPARED BY: Marisa M. Barmby, AICP, Senior Planner
Central Florida Regional Planning Council

AGENDA DATE: October 26, 2016

REQUESTED ACTION: Consider recommending approval to the City Commission of a City-initiated text amendment to the Unified Land Development Code of the City of Lake Alfred, Florida; specifically, to change the text of applicable sections including Article 5, Resource Protection Standards, to update the regulations regarding Floodplain Management to ensure they are fully consistent with the National Flood Insurance Program requirements by the effective date of the revised Flood Insurance Rate Maps (FIRMs) and to adopt new flood hazard maps.

BACKGROUND:

In 2012, the City of Lake Alfred adopted Ordinance 1315-12, which adopted the updated FIRM maps for the eastern side of Polk County (effective date September 28, 2012) and updated the City's floodplain management regulations established in cooperation with the Federal Emergency Management Agency (FEMA) and the Florida Department of Emergency Management (DEM). The regulations were prepared using a model floodplain ordinance developed by DEM, originally released in April 2012. The language in the model ordinance provided text consistent with newly updated flood design regulations that were established in the 2010 Florida Building Code (FBC) update and consistent with requirements established by the American Society of Civil Engineers (ASCE 24) standards for flood resistant design and construction.

The language adopted in Ordinance 1315-12 was based on the DEM model ordinance available at that time. It was not until sometime in 2013 that the FEMA Regional Office formally approved the model ordinance. Between the date of the City's adoption and the formal approval, FEMA required a number of relatively minor changes, which are incorporated into the attached Ordinance.

Section 5.01.02.03 of the current ordinance establishes the basis for flood hazard areas as the FIS/FIRMs and all subsequent amendments and revisions thereto by reference. As such, the City is not required to adopt these updated text changes. However, to ensure consistency with the current edition of the Florida Building Code and the ASCE 24 standards, the DEM State Floodplain Management Office encourages the Town to adopt these corrections and also update the date of the Flood Insurance Study and FIRMs. The updated FIRM maps will be effective on December 22, 2016.

PROPOSED CHANGES:

The proposed amendments are provided in the attached ordinance. Text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

HEARING DATES:

- **October 26, 2016: Planning Board Meeting (Public Hearing)**
- November 7, 2016: City Commission Meeting (First Reading)
- November 21, 2016 Town Commission Meeting (Adoption Hearing)

MOTION OPTIONS:

1. Forward the proposed amendments to the City Council with a recommendation of approval.
2. Forward the proposed amendments with changes to the City Council with a recommendation of approval.
3. Continue the item until a date certain.

Attachments:

- Attachment "A": Proposed Amendments to Floodplain Regulations

ATTACHMENT "A": PROPOSED AMENDMENTS TO FLOODPLAIN REGULATIONS

ORDINANCE NO. xxxx-xx

AN ORDINANCE BY THE CITY OF LAKE ALFRED AMENDING THE CITY'S UNIFIED LAND DEVELOPMENT CODE TO REPEAL AND REPLACE ARTICLE 5 – RESOURCE PROTECTION STANDARDS, SECTION 5.01.00 DEVELOPMENT IN FLOODPRONE AREAS TO IDENTIFY THE EFFECTIVE DATE OF THE REVISED FLOOD INSURANCE STUDY AND FLOOD INSURANCE RATE MAP, AND TO MAKE OTHER ORDINANCE MODIFICATIONS TO BRING THE REGULATIONS INTO AGREEMENT WITH THE MOST CURRENT MODEL CODE-COMPANION FLOODPLAIN MANAGEMENT ORDINANCE FOR FLORIDA COMMUNITIES; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 166, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Federal Emergency Management Agency has revised and reissued the Flood Insurance Study for Polk County, Florida and Incorporated Municipalities, with an effective date of December 22, 2016; and

WHEREAS, the Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of the City of Lake Alfred and such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare, and

WHEREAS, the City Commission has determined that it is in the public interest to amend the Lake Alfred Land Development Code, Article 5 Resource Protection Standards, Section 5.01.00 Development in Floodprone Areas to identify the effective date of the revised Flood Insurance Study and Flood Insurance Rate Map, and to make other ordinance modifications to bring the regulations into agreement with the most current Model Code-Companion Floodplain Management Ordinance for Florida communities.

WHEREAS, pursuant to Section 166.041(c)2, Florida Statutes, the City Commission and the City's Planning Board have held meetings and hearings to amend the Unified Land Development Code as presented; and, the meetings were advertised and held with due public notice, to obtain public comment; and having considered written and oral comments received during public hearings, find the changes necessary and appropriate to the needs of the City.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Lake Alfred that the Unified Land Development Code (ULDC) of the City of Lake Alfred is amended as set forth in the following amendments, as shown in strikethrough and underline format in Section 2.

SECTION 1. RECITALS.

The foregoing whereas clauses are incorporated herein by reference and made a part hereof.

SECTION 2. AMENDMENTS.

The Unified Land Development Code (ULDC), Article 5 – Resource Protection Standards, Section 5.01.00, is hereby amended by the following administrative amendments.

5.01.00 Development in Flood Prone Areas

5.01.02 Applicability

5.01.02.03 Basis for establishing flood hazard areas. The Flood Insurance Study for Polk County, Florida and Incorporated Areas dated ~~September 28, 2012~~ December 22, 2016, and all subsequent amendments and revisions, and the accompanying Flood Insurance Rate Maps (FIRM), and all subsequent amendments and revisions to such maps, are adopted by reference as a part of these regulations and shall serve as the minimum basis for establishing flood hazard areas. Studies and maps that establish flood hazard areas are on file at the Office of the City Clerk of Lake Alfred .

5.01.03 Duties and Powers of the Floodplain Administrator

~~5.01.03.04 Determinations for existing buildings and structures~~ Substantial improvement and substantial damage determinations For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the Building Official, shall:

1. Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made;
2. Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure;
3. Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; and
4. Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood

resistant construction requirements of the *Florida Building Code* and these regulations is required.

5.01.03.08 Floodplain management records. Regardless of any limitation on the period required for retention of public records, the Floodplain Administrator shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of these regulations and the flood resistant construction requirements of the *Florida Building Code*, including Flood Insurance Rate Maps; Letters of Map Change; records of issuance of permits and denial of permits; determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required design certifications and documentation of elevations specified by the *Florida Building Code* and these regulations; notifications to adjacent communities, FEMA, and the state related to alterations of watercourses; assurances that the flood carrying capacity of altered watercourses will be maintained; documentation related to appeals and variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to these regulations and the flood resistant construction requirements of the *Florida Building Code*. These records shall be available for public inspection at Office of the City Clerk of Lake Alfred.

5.01.04 Permits

5.01.04.07 Other permits required. Floodplain development permits and building permits shall include a condition that all other applicable state or federal permits be obtained before commencement of the permitted development, including but not limited to the following:

1. The Southwest Florida Water Management District; section 373.036, F.S.
2. Florida Department of Health for onsite sewage treatment and disposal systems; section 381.0065, F.S. and Chapter 64E-6, F.A.C.
3. Florida Department of Environmental Protection for activities subject to the Joint Coastal Permit; section 161.055, F.S.
4. Florida Department of Environmental Protection for activities that affect wetlands and alter surface water flows, in conjunction with the U.S. Army Corps of Engineers; Section 404 of the Clean Water Act.
5. Federal permits and approvals.

5.01.05 Site Plans and Construction Documents

5.01.05.01 Information for development in flood hazard areas. The site plan or construction documents for any development subject to the requirements of these regulations shall be drawn to scale and shall include, as applicable to the proposed development:

1. Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development.
2. Where flood hazard areas, base flood elevations, or floodway data are not included on the FIRM or in the Flood Insurance Study, they shall be established in accordance with Section 5.01.05.02(2) or (3) of these regulations.

3. Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than 5 acres and the base flood elevations are not included on the FIRM or in the Flood Insurance Study, such elevations shall be established in accordance with Section 5.01.05.02(1) ~~or (2)(a)~~ of these regulations.
4. Location of the proposed activity and proposed structures, and locations of existing buildings and structures.
5. Location, extent, amount, and proposed final grades of any filling, grading, or excavation.
6. Where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose.
7. Existing and proposed alignment of any proposed alteration of a watercourse.

The Floodplain Administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by these regulations but that are not required to be prepared by a registered design professional if it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance with these regulations.

5.01.05.02 Information in flood hazard areas without base flood elevations (approximate Zone A). Where flood hazard areas are delineated on the FIRM and base flood elevation data have not been provided, the Floodplain Administrator shall:

1. Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices.
- ~~2.~~ Obtain, review, and provide to applicants base flood elevation and floodway data available from a federal or state agency or other source or require the applicant to obtain and use base flood elevation and floodway data available from a federal or state agency or other source; ~~or~~
- ~~23.~~ Where base flood elevation data and floodway data are not available from another source, where the available data are deemed by the Floodplain Administrator to not reasonably reflect flooding conditions, or where the available data are known to be scientifically or technically incorrect or otherwise inadequate:
 - a. Require the applicant to ~~develop~~ include base flood elevation data prepared in accordance with currently accepted engineering practices; or
 - b. Specify that the base flood elevation is three (3) feet above the highest adjacent grade at the location of the development, provided there is no evidence indicating flood depths have been or may be greater than three (3) feet.
- ~~34.~~ Where the base flood elevation data are to be used to support a Letter of Map Change from FEMA, advise the applicant that the analyses shall be prepared by a Florida licensed engineer in a format required by FEMA, and that it shall be the responsibility of the applicant to satisfy the submittal requirements and pay the processing fees.

5.01.05.03 Additional analyses and certifications. As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this section, the applicant shall have the following analyses signed and sealed by a Florida licensed engineer for submission with the site plan and construction documents:

1. For development activities proposed to be located in a regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in Section 5.01.05.04 of these regulations and shall submit the Conditional Letter of Map Revision, if issued by FEMA, with the site plan and construction documents.
2. For development activities proposed to be located in a riverine flood hazard area for which base flood elevations are included in the Flood Insurance Study or on the FIRM and floodways have not been designated, ~~a floodway encroachment analysis~~ which hydrologic and hydraulic analyses that demonstrates that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments, will not increase the base flood elevation more than one (1) foot at any point within the community. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as Zone AO or Zone AH.
3. For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained in a manner which preserves the channel's flood-carrying capacity; the applicant shall submit the analysis to FEMA as specified in Section 5.01.05.04 of these regulations.

5.01.06 Inspections

5.01.06.01 General. Development for which a floodplain development permit or approval is required shall be subject to inspection.

5.01.06.01.02.01 Buildings, structures and facilities exempt from the *Florida Building Code*, lowest floor inspection. Upon placement of the lowest floor, including basement, and prior to further vertical construction, the owner of a building, structure or facility exempt from the *Florida Building Code*, or the owner's authorized agent, shall submit to the Floodplain Administrator:

1. If a design flood elevation was used to determine the required elevation of the lowest floor, the certification of elevation of the lowest floor prepared and sealed by a Florida licensed professional surveyor; or
2. If the elevation used to determine the required elevation of the lowest floor was determined in accordance with Section 5.01.05.02(23)(b) of these regulations, the documentation of height of the lowest floor above highest adjacent grade, prepared by the owner or the owner's authorized agent.

Failure to submit the certification or documentation of elevation of the lowest

floor or to make required corrections indicated by the Floodplain Administrator's review of the information shall be cause to issue a stop-work order for the project in accordance with Section 5.01.08.02.

5.01.09 Definitions

5.01.09.04 Definitions.

Appeal. A request for a review of the Floodplain Administrator's interpretation of any provision of these regulations ~~or a request for a variance.~~

Lowest floor. The lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, ~~other than a basement,~~ usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the ~~non-elevation requirements of the~~ *Florida Building Code* or ASCE 24. [Also defined in FBC, B, Section ~~1612-2.202~~]

Park trailer. A transportable unit which has a body width not exceeding fourteen (14) feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. [Defined in ~~15C-1.0101, F.A.C. Section 320.01 F.S.~~]

Recreational vehicle. A vehicle, including a park trailer, which is: [~~Defined in section 320.01(b), F.S. See Section 320.01 F.S.~~]

1. Built on a single chassis;
2. Four hundred (400) square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light-duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Special flood hazard area. An area in the floodplain subject to a 1 percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMS as Zone A, AO, A1-A30, AE, A99, AH, V1-V30, VE or V. [Also defined in FBC, B Section ~~1612-2. 202~~]

Start of construction. The date of issuance ~~of permits~~ for new construction and substantial improvements ~~to existing structures,~~ provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within 180 days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns.

Permanent construction does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual "start of construction"

means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Also defined in FBC, B Section ~~1612.2. 202~~]

Substantial damage. Damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred. [Also defined in FBC, B Section ~~1612.2. 202~~]

Substantial improvement. Any repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either: [Also defined in FBC, B, Section ~~1612.2. 202~~]

1. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure.

5.01.10 Flood Resistant Development

5.01.10.02 Subdivisions

5.01.10.02.02 Subdivision plats. Where any portion of proposed subdivisions, including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:

1. Delineation of flood hazard areas, floodway boundaries and flood zones, and design flood elevations, as appropriate, shall be shown on preliminary plats ~~and final plats~~;
2. Where the subdivision has more than 50 lots or is larger than 5 acres and base flood elevations are not included on the FIRM, the base flood elevations determined in accordance with Section 5.01.05.02(1) ~~or (2)(a)~~ of these regulations;
3. Compliance with the site improvement and utilities requirements of Section 5.01.10.03 of these regulations; and
4. Each lot must include a site suitable for construction of a structure in conformity with the standards of these floodplain management regulations.

5.01.10.04 Manufactured Homes

5.01.10.04.01 General. All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed pursuant to section 320.8249, F.S., and shall comply with the requirements of Chapter 15C-1, F.A.C. and the requirements of these regulations. If located seaward of the coastal construction control line, all manufactured homes shall comply with the more restrictive of the

applicable requirements.

5.01.10.04.02 Foundations. All new manufactured homes and replacement manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations that are designed in accordance with the foundation requirements of the *Florida Building Code Residential* Section R322.2 and these regulations. Foundations for manufactured homes subject to Section 5.01.10.04.04.02 of this ordinance are permitted to be reinforced piers or other foundation elements of at least equivalent strength.

5.01.10.04.05 Enclosures. Fully enclosed areas below elevated manufactured homes shall comply with the requirements of the *Florida Building Code, Residential* Section R322.2 for such enclosed areas.

5.01.10.04.06 Utility equipment. Utility equipment that serves manufactured homes, including electric, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, shall comply with the requirements of the *Florida Building Code, Residential* Section R322.2.

5.01.10.07 Other Development

5.01.10.07.01 General requirements for other development. All development, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in these regulations or the *Florida Building Code*, shall:

1. Be located and constructed to minimize flood damage;
2. Meet the limitations of Section 5.01.10.03.04 of these regulations if located in a regulated floodway;
3. Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;
4. Be constructed of flood damage-resistant materials; and
5. Have mechanical, plumbing, and electrical systems above the design flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.

SECTION 3. APPLICABILITY.

For the purposes of jurisdictional applicability, this ordinance shall apply in City of Lake Alfred. This ordinance shall apply to all applications for development, including building permit applications and subdivision proposals, submitted on or after the effective date of this ordinance.

SECTION 4. REPEALER.

Any and all ordinances and regulations in conflict herewith are hereby repealed to the extent of

any conflict.

SECTION 5. SEVERABILITY.

If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared.

SECTION 6. EFFECTIVE DATE.

This Ordinance shall take effect upon adoption, following the second reading of the Ordinance.

SECTION 7. INCLUSION INTO THE CODE OF ORDINANCES.

It is the intent of the City Commission that the provisions of this ordinance shall become and be made a part of the City of Lake Alfred Unified Development Code, and that the sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," "regulation," or such other appropriate word or phrase in order to accomplish such intentions.

INTRODUCED AND PASSED on first reading this _____ day of _____, 2016.

PASSED AND ENACTED on second reading this _____ day of _____, 2016.

**CITY OF LAKE ALFRED, FLORIDA
CITY COMMISSION**

ATTEST:

Charles Lake, Mayor

Ameé Bailey, City Clerk

APPROVED AS TO FORM:

Frederick J. Murphy, Jr., City Attorney

**LAKE ALFRED PLANNING BOARD AGENDA
OCTOBER 26, 2016**

Business Item No. 3

**PUBLIC HEARING: COMPREHENSIVE PLAN
FUTURE LAND USE ELEMENT TEXT
AMENDMENT**

ISSUE: A City-Initiated text amendment to the Future Land Use Element of the City of Lake Alfred Comprehensive Plan to add a new Future Land Use category titled Mixed Use.



**CITY OF LAKE ALFRED
COMPREHENSIVE PLAN TEXT AMENDMENT
STAFF REPORT AND PROPOSED AMENDMENTS
OCTOBER 26, 2016**

TO: CITY OF LAKE ALFRED PLANNING BOARD

PREPARED BY: CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

AGENDA DATE: OCTOBER 26, 2016

REQUESTED ACTION: **PUBLIC HEARING:** City-initiated request to amend the Future Land Use Element of the City of Lake Alfred Comprehensive Plan to add the “Mixed Use” Future Land Use designation.

ATTACHMENTS:

The following are attached for review by the Planning Board.

- Staff Report including proposed text amendments

MOTION OPTIONS:

Options for motions are listed below.

1. Recommend **approval** of proposed Mixed Use Future Land Use to the City Commission.
2. Recommend **approval with changes** of proposed Mixed Use Future Land Use to the City Commission.
3. Recommend **denial** of proposed Mixed Use Future Land Use to the City Commission.

STAFF REPORT:

The Future Land Use Element of the City of Lake Alfred Comprehensive Plan currently provides for the following Future land Use designations:

- I. Residential
 - a) Rural-Residential/Agriculture
 - b) Very Low Density Residential
 - c) Low Density Residential
 - d) Medium Density Residential

- II. Commercial and Employment Centers
 - a) Neighborhood Convenience Center
 - b) Specialty Center
 - c) Downtown Mixed Use
 - d) Commercial
 - e) Industrial

- III. Other
 - a) Public Buildings and Grounds
 - b) Recreation and Open Space
 - c) Conservation
 - d) Preservation

Staff has determined that a new Future Land Use designation of “Mixed Use” should be added to the Comprehensive Plan. Mixed Use will allow for developments that are comprised of multiple or mixed uses which require specific or selected land use districts. This type of flexible land use category, outside of the downtown area, is not set forth by the City’s existing Future Land Use designations.

The proposed text to be added to Policy 1.1.5 and as Policy 1.1.13 of the Future Land Use Element is provided below. All subsequent policies will be renumbered.

PROPOSED AMENDMENTS

The proposed amendments to the Comprehensive Plan are provided below. Text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

References to 9J-5 of the Florida Administrative Code are proposed to be removed as this was repealed in July 2011. *Please note that Objective 1.1 and its subsequent policies are provided for reference and context.*

OBJECTIVE 1.1: FUTURE LAND USE CLASSIFICATIONS AND URBAN GROWTH

THE CITY OF LAKE ALFRED WILL ENSURE THAT GROWTH WILL BE DIRECTED TO APPROPRIATE AREAS AS DEPICTED ON THE FUTURE LAND USE MAP SERIES IN ORDER TO DISCOURAGE URBAN SPRAWL AND REDUCE GREEN HOUSE GAS EMISSIONS WHILE ENCOURAGING ENERGY EFFICIENCY. THROUGH THE APPLICATION OF ITS LAND DEVELOPMENT REGULATIONS, THE CITY WILL ALSO ENSURE THAT NEW DEVELOPMENT IS: CONSISTENT WITH SOUND PLANNING PRACTICES; SENSITIVE TO THE NATURAL LIMITATIONS OF THE SPECIFIC SITES TO SUPPORT DEVELOPMENT; CONSISTENT WITH THE ABILITY OF THE CITY TO MEET ITS ESTABLISHED LEVEL OF SERVICE STANDARDS; COMPATIBLE WITH THE PROTECTION OF NATURAL RESOURCES; AND COMPLEMENTARY TO THE EXISTING SOCIAL AND ECONOMIC ENVIRONMENT OF LAKE ALFRED. ~~{9J-5.006(3)(B)1,4,8}~~

Measurable Target: Land use changes classified and mapped according to the adopted classifications; CMS up to date; development located near City services.

Policy 1.1.1: Through the application of its Land Development Regulations and the Future Land Use Map Series, the City will encourage and direct development to areas where public facilities and services are available or are projected to be available. ~~{9J-5.006(3)(e)3}~~

Policy 1.1.2: The City will continue to maintain a concurrency management system to ensure that before development orders are issued, public facilities and services necessary to maintain established level of service standards are available or are committed to be available concurrent with the impacts of the development. The level of service standards are established within the elements of the City of Lake Alfred Comprehensive Plan, including the level of service standards listed within the following elements: ~~{9J-5.006(3)(e)3}~~

- a. Infrastructure Element
- b. Transportation Element

- c. Capital Improvements Element
- d. Public School Facilities Element

Policy 1.1.3: Environmentally sensitive lands shall be defined as high aquifer recharge areas, public supply potable water wellfield protection areas, wetlands, floodplains, areas of critical state concern as defined by Chapter 380, F.S.; Natural Resources of Regional Significance, as delineated in the Strategic Regional Policy Plan of the Central Florida Regional Planning Council; and natural resources identified by State and Federal agencies. These areas shall be protected through the application of the City's zoning and site plan review regulations, which shall regulate the density and intensity of use, and shall incorporate techniques such as cluster development to protect these resources. Residential densities in areas of 100-Year floodplains shall not exceed 1 dwelling per 5 acres. ~~{9J-5.006(3)(e)6}~~

Policy 1.1.4: The City will approve the location of new development on the basis of the suitability of the land to support such uses without adversely affecting natural resources, potable water wellhead protection areas, and environmentally sensitive land, using proper site plan review procedures and appropriate mitigation measures. ~~{9J-5.006(3)(e)6}~~

Policy 1.1.5: The City shall depict generalized land uses on the Future Land Use Map and Map Series. The City has determined it appropriate to depict educational uses, public buildings and grounds and other public facilities as one land use category on the Future Land Use Map. The City will depict the following natural resources or conditions on the Future Land Use Map or Map Series: 1) existing and planned public potable water wells and wellhead protection areas; 2) rivers, lakes and floodplains; 3) wetlands; and, 4) minerals and soils. The City has determined that an additional classification, that of Preservation, is appropriate and is hereby added to the Future Land Use Map. ~~{9J-5.006(4)(a), (b), (d), (e)}~~

The following Future Land Use classifications are established:

- I. Residential
 - a) Rural-Residential/Agriculture
 - b) Very Low Density Residential
 - c) Low Density Residential
 - d) Medium Density Residential
- II. Commercial and Employment Centers
 - a) Neighborhood Convenience Center
 - b) Specialty Center

- c) Downtown Mixed Use
- d) Mixed Use
- de) Commercial
- ef) Industrial

III. Other

- a) Public Buildings and Grounds
- b) Recreation and Open Space
- c) Conservation
- d) Preservation

Policy 1.1.6: The primary function of the **Rural-Residential/Agricultural** classification is to permit agricultural activities, rural density residential development, and to also serve as a reserve for future urban development. Development criteria: Agricultural uses and rural residential development at a density of **one (1) unit per ten (10) acres** (1 du/10 ac).

Policy 1.1.7: The primary function of the **Very Low Density Residential** classification is to accommodate very low density residential development consisting primarily of single family detached dwellings; and to allow for agricultural uses on property without a dwelling unit, and to allow agricultural uses accessory to residential uses. This Low Density residential designation shall meet Lake Alfred's housing needs for the lower density housing, promote efficient use of infrastructure, protect existing single family neighborhoods and promote compatible land uses. This classification shall permit densities up to **three (3) units per acre**, depending on the development suitability of the site, and availability of public facilities and services. The density for any use in this district shall not exceed **one unit per 10 acres** (1 du/ 10 ac) where paved roads, municipal water and sanitary sewer service are not available.

Ordinance 1276-10: Sites 2 and 3 of the 2010 EAR-Based Amendments shall be limited to one dwelling unit per 10 acres until such time as the Capital Improvements Element and 5-Year Schedule of Capital Improvements are revised to provide for central water and wastewater services and paved roads to these areas of the City. At such time, this policy shall be amended to provide for a density greater than 1 dwelling unit per 10 acres and consistent with the Very Low Density Residential Future Land Use designation. (Ordinance 1276-10, October 18, 2010 adoption)

Policy 1.1.8: The primary function of the **Low Density Residential** classification is to accommodate low density residential development consisting primarily of single family detached dwellings. This Low Density residential designation shall meet Lake Alfred's housing needs for the lower density housing, promote efficient use of infrastructure, protect existing single family neighborhoods and promote compatible land uses. This classification shall permit densities

up to **six (6) units** per acre, depending on the development suitability of the site, and availability of public facilities and services.

Policy 1.1.9:

The primary function of the **Medium Density Residential** classification is to accommodate higher density residential uses, typically consisting of townhouses, duplexes, or mobile home parks. This Medium Density residential designation shall meet Lake Alfred's housing needs for the higher ranges of residential densities, promote efficient use of existing infrastructure and promote affordable housing. Densities in this classification may range up to a maximum of **twelve units (12) per net acre**, depending on the development suitability of the site, and availability of public facilities and services.

Policy 1.1.10:

The primary function of the **Neighborhood Convenience Center** classification is to provide for low impact, low intensity commercial, office and institutional uses such as convenience stores, gas stations, offices, restaurants, and drug stores to serve the residents of the City including the Green Swamp Area of Critical State Concern. Neighborhood Convenience Centers shall not exceed 10 acres in size and shall not be located closer than 1 mile from another Neighborhood Convenience Center or City Commercial Future Land Use. Neighborhood Convenience Centers shall be located at the intersections of arterials and/or collector roads and must be served by central water and wastewater services.

If located within the Green Swamp Area of Critical State Concern, the floor area ratio in the Neighborhood Commercial Center shall not exceed 0.25 without special approval as a Planned Unit Development. If located outside of the Green Swamp Area of Critical State Concern, the floor area ratio shall not exceed 0.35 without special approval as a Planned Unit Development. Neighborhood Convenience Center shall not exceed a 0.50 floor area ratio with approval as a Planned Unit Development if located outside of the Green Swamp Area of Critical State Concern and shall not exceed a 0.35 floor area ratio with approval as a Planned Unit Development if located within the Green Swamp Area of Critical State Concern.

Planned Unit Development approvals for the Neighborhood Convenience Center shall require:

- 1) The site to be reviewed for environmental suitability and evidence to show that environmental impacts have been avoided;
- 2) Central potable water and wastewater are provided to the site;
- 3) There is adequate roadway capacity to sustain the development; and
- 4) Capital improvements required to support the development are

committed within the Five Year Schedule of Capital Improvements.

Ordinance 1276-10: The 10+/- acres (Site 1 of the 2010 EAR-Based FLU Amendments) shall be limited to 10,000 square feet of development; and shall be subject to other applicable Land Development Regulations in the City. Wetland buffers shall be provided on the site consistent with the requirements of the Conservation Element and the Land Development Regulations. (Ordinance 1276-10, October 18, 2010 adoption)

Policy 1.1.11:

The primary function of the **Specialty Center** classification is to provide for residential, commercial, office, and employment center uses to serve the City including the Green Swamp Area of Critical State Concern and surrounding areas. No outdoor storage shall be allowed in this Future Land Use classification. Residential uses shall not exceed a gross density of 3 dwelling units per acre but may have a higher net density if developed through the City's Conservation Development Program. A minimum of 30 percent open space shall be provided within a Specialty Center. Specialty Centers shall be located at the intersections of arterials and/or major collector roads and must be served by central water and wastewater services. If located within the Green Swamp Area of Critical State Concern, the floor area ratio for Specialty Center shall not exceed 0.75. If located outside of the Green Swamp Area of Critical State Concern, the floor area ratio in the Specialty Center shall not exceed 1.00.

Policy 1.1.12:

The primary function of the **Downtown Mixed Use** classification is to provide for a gradual transition during the planning horizon from residential and commercial uses to a mix of interconnected residential, commercial, office, institutional, and civic uses within the City's Downtown. The Downtown Mixed Use classification shall encourage pedestrian friendly and transit oriented design especially within the "core area" between the northbound and southbound sides of the US 17/92 one-way pair split. The Downtown Mixed Use classification shall be served by central water and wastewater services. Residential uses shall be consistent with the densities allowed in the Low Density and Medium Density Future Land Uses. Residential densities shall not exceed a gross density of 12 dwelling units per acre. Floor area ratios for non-residential uses shall not exceed 2.5. Through the City's Land Development Regulations, the City shall establish a master plan for the Downtown Mixed Use area including but not limited to public parking areas, pedestrian access; architectural standards; and signage.

As the Downtown Mixed Use area of Downtown Lake Alfred redevelops, the following percentage distribution of land uses shall be implemented:

- | | | |
|-----|-------------|-----------|
| (a) | Residential | 15 to 35% |
| (b) | Commercial | 40 to 65% |

- (c) Office 10 to 40%
- (d) Public/Civic (Institutional) 10 to 20%
- (e) Public parks and open space 5 to 10%

Policy 1.1.13:

The intent of **Mixed Use (MU)** Future Land Use classification is to support economic development by providing a specific, defined location where multiple opportunities may occur for working, shopping, entertainment, lodging and living. This Future Land Use may only be applied outside of the Green Swamp Area of Critical State Concern.

Mixed Use areas will have their own identity and are focused around unique land uses. Being unique they each require different development approaches and strategies to achieve the best possible build-out. A mix of land uses, both non-residential and residential should be contained in these areas. Adequate pedestrian connections between non-residential and residential development should be provided. Even though these areas have a specific land use focus, steps should be taken to ensure a mixture of uses that result in a live-work-play environment.

This category shall apply to developments that are not singular in their uses but comprised of multiple or mixed uses which require specific or selected land uses in order to implement them. Fundamental elements within the Mixed Use category should be present such as compact development, mixed uses, provision for multiple modes of transportation and responsiveness to the environmental and cultural attributes of the development site or community.

Non-residential mixed use development may not exceed the floor area ratio of 0.50 and the impervious surface ratio of 0.70. Residential including single family and multi-family shall not exceed 12 dwelling units per acre.

Policy 1.1.134:

The primary function of the **Commercial** classification is to meet the City's need for retail goods and services, and shall promote efficient use of infrastructure. The City shall direct future commercial development to areas which are well integrated into the transportation network and surrounding land uses. Residential uses are permissible within this category, and shall not exceed a gross density of 12 dwelling units per acre, provided that they are compatible with surrounding land uses, are connected to central potable water and wastewater, and are appropriately integrated, such as apartment complexes and residential units above commercial storefronts. The floor area ratio in the Commercial classification shall not exceed 2.5.

Policy 1.1.145: The primary function of the **Industrial** classification shall be to accommodate the facilities necessary for the processing, fabrication, manufacturing, and distribution of goods. Industrial areas shall be compatible with adjacent land uses, promote a variety of employment opportunities and facilitate a diversified economic base, and promote efficient use of public facilities and services. New industry shall be located in areas with existing industrial land uses and amenities. Floor area ratios for industrial structures in this category shall not exceed 1.5.

Ordinance 1246-09: The 177.73 +/- acres located in Sections 26 and 27, Township 27 South, Range 26 East; generally located at the eastern edge of the city limits, south of Lake Lowry, North of U.S. Highway 17/92, and north and south of the CSX rail line, shall be designated “Industrial” on the Future Land Use Map; and identified by reference to Ordinance 1246-09 on the Future Land Use Map, shall be limited to 2.5 million square feet of development; and shall be subject to other applicable land development regulations within the City (*Ordinance 1246-09, May 18, 2009, adoption*)

Ordinance 1276-10: The 21 +/- acres (Site 6 of the 2010 EAR-based FLU Amendments) shall be limited to 500,000 square feet of development; and shall be subject to other applicable land development regulations within the City. Wetland buffers shall be provided on the site consistent with the requirements of the Conservation Element and the Land Development Regulations (Ordinance 1276-10, October 18, 2010 adoption).

Policy 1.1.156: The primary function of the **Public Buildings and Grounds** classification is to provide areas for existing or future government owned buildings or grounds. Floor area ratios for structures in this category shall not exceed 2.0.

Policy 1.1.167: The primary function of the **Recreation and Open Space** classification is to indicate areas of existing or future government and/or privately owned parks and open space areas. The Floor Area Ratio is 0.01 public parks.

Policy 1.1.178: The primary function of the **Conservation** designation is to protect natural resources, lake water quality and groundwater quality. The conservation designation includes land within wetlands and the 100 year floodplain; however, wetlands and floodplains may also be designated Preservation. Residential, commercial and industrial land uses are not permissible on lands designated Conservation. Recreational land uses, such as boat docks, trails, parks, and public beaches are permissible, provided that as little of the land as possible is disturbed during construction; and provided that the activity will not degrade or harm the natural resource. A residence for a park ranger or caretaker is permissible at one unit per twenty acres. The Floor Area Ratio is 0.001 for public conservation areas.

Policy 1.1.189: The primary function of the **Preservation** designation is to protect and preserve natural resources in their native or natural state. Preservation land uses principally include floodplains and wetlands with associated lakes and swamps, and low land habitat with native plant communities, both wetland and upland. No development is allowed on lands designated Preservation. When access is granted, only minimum site disturbance to establish access by natural trail-ways shall be allowed, with no paving or structures allowed. Under special circumstances, access may be granted to Preservation areas by construction of unpaved roadways and boat ramps. Special circumstances may include roadways that remain dry year round, or roadways and boat ramps that can be stabilized against periodic flooding.

Policy 1.1.190: The City will keep an annually updated list of all hazardous wastes and uses within 500 feet of every wellhead. The list of hazardous wastes and uses that will be tracked within the 500 foot protection zone shall be identified in the City's Unified Land Development Code. Wellheads and wellhead protection areas shall be mapped on the Future Land Use Map. Specifically, the map shall show the location of each well within the City, including all wells not currently within the City limits but part of the City's water system, and identify the 500 foot protection zone around each well. Wellhead protection areas shall be identified in order to prohibit the establishment of new uses from locating within the identified zone of protection that may be a potential source of pollution to the potable water system. The City of Lake Alfred will utilize, as it becomes available, the most current data available from the water management district or any other government agency to identify the cone of influence around each well, in order to afford the most protection to the potable water supply. Upon receipt and evaluation of such data, the City shall use the data to update the FLUM series with respect to the wellhead protection areas. The City will prohibit existing uses within the protection zone that use or create hazardous materials (such use is known as a nonconforming use) from being reestablished once the use has ceased. Regulations and the procedures for administration of nonconforming uses are adopted within the Unified Land Development Code of the City of Lake Alfred. ~~[9J 5.006(3)(c)6]~~

Policy 1.1.201: The City will cooperate with SWFWMD in designating areas of aquifer recharge to the Floridan Aquifer. Once identified and designated, such areas shall be shown as Conservation on the Future Land Use Map, where no development shall be allowed, in accordance with the Conservation Future Land Use Classification.

Policy 1.1.212: Public schools are allowed in all land use classifications except the City of Lake Alfred's Future Land Use classification of Conservation. When annexing undeveloped land, the City shall classify sufficient land proximate to residential development to meet the projected needs for schools in coordination with the Polk County School Board, and may establish differing

criteria for schools of different type or size. The City hereby classifies lands contiguous to existing school sites within all land use categories except the City's Conservation classification for future expansion of public schools. Further, the City hereby encourages the collocation of public facilities such as parks, libraries, and community centers, with schools, when planning and reviewing a proposed site for new or expanded facilities, and shall adopt criteria for collocation in the Unified Land Development Code. [163.3177(6)(a), F.S.]

Policy 1.1.223: The City shall support the use of lands for agricultural purposes by allowing such uses within the City limits. Such uses shall be classified Very Low Density Future Land Use classification. [187.201 (23), F.S.]

Policy 1.1.234: The City shall undertake a visioning process, from time to time, of the future physical appearance and qualities of the city, as a component of this Comprehensive Plan. Upon doing do, the City shall review the Comprehensive Plan, Land Development Regulations and capital improvement program to ensure that these instruments will help to move the city toward its vision. When undertaking a visioning process, the process shall be a collaborative planning process with meaningful public participation; and shall be adopted by the City Commission upon completion. [163.3167(11), F.S.]

Policy 1.1.245: The City Commission shall require the development of a Selected Area Plan (SAP) for any contiguous property in single or multiple ownership that is annexed. A SAP may be developed for any size of land area where the location, configuration, potential density, intensities and mix of land uses, and incidence and/or location of natural and historical/archeological resources warrants detailed planning. Any property in single ownership planned for 750 or more residential units, or exceeds 50% of the DRI thresholds for nonresidential uses established for Polk County, shall require a SAP. Where a potential project is or may become a Development of Regional Impact (DRI), a SAP shall be prepared to amend the Comprehensive Plan.

Policy 1.1.256: The City shall encourage the establishment of permanent residential units on the second and third floors of historic downtown buildings and infill buildings, in order to increase the property value and tax base of the traditional downtown core.

Policy 1.1.267: The City shall incentivize mixed land uses and higher density and intensities within the County Transit Corridors and Centers Overlay to promote energy efficient land use patterns and the reduction of infrastructure costs, vehicle miles traveled, and greenhouse gas emissions.

Policy 1.1.278: In support of the 2035 Polk County Mobility Plan, the City shall require new development and redevelopment to conform with the following criteria:

- a. Provide access to transit facilities;
- b. Connect to centralized potable water and wastewater systems;
- c. Incorporate design features that promote green building principles;
- d. Integrate pedestrian-oriented features, including sidewalks, trail, or walkways into and between all development including pedestrian shelters or awnings, thereby connecting developments;
- e. Provide accesses to civic space, parks, green areas, and open space and other amenities;
- f. Be supported by public safety (fire, EMS, law enforcement); and
- g. Have access to public schools.

Policy 1.1.289: The City shall, through its Downtown Mixed Use, Mixed Use, and non-residential Future Land Use categories, promote infill, mixed-use, and higher density development, and provide incentives to support the creation of affordable housing in mixed-use zones.

Policy 1.1.2930: The City shall use the following incentives to encourage vertical mixed-use development:

1. Reduced and shared parking standards under specified conditions;
2. Minimum and/or incentivized FARs;
3. Expedited review; and
4. Alternative urban infill code compliance standards.

**LAKE ALFRED PLANNING BOARD AGENDA
OCTOBER 26, 2016**

Business Item No. 4

**PUBLIC HEARING: FUTURE LAND USE MAP
AMENDMENT FOR GAPWAY GROVES
CORPORATION PROPERTY**

ISSUE: A request by Gapway Groves Corporation, to amend the Future Land Use designation for property located in the City of Lake Alfred from Low Density Residential (LDR) and Conservation (CON) to Mixed Use (MU) and Conservation (CON) on approximately ±91.51 acres of land, located adjacent to the southwestern shore of Lake Alfred, north of Lake Alfred Road and east of Adams Barn Road, further described as parcels: 262731-000000-023010 and 262731-000000-032010.

Business Item No. 5

**PUBLIC HEARING: ZONING MAP AMENDMENT
FOR GAPWAY GROVES CORPORATION
PROPERTY**

ISSUE: A request by Gapway Groves Corporation, to amend the Zoning designation for property located in the City of Lake Alfred from Single Family Dwelling District (R1-A) and Conservation (CON) to Planned Unit Development-Mixed Use (MU) and Conservation (CON) on approximately ±91.51 acres of land, located adjacent to the southwestern shore of Lake Alfred, north of Lake Alfred Road and east of Adams Barn Road, further described as parcels: 262731-000000-023010 and 262731-000000-032010.

(Business Items 4 and 5 will be presented and discussed together as they concern the same property and project by Gapway Groves)



CITY OF LAKE ALFRED
ADAMS ESTATES FUTURE LAND USE AND ZONING AMENDMENT
STAFF REPORT & PROPOSED AMENDMENTS
OCTOBER 26, 2016

TO: City of Lake Alfred Planning Board

PREPARED BY: Marisa M. Barmby, AICP, Senior Planner
Central Florida Regional Planning Council

AGENDA DATE: October 26, 2016

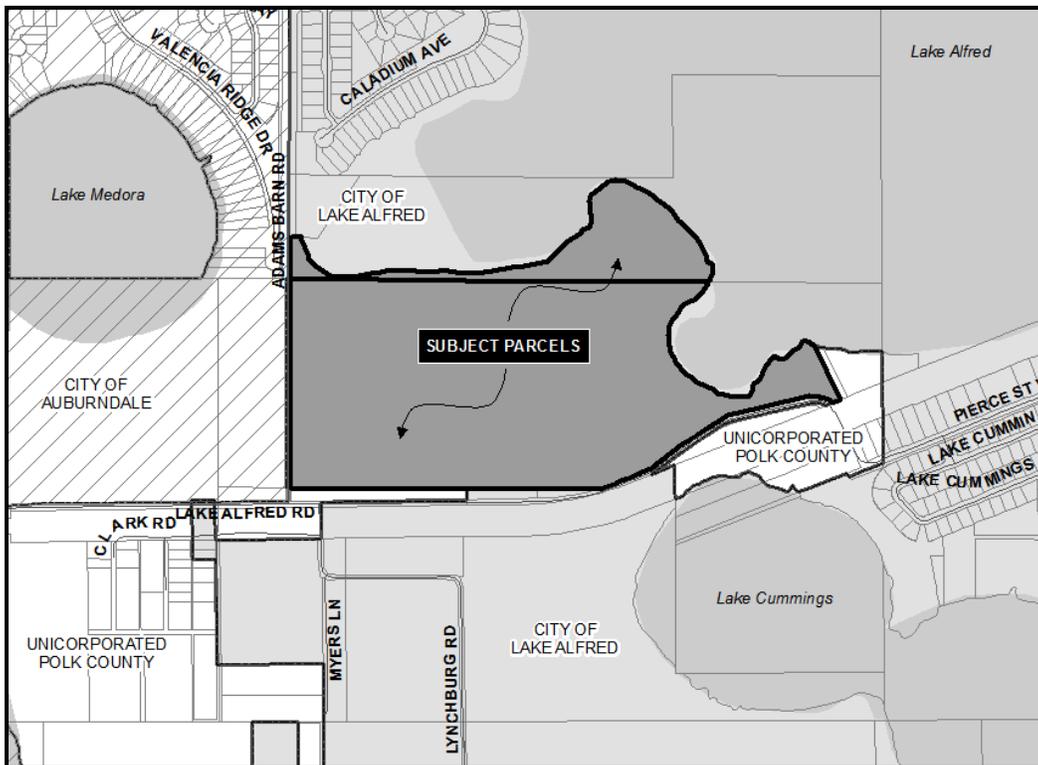
REQUESTED ACTION: Two separate items for Consideration (2 votes):

1. **PUBLIC HEARING:** A request by Gapway Groves Corporation, to amend the Future Land Use designation for approximately ±91.5 acres of land located in the City of Lake Alfred from Low Density Residential (LDR) and Conservation (CON) to approximately ±81.1 acres of Mixed Use (MU) and approximately ±10.4 acres of Conservation (CON), located adjacent to the southwestern shore of Lake Alfred, north of Lake Alfred Road and east of Adams Barn Road, further described as parcels: 262731-000000-023010 and 262731-000000-032010.
2. **FIRST READING** A request by Gapway Groves Corporation, to amend the Zoning designation for approximately ±91.5 acres of land located in the City of Lake Alfred from Single Family Dwelling District (R1-A) and Conservation (CON) to approximately ±81.1 acres Planned Unit Development-Mixed Use (PD-MU) and approximately ±10.4 acres of Conservation (CON), located adjacent to the southwestern shore of Lake Alfred, north of Lake Alfred Road and east of Adams Barn Road, further described

as parcels: 262731-000000-023010 and 262731-000000-032010.

BACKGROUND:

Gapway Groves, Inc. (applicant) requests a Future Land Use map amendment and an Official Zoning Map amendment on the approximately 91.51 acres of land, located adjacent to the southwestern shore of Lake Alfred, north of Lake Alfred Road and east of Adams Barn Road, further described as parcels: 262731-000000-023010 and 262731-000000-032010 to create a special events facility. This facility will utilize the existing structures on site, plus add additional facilities on-site for reconfiguration as a facility for weddings, conferences, and similar special events. The remainder of the site will be used for the eventual development of the property for residential with accessory resort related commercial uses. The request is to amend the Future Land Use of the property from Low Density Residential (LDR) and Conservation (CON) Future Land Use to Mixed Use (MU) and Conservation (CON) Future Land Use and the property's zoning from Single Family Dwelling District (R1-A) and Conservation (CON) to Planned Unit Development-Mixed Use (PUD-MU) and Conservation (CON). There is a companion Future Land Use Text amendment related to the creation of the Mixed Use Future Land Use district.



This agenda report includes an analysis of the two requests, which are related. Each request requires its own individual public hearing, motion, and vote by the Planning Board. This process is outlined in the Motion Options portion of this report.

FUTURE LAND USE REQUEST

The applicant requests a Future Land Use Map amendment from Low Density Residential (LDR) to Mixed Use (MU) for approximately 81.1 of the 91.5 acres with the remaining 10.4 acres of land retaining its existing Conservation Future Land Use. A companion text amendment to the Future Land Use Element of the Comprehensive Plan of the City of Lake Alfred creates the Mixed Use Future Land Use district and includes the following description for its purpose and the Future Land Use Element includes the following description for the purpose of the Conservation District:

Policy 1.1.8: The primary function of the **Low Density Residential classification** is to accommodate low density residential development consisting primarily of single family detached dwellings. This Low Density residential designation shall meet Lake Alfred's housing needs for the lower density housing, promote efficient use of infrastructure, protect existing single family neighborhoods and promote compatible land uses. This classification shall permit densities up to six (6) units per acre, depending on the development suitability of the site, and availability of public facilities and services.

Proposed New

Policy 1.1.14: The intent of **Mixed Use (MU) Future Land Use classification** is to support economic development by providing a specific, defined location where multiple opportunities may occur for working, shopping, entertainment, lodging and living. This Future Land Use may only be applied outside of the Green Swamp Area of Critical State Concern.

Non-residential mixed use development may not exceed the floor area ratio of 0.50 and the impervious surface ratio of 0.70. Residential including single family and multi-family shall not exceed 12 dwelling units per acre.

Policy 1.1.18: The primary function of the **Conservation designation** is to protect natural resources, lake water quality and groundwater quality. The conservation designation includes land within wetlands and the 100 year floodplain; however, wetlands and floodplains may also be designated Preservation. Residential, commercial and industrial land uses are not permissible on lands designated Conservation. Recreational land uses, such as boat docks, trails, parks, and public beaches are permissible, provided that as little of the land as possible is disturbed during construction; and provided that the activity will not degrade or harm the natural resource. A residence for a park ranger or caretaker is permissible at one unit per twenty acres. The Floor Area Ratio is 0.001 for public conservation areas.

ZONING REQUEST

The applicant requests a Zoning Map amendment from Single Family Dwelling District (R1-A) to Planned Unit Development-Mixed Use (PUD-MU) for approximately 81.1 of the 91.5 acres with the remaining 10.4 acres of land retaining its existing Conservation Zoning District. The Land Development Regulations include the following description for the purpose of the PUD-MU and Conservation districts:

- Policy 2.04.02.06(B): **R-1A and R-1A-C Single Family Dwelling:** The purpose of this district is to provide areas for a higher density, less restrictive residential development, along with the necessary and incidental accessory uses, and uses characteristic and accepted with, but not detrimental to, the principal uses.
- Policy 2.04.02.20(B): **CN Conservation:** The purpose of the Conservation district is to protect natural resources so that wetlands, floodplains, lake water quality and groundwater quality are not degraded. The conservation district includes land within wetlands and the 100-year floodplain; however, wetlands and floodplains may also be classified as Preservation. Residential, commercial and industrial land uses are not permissible on land classified as Conservation. Limited disturbance of the land is permissible to construct and provide recreation areas, such as boat docks, trails, parks, public beaches and access to recreation areas; and to allow for the construction of public utilities such as lift stations and wells.
- Policy 2.04.02.20(B): **Planned Unit Development – Mixed Use (PUD-MU):** The Planned Unit Development Mixed Use district (PUD-MU) is enacted to provide for and encourage a compatible mix of uses, rather than a separation of uses, in accordance with the Lake Alfred Comprehensive Plan. Planned Unit Development Mixed Use districts are defined for purposes of these regulations as planned development districts for the establishment of complimentary groupings of residential, commercial, office, industrial, or other uses.

It is the intent of these regulations to provide for development of such districts at appropriate locations, in accord with the goals, objectives, policies, and locational criteria of the Comprehensive Plan, and in accord with the requirements herein. It is further intended that PUD-MU development shall be in complexes with carefully located buildings, parking and service areas, open space and use mixtures which are scaled and balanced to reduce general traffic congestion, by

providing interdependent uses and uses which are compatible with adjacent and surrounding land uses. Uses must be consistent with the Comprehensive Plan permitted uses, locational criteria, project size, intensity and other criteria.

PROPERTY INFORMATION

The property associated with both applications is located adjacent to the southwestern shore of Lake Alfred, north of Lake Alfred Road and east of Adams Barn Road (Attached Aerial Map). The subject property is in citrus and pastureland with two single family homes built in the 1920s and a pool built in the 1950s and a shed built in the 1990s. The surrounding area includes Lake Alfred to the east, submerged lands to the north, citrus lands to the east, and the CSX railroad to the south. There is a multi-family development on unincorporated land on the southeastern corner of the property. The land to the northwest of the property is currently vacant, but is platted 0.4 acre lots. The land north of the property on the other side of the swampy protrusion of Lake Alfred is the platted Water Ridge Subdivision, Phase II with ¼ to ½ acre lots. The majority of the lots are currently vacant. To the southwest of the property, on the other side of Lake Alfred Road and the CSX railroad, there is a mobile home park and the Agricultural and Labor Program, Inc headquarters (Attached Current Future Land Use Map and current Zoning Map.)

<p><u>Northwest:</u> FLU: City of Auburndale Low Density Residential (LDR) ZON: City of Auburndale Single Family Residential (RS-1)</p>	<p><u>North:</u> FLU: CON and Lake Alfred (Water) ZON: Polk A/RR</p>	<p><u>Northeast:</u> Lake Alfred (Water)</p>
<p><u>West:</u> FLU: City of Auburndale Low Density Residential (LDR) and Neighborhood Activity Center (NAC) ZON: City of Auburndale Open Use Agricultural (OUA)</p>	<p><u>Subject Parcel</u> Current FLU: LDR, & CON Requested FLU: MU & CON Current ZON: R-1A and CON Requested ZON: PUD-MU and CON</p>	<p><u>East:</u> FLU: CON, Lake Alfred (Water), and Polk County A/RR ZON: CON, Water (Lake Alfred), and Polk A/RR</p>
<p><u>Southwest:</u> FLU: Polk A/RR ZON: Polk A/RR</p>	<p><u>South:</u> FLU: Unassigned, CSX railroad, and Polk A/RR ZON: Polk A/RR & Unassigned</p>	<p><u>Southeast:</u> FLU: Polk A/RR and CSX railroad ZON: Polk A/RR</p>

REASON FOR REQUEST:

The applicant would like to create a special events facility utilizing the existing structures (dating back to the 1920s) on site, and provide additional facilities on-site for reconfiguration as a facility for weddings, conferences, and similar special events on approximately 27 acres (Phase I). The remainder of the site will be used for the eventual development of the property for residential with accessory resort related commercial uses (Phases II and III).

Included in the special events area will be the following facilities:

- Estate House (existing) - The Estate House will be used as a ready (event preparation) area and for additional event services as needed.
- Event Lawn - Located next to the Estate House and overlooking Lake Alfred, this area will include a deck, and be designed to have tents set up as needed.
- Parking Area - Approximately 100 spaces are proposed.
- Boathouse (existing)- To be used for meetings, wedding preparation area, storage, etc.
- Wedding Garden - This site will be used for wedding ceremonies, with an expected maximum capacity of up to 250 seats.
- The Cottages - Twelve (12) cottages are proposed for Phase IA and 14 cottages are proposed for Phase IB. The estimated 1,500 square foot cottages will contain between 2 to 3 bedrooms per unit with full kitchen facilities and two parking spaces per unit. There is an anticipated maximum capacity of up to 8 persons per unit.
- Pre-Post Ceremony Area.
- Dock.

The phasing schedule for the project sets forth the special events portion of the site (Phase IA) to be open in time for the 2017 wedding season (May-June timeframe). Phase IB is anticipated for 2021, the Phase II residential component and Phase III commercial components are anticipated for development by 2027.

The Gapway Groves Corporation intends to maintain ownership of the property after development and will maintain common open space and facilities, including the existing entrance road.

ANALYSIS:

COMPATIBILITY:

The Future Land Use amendment is **consistent** with the City of Lake Alfred Future Land Use Element of the Comprehensive Plan (see companion Future Land Use text Amendment) and the zoning amendment is **consistent** with the existing Conservation Future Land Use designation and the proposed Mixed Use Future Land Use designation Amendment.

The proposal for a commercial component to the property is compatible with the adopted Neighborhood Activity Center Future Land Use for the neighboring property in Auburndale located at the intersection of Lake Alfred Road and Adams Barn Road. The CSX railroad location to the south of the property limits the development of adjacent residential.

The proposed Master Development Plan offers a design that is non-intrusive to neighboring properties that have existing or designated residential uses. The proposed PUD-MU Conditions help to alleviate potential off-site impacts (such as noise and traffic congestion) that may be created due to the proposed use. It is assumed that proposed weddings and other events which have music will have the greatest potential for adverse off-site impacts to neighboring properties with regards to noise generation. The proposed location for events (labeled “Special Event/Retreat Facility” on the Master Development Plan) is located over 1,000 feet away from the nearest developed residential multi-family structures to the east and more than 1,000 feet from the nearest platted vacant single-family residential lots to the north. The proposed distance separation, along with compliance with the City’s Noise requirements (LDR Section 3.06.02.03) is believed to be a sufficient measure to mitigate the potential of offsite impacts due to noise.

Table 1 outlines the development plan analysis. While the Mixed Use Future Land Use district permits a maximum of 12 dwelling units per acre and a non-residential component up to 0.5 FAR, the analysis is completed based on the project specific limitations as included in the proposed Planned Unit Development.

**Table 1:
Development Plan Analysis**

Scenario	Land Use Designation/Zoning	Maximum Allowed Density / Intensity	Acres	Maximum Allowable Development
Existing	LDR	6 du / acre	81.1	486.6 units
	CON	N/A	10.4	0 units
	Total		91.5	486.6 du
All Proposed Phases	PUD-MU Residential (cottage) Phase I	9 du/acre*	18.00	26 cottages
	PUD-MU Residential (homes) Phase II	9 du/acre*	50.44	454 du
	PUD-MU Commercial Phase III	113,256 sf*	12.62	113,256 sf
	Conservation	N/A	10.40	0 units
	Total Proposed		91.46	480 du and 113,256 sf commercial*

* Limited through Planned Unit Development

PUBLIC FACILITIES AND SERVICES ANALYSIS:

The proposed project is not anticipated to degrade the Level-of-Service (LOS) standard of infrastructure and public service facilities within the surrounding area.

Potable Water

The site does not currently access potable water. The existing structures on the site currently use on-site potable water wells. City of Lake Alfred potable water lines exist in the Adams Barn Road right-of-way. The applicant will be required to extend a water service line onto the property to serve both existing and future development as part of the development of Phase I. The City of Lake Alfred will provide potable water services for the property and its development. The analysis focuses on the maximums as limited through the planned unit development.

The maximum development potential for the property generates an anticipated 191,038 GPD, which includes 172,800 GPD ($360 \text{ GPD} * 480 \text{ du}$) for residential, 16,988 GPD ($113,256 \text{ SF} * 0.15 \text{ GPD/DSF}$) for commercial, and 1,250 GPD ($250 \text{ seats} * 5 \text{ GPD/seat}$) special events with the MU Future Land Use Amendment as limited through the PUD. The change from LDR to MU for the property generates an increase of approximately 15,862 GPD. The City has capacity to serve the Future Land Use amendment for this property. The developer will be responsible for connecting to the City's potable water system.

Sanitary Sewer

The site does not currently access sanitary sewer. The existing structures on the site currently use septic systems. City of Lake Alfred sanitary sewer lines exist in the Adams Barn Road right-of-way. The applicant will be required to extend a sanitary sewer service line onto the property to serve both existing and future development as part of the development of Phase I. The City of Lake Alfred will provide sanitary sewer services for the property and its development.

The maximum development potential for the property generates an anticipated 143,278 GPD (75% of anticipated water flow) with the MU Future Land Use Amendment as limited through the PUD. The change from LDR to MU for the property generates an increase of approximately 11,896.5 GPD. The City has capacity to serve the Future Land Use amendment for this property. The developer will be responsible for connecting to the City's sanitary sewer system.

Solid Waste

Lake Alfred transfers solid waste collected in the City to the Polk County Landfill. As the operators of the landfill, the County plans for capacity for all municipalities in the county, as well as unincorporated areas. Polk County determined that there is sufficient landfill

space for the county, including Dundee, to dispose of household garbage for approximately 65 years.

Traffic/Transportation

The property is accessed by Adams Barn Road on the west and Lake Alfred Road on the south. Both Adams Barn Road and Lake Alfred Road are County-maintained urban collectors with a current level-of-service of B.

The Central Florida Regional Planning Council completed a review of the information provided by the applicant, as well as an internal transportation analysis of the impacted roadway segments. This review indicates that there is sufficient capacity to accommodate the proposed development levels of the Future Land Use amendment and the zoning amendment for Phase I. As the project continues through to site development plan approval stages for Phase I, a detailed traffic analysis will be required to determine operating conditions, queuing, and storage lane requirements. In addition, the Master Development Plan will have to be modified (major modification) in the Future to address Phase II and Phase III.

This proposal is to change the land use on the subject parcel from City of Lake Alfred Low Density Residential (LDR) to City of Lake Alfred Planned Unit Development – Mixed Use (PUD-MU) on 81.1 Acres. The property also includes 10.4 Acres of Conservation land use that are not subject to any land use change. The requested Mixed Use land use category allows residential uses at densities of up to 12 units per acre.

This development is being proposed by the applicant in phases, and following discussion addresses Phase 1 of the development, and then a total of all phases of development proposal. To proceed to Phases 2 and 3 of the development, the applicant will be required to submit a detailed traffic study showing the impacts of the development, and mitigation.

Phase 1

According to the existing City of Lake Alfred FLU designations, the maximum development that can occur on the parcel subject to this amendment would result in 4,652 net external daily trips and 491 net external PM peak hour trips. According to the proposed City of Lake Alfred Mixed Use FLU designation, and the level of development requested in this PUD-MU by the applicant, the maximum intensity of development of the proposed Phase 1 that could occur on this parcel would result in a reduction of 3,802 net external daily trips and 430 net external PM peak hour trips as shown in Table 2.

**Table 2:
Requested Trip Generation – Phase 1**

Scenario	Land Use Designation	Maximum Allowed Density / Intensity	ITE Land Use Code	Size of Development		Daily Trips	PM Peak Trips	PM Peak In	PM Peak Out	
				Acres	Maximum Allowable Development					
Existing	LDR	81.1	210	81.1	486.6 units	4,652	491	309	182	
	CON	10.4	N/A	10.4	0 units	0	0	0	0	
	Total Currently Adopted						4,652	491	309	182
Phase 1 Proposed	MU PUD Residential (Cottage)	104 rooms	310	18	104 rooms	850	61	33	29	
	Conservation	N/A	N/A	10.4	0 units	0	0	0	0	
	Total Proposed						850	61	33	29
	Change in Trips						-3,802	-430	-276	-153

Trip Generation Rates from the 8th Edition ITE Trip Generation Report

All Phases

According to the existing City of Lake Alfred Future Land Use designations, the maximum development that can occur on the parcel subject to this amendment would result in 4,652 net external daily trips and 491 net external PM peak hour trips. According to the proposed City of Lake Alfred Mixed Use (MU) Future Land Use designation, and the level of development requested in the PUD-MU by the applicant, all phases of development of this parcel would result in an increase of 6,444 net external daily trips and 492 net external PM peak hour trips.

**Table 3:
Requested Trip Generation – All Phases**

Scenario	Land Use Designation	Maximum Allowed Density / Intensity	ITE Land Use Code	Size of Development		Daily Trips	PM Peak Trips	PM Peak In	PM Peak out
				Acres	Maximum Allowable Development				
Existing	LDR	6 du / acre	210	81.1	486.6 units	4,652	491	309	182
	CON	N/A	N/A	10.4	0 units	0	0	0	0
	Total Currently Adopted						4,652	491	309
All Proposed Phases	MU PUD Residential (cottage)	104 rooms	310	18	104	850	61	33	29
	MU PUD Residential (homes)	454 units	210	50.44	454	4,345	459	289	170
	MU PUD Commercial (shopping)	137,431 sq ft	820	12.62	137,431	5,901	463	227	236
	Conservation	N/A	N/A	10.4	0 units	0	0	0	0
	Total Proposed						11,096	983	549
Change in Trips						6,444	492	240	253

Trip Generation Rates from the 8th Edition ITE Trip Generation Report

Police and Fire

The Lake Alfred Fire Department and the Lake Alfred Police Department facilities are located approximately 1.8 miles away from the site.

Recreation

The City currently meets the level of service requirement of 5.5 acres per 1,000 residents as established in the Comprehensive Plan. However, the Applicant will be required to provide recreational opportunities per the Land Development Code. Phases II and III of the project will be required to provide recreation and open space as outlined in the PUD requirements of Article 2.

School Impacts:

The applicant agrees to restrict the 12 cottages in Phase IA to temporary rental use in conjunction with the special event facility use. The 14 cottages in Phase IB and the

residential component of Phase II and III will be required to address School Concurrency requirements. Utilizing Polk County School Board student generation rates, the proposed residential development would generate the following students:

- Elementary -

**Table 4:
School Impact Analysis**

Scenario	School Level	Student Generation Rate	Units	Students (Rounded)
Existing FLU	Elementary	0.196	486	95
	Middle School	0.094	486	46
	High School	0.132	486	64
	Total		486 units	205 students
Proposed FLU*	Elementary	0.196	454*	89
	Middle School	0.094	454*	43
	High School	0.132	454*	60
	Total		454 units	192 students
Difference	Elementary		-32	-6
	Middle School		-32	-3
	High School		-32	-4
	Total		-32 units	-14 students

* Limited through Planned Unit Development

The Polk County School Board reviewed the application for impacts on the surrounding school system in conjunction with the other development applications in the area under consideration at the time of this hearing. Their comments will be distributed at the Planning Board hearing.

ENVIRONMENTAL CONDITIONS AND IMPACTS

Lake Shore Protection

The property is located on the southwestern shores of Lake Alfred. Section 5.04.00 of the Land Development Code outlines the requirements for lake protection. A Shoreline Protection Zone extends from the water's edge to a point 50 feet landward of the Ordinary High Water Line. The Shoreline Protection Zone limits the activities that can occur within that boundary and requires that all development be set back 50 feet from the Ordinary High Water Line. Within the Shoreline Protection Zone, a minimum of 50 percent of the natural vegetation must be retained, maintained, and protected. If no natural vegetation exists, buffers shall be planted and maintained to maturity to achieve

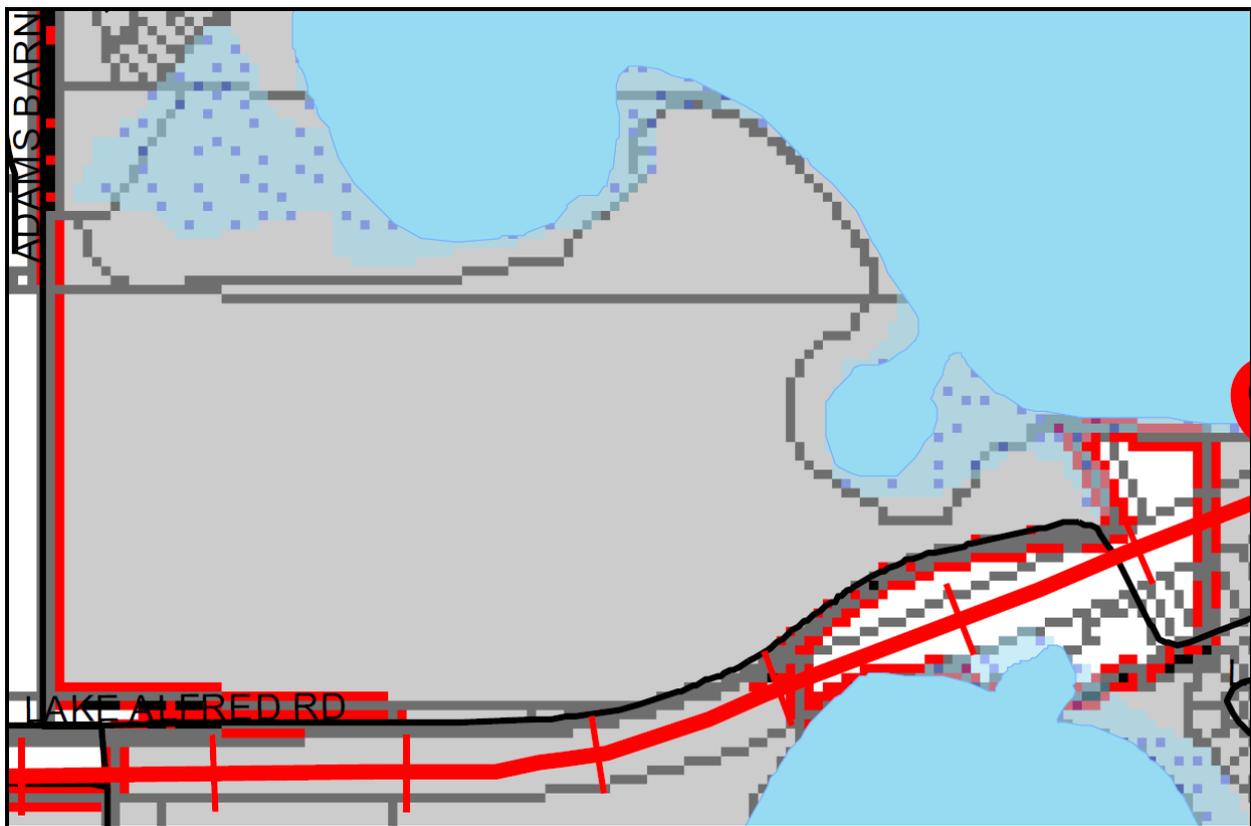
a minimum cover of forty (40) percent of the site within the Shoreline Protection Zone.

Surface Water:

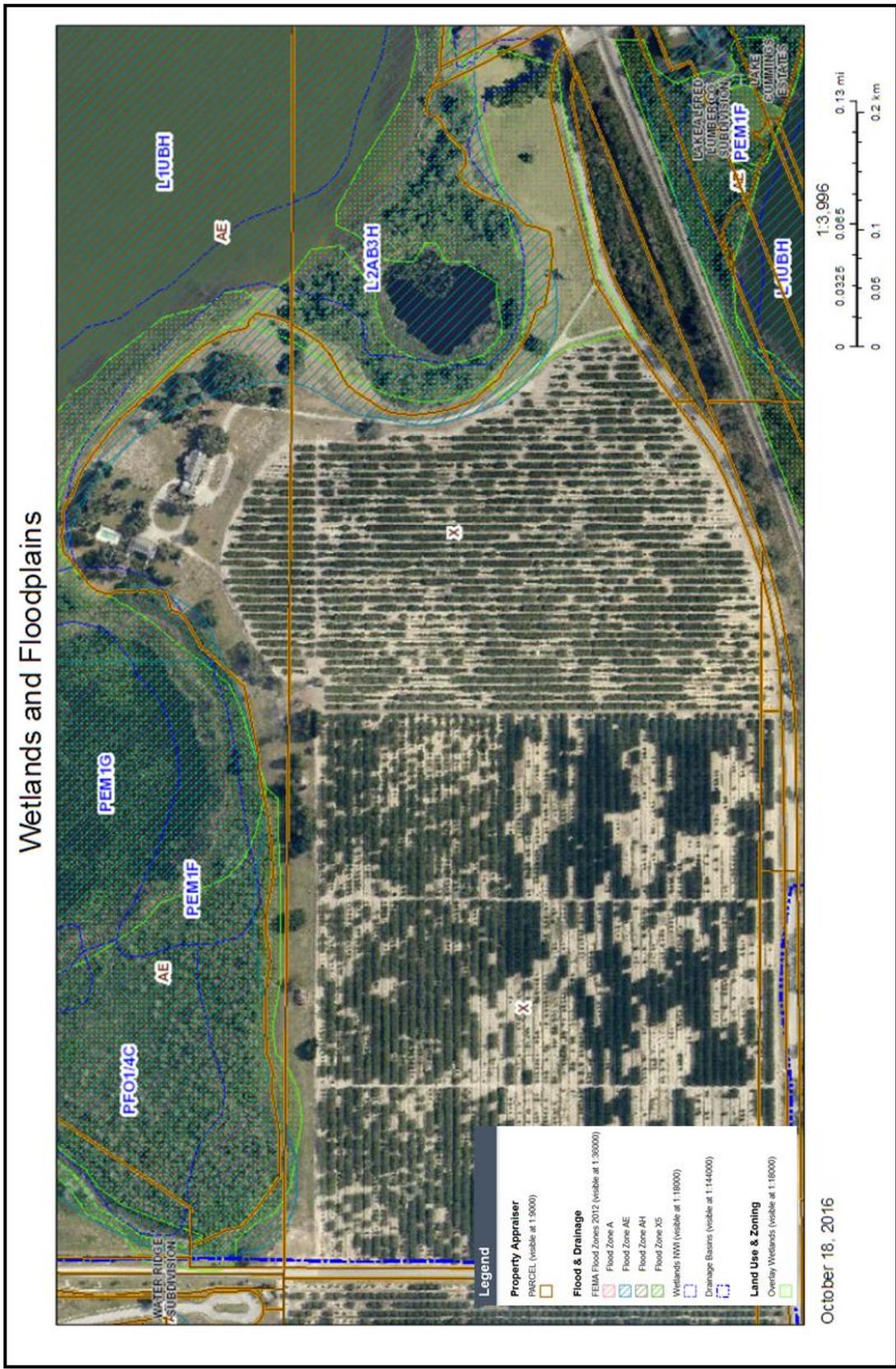
The subject property is relatively flat but slopes slightly from a high point at the center of the southern border of the property to the east/northeast and west/northwest, with contour elevations between approximately 130 feet and 180 feet.

Wetlands/Floodplains:

Portions of the subject site include wetlands and are located in an “AE” flood zone. The maps on the following pages illustrate the locations of the wetlands and flood zones. The first map is from the City’s adopted wetlands map from the Future Land Use Element. It illustrates that small portions of the northern and eastern boundaries of the property include wetlands. The second map is the Wetlands and Floodplains map generated via the Polk County mapping tool, which illustrates the location of wetlands and floodplains on an aerial image. These floodplain lines are based on the 2012 FIRM maps. New FIRM maps will become effective December 22, 2016. The maps of FEMA panels 12105C0335G and 12105C0355G illustrate the floodplain boundaries effective December 22, 2016 related to the property on an aerial image.



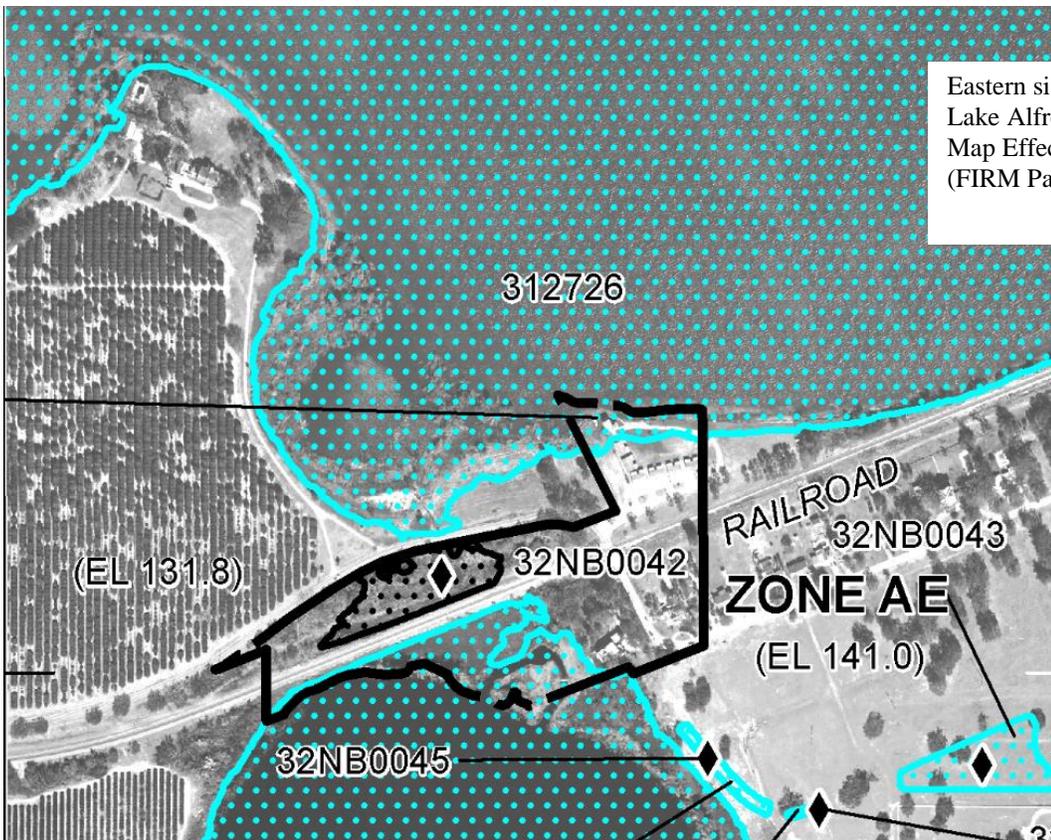
Lake Alfred Wetlands Map from Future Land Use Element



Wetlands and Floodplain Map from Polk County GIS Mapper



Western side of property adjacent to Adams Barn Road from FEMA FIRM Map Effective December 22, 2016 (FIRM Panel 12105C0335G)



Eastern side of property adjacent to Lake Alfred from FEMA FIRM Map Effective December 22, 2016 (FIRM Panel 12105C0335G)

 SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

Based on the illustrations above, the proposed development shown in Phase I on the Master Development Plan may or may not impact the floodplains. The applicant will be required to obtain a jurisdictional wetland determination by the Southwest Florida Water Management District (SWFWMD) to determine the location of the wetland lines. As the project moves through site plan review, the exact location of the proposed cottages may be moved to ensure they are not constructed within the AE flood zone (100 year floodplain) and or wetland protection and transitional boundary areas as required through the Land Development Code.

Required Buffers

Section 5.03.03(B) requires a wetland transitional zone of 200 feet from the wetland protection zone (jurisdictional determination boundary). The transitional zone is an area having a direct ground- or surface water influence and functions as a buffer between wetlands and development. The City Commission can reduce the wetland transitional zone to a minimum of 30 feet if the applicant provides sufficient evidence that a smaller transitional zone can protect the functions of the wetland.

The applicant is requesting the City Commission reduce the wetland transitional zone from 200 feet to 30 feet. The applicant's reason for the reduced transitional zone is as follows:

Existing Development - The site is currently developed, with structures (including the existing pool, pool house, and portions of the estate house) already located within what would be the 200-foot zone. Additionally, the remainder of the site has been cleared, and is currently in use for citrus production. Because the site has already been cleared of natural vegetation, with any corresponding impacts to wetlands may have already occurred, it is not necessary to impose this additional standard for impacts that have already occurred.

Future Development - Any future development of the site will be required to comply with the applicable wetland-protection requirements of both the City of Lake Alfred and the Southwest Water Management District (SWFWMD). As part of the required SWFWMD Environmental Resource Permit for this project, stormwater retention areas will be required to treat runoff prior to any discharge into Lake Alfred. These facilities will not only treat the runoff from the newly developed portions of the site, but also any runoff from the existing citrus groves already located on the site. Therefore, because of the requirement for stormwater treatment (for both existing and proposed development) will result in better protection of the wetlands, the greater Wetland Transitional Zone is not necessary.

Site Design- The site layout of the project is such that most (generally 2/3rds) of the shoreline area will not have any development nearby. While some development is proposed closer to the wetland areas on the western portion of Phase I, this new development will have stormwater treatment facilities in place to protect the wetland functions. Additionally, the City's requirements for more stringent wetland buffers (25-40 feet, as opposed to the typical SWFWMD

requirement of 15-25 feet), plus compliance with the 50-foot wide Shoreline Protection Zone requirements, will also ensure adequate protection of the wetlands.

Soil Characteristics - A majority of the site contains Candler Fine Sand, or Tavares Fine Sand. As outlined in the Soil Survey of Polk County Florida, published by the United States Department of Agriculture Soil and Conservation Service, These are both well-drained soils with rapid permeability that are found on uplands. Due to the outstanding drainage characteristics of these soils, there should not be any adverse impacts on the shoreline wetlands. Given the limited amount of wetlands directly located on the site, it is expected that there will not be any significant impacts to wetlands.

Because both existing and proposed development will have stormwater management facilities in place to treat stormwater runoff, combined with the good soil characteristics, site layout (designed to orient development away from most of the wetland/shoreline areas) and the physical separation between the subject parcels and the wetland areas, adjusting the width of the Wetland Transitional Zone to a minimum of 30 feet will promote flexibility in site development while still ensuring adequate protection of the wetlands.

The modified Wetland Transitional Zone will comply with the applicable wetland requirements found in Objective 1.8- Protection of Natural Resources (and subsequent policies) of the Future Land Use Element, and Objective 2 - Protection And Conservation Of Wetlands (and subsequent policies) of the Conservation Element of the City of Lake Alfred Comprehensive Plan. The request will also comply with the applicable requirements of Chapter 5, Section 5.03 (Wetland Protection) of the City's Land Development Regulations, due to the site layout and placement of stormwater retention facilities.

Section 5.03.06(B) requires natural vegetative buffer areas be retained between all development and all wetlands where such buffer areas exist. The minimum width of the buffer shall be twenty-five (25) feet and the average of all wetland buffers shall be forty (40) feet. No structures shall be located in such areas. Impervious surfaces shall be limited to roads or walking trails providing access to a body of water. Where a natural buffer area does not exist, an equivalent buffer shall be created.

Section 5.04.04 requires a minimum of 50 percent of the natural vegetation within the Shoreline Protection Zone, be retained, maintained, and protected. If no natural vegetation exists, buffers shall be planted and maintained to maturity to achieve a minimum cover of forty (40) percent of the site within the Shoreline Protection Zone.

PROPOSED CONDITIONS:

The following conditions are proposed for incorporation into the ordinance adopting the Planned Unit Development.

1. The Phase I Planned Unit Development approval shall be for a special event facility for weddings, conferences, and similar special events including 26 cottages with events operating between 7:00 a.m. and 10:00 p.m. on any day of the week.
2. A detailed traffic study for Phases IA and IB shall be completed by the applicant prior to final site plan approval.
3. The development is required to connect to City of Lake Alfred water and wastewater utilities.
4. The Master Development Plan included herein together with the conditions of approval shall be considered the "Binding Site Plan." Any modifications to access points, structures within 50 feet of the boundary, or intensification of uses within 100 feet of the boundary shall constitute a Major Modification to this approval for Phase I.
5. Events attracting more than 250 people are prohibited. There shall be a minimum of two (2) hours between events to limit the potential off-site traffic congestion along Adams Barn Road and Lake Alfred Road.
6. Parking within the public right-of-way shall be prohibited. The uses and parking shall be contained within the 27 acre Phase I boundary shown on the Master Development Plan.
7. There shall be no permanent alcohol or retail sales except in accordance with the Land Development Code and Comprehensive Plan requirements, including but not limited to obtaining the proper land use designation.
8. Prior to site plan approval, the applicant shall complete a jurisdictional wetlands determination (JD) by the SWFWMD consistent with Policy 1.8.2 of the Future Land Use Element. The JD will be used as the basis for determining the location of the wetlands protection and transitional zones. A preliminary environmental impact assessment shall also be conducted indicating any native vegetative species and wildlife habitat such as gopher tortoises, etc.
9. The applicant will obtain all necessary permits required related to wetland and floodplain development.

10. The location of the dock as illustrated on the Master Development Plan may be relocated to a more northern point upon submittal of a recorded easement agreement with the neighboring property owner.
 11. To proceed to Phases II and III of the development, the applicant will be required to submit a detailed traffic study showing the impacts of the development, and mitigation.
-
12. The cottages included in Phase IA (12 cottages) are restricted to temporary rental use in conjunction with the special event facility use and therefore will not generate any impacts on the Polk County School Board. The 14 cottages in Phase IB, are subject to school concurrency requirements prior to site plan approval/construction plan approval.
-

PUBLIC HEARING: FUTURE LAND USE MAP AMENDMENT

MOTION OPTIONS:

1. I move **recommending approval to the City Commission** of a change in Future Land Use classification of approximately ±91.5 acres of land from Low Density Residential (LDR) and Conservation (CON) to approximately ±81.1 acres of Mixed Use (MU) and approximately ±10.4 acres of Conservation (CON), located adjacent to the southwestern shore of Lake Alfred, north of Lake Alfred Road and east of Adams Barn Road, further described as parcels: 262731-000000-023010 and 262731-000000-032010.
2. I move **recommending denial to the City Commission** of a change in Future Land Use classification of approximately ±91.5 acres of land from Low Density Residential (LDR) and Conservation (CON) to approximately ±81.1 acres of Mixed Use (MU) and approximately ±10.4 acres of Conservation (CON), located adjacent to the southwestern shore of Lake Alfred, north of Lake Alfred Road and east of Adams Barn Road, further described as parcels: 262731-000000-023010 and 262731-000000-032010.
3. I move continuation of this item until a date certain.

FIRST READING: ZONING MAP AMENDMENT

MOTION OPTIONS:

1. I move **recommending approval with conditions to the City Commission** of the amendment of the Official Zoning Map of approximately ±91.51 acres of land from Single Family Dwelling District (R1-A) and Conservation (CON) to approximately ±81.1 acres of Planned Unit Development-Mixed Use (PD-MU) and approximately ±10.4 acres of Conservation (CON), located adjacent to the southwestern shore of Lake Alfred, north of Lake Alfred Road and east of Adams Barn Road, further described as parcels: 262731-000000-023010 and 262731-000000-032010.
2. I move **recommending approval with conditions with changes to the City Commission** of the amendment of the Official Zoning Map of approximately ±91.51 acres of land from Single Family Dwelling District (R1-A) and Conservation (CON) to approximately ±81.1 acres of Planned Unit Development-Mixed Use (PD-MU) and approximately ±10.4 acres of Conservation (CON), located adjacent to the southwestern shore of Lake Alfred, north of Lake Alfred Road and east of Adams Barn Road, further described as parcels: 262731-000000-023010 and 262731-000000-032010.
3. I move **recommending denial to the City Commission** of the amendment of the Official Zoning Map of approximately ±91.51 acres of land from Single Family Dwelling District (R1-A) and Conservation (CON) to approximately ±81.1 acres of Planned Unit Development-Mixed Use (PD-MU) and approximately ±10.4 acres of Conservation (CON), located adjacent to the southwestern shore of Lake Alfred, north of Lake Alfred Road and east of Adams Barn Road, further described as parcels: 262731-000000-023010 and 262731-000000-032010.
4. I move continuation of this item until a date certain.

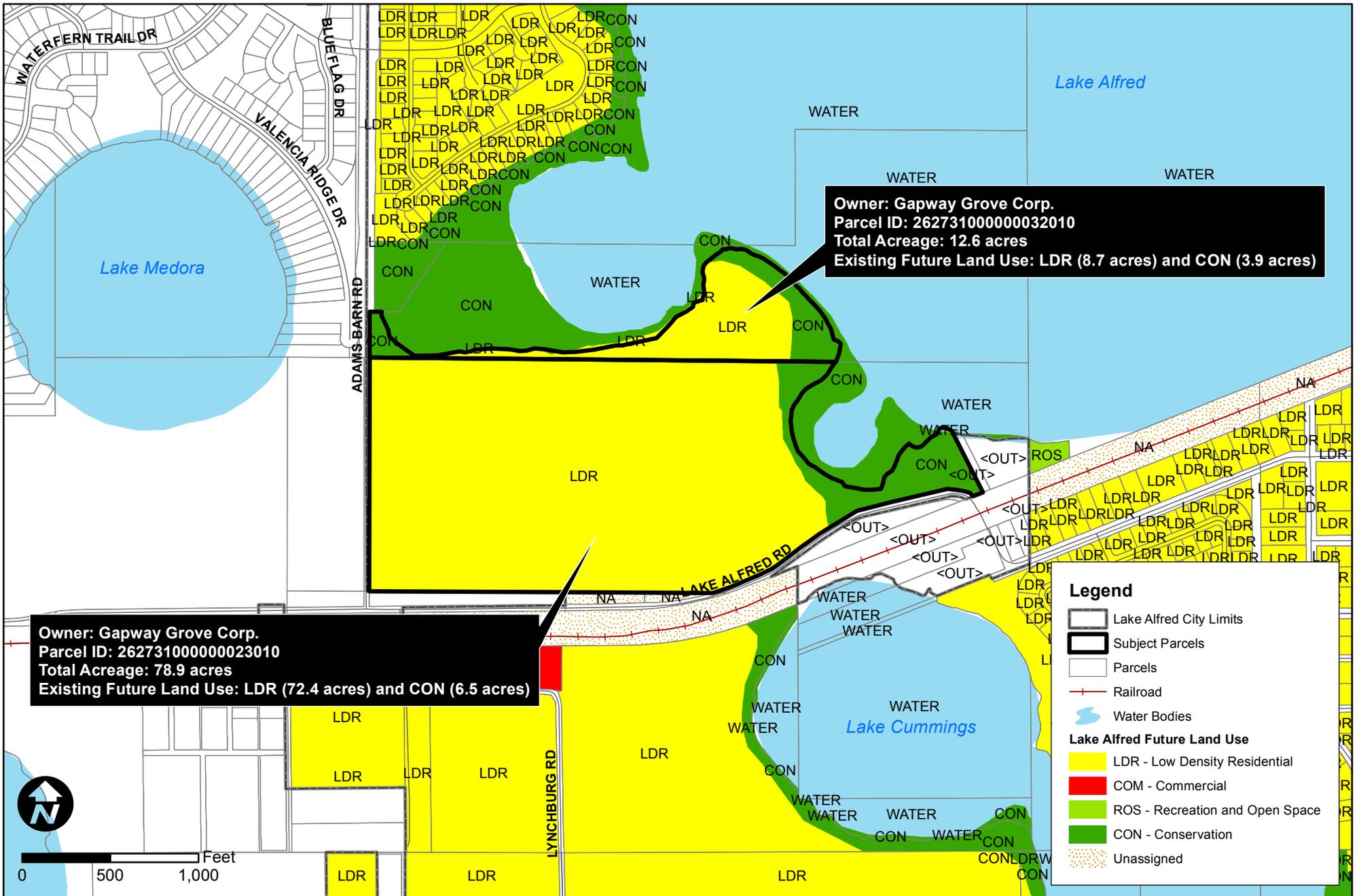
Attachments:

- Aerial Photo
- Current Future Land Use Map
- Proposed Future Land Use Map
- Current Zoning Map
- Proposed Zoning Map
- Master Development Plan proposed Applications

CITY OF LAKE ALFRED AERIAL PHOTO MAP Adams Estates



CITY OF LAKE ALFRED EXISTING FUTURE LAND USE MAP Adams Estates



Owner: Gapway Grove Corp.
Parcel ID: 26273100000032010
Total Acreage: 12.6 acres
Existing Future Land Use: LDR (8.7 acres) and CON (3.9 acres)

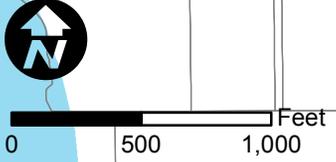
Owner: Gapway Grove Corp.
Parcel ID: 26273100000023010
Total Acreage: 78.9 acres
Existing Future Land Use: LDR (72.4 acres) and CON (6.5 acres)

Legend

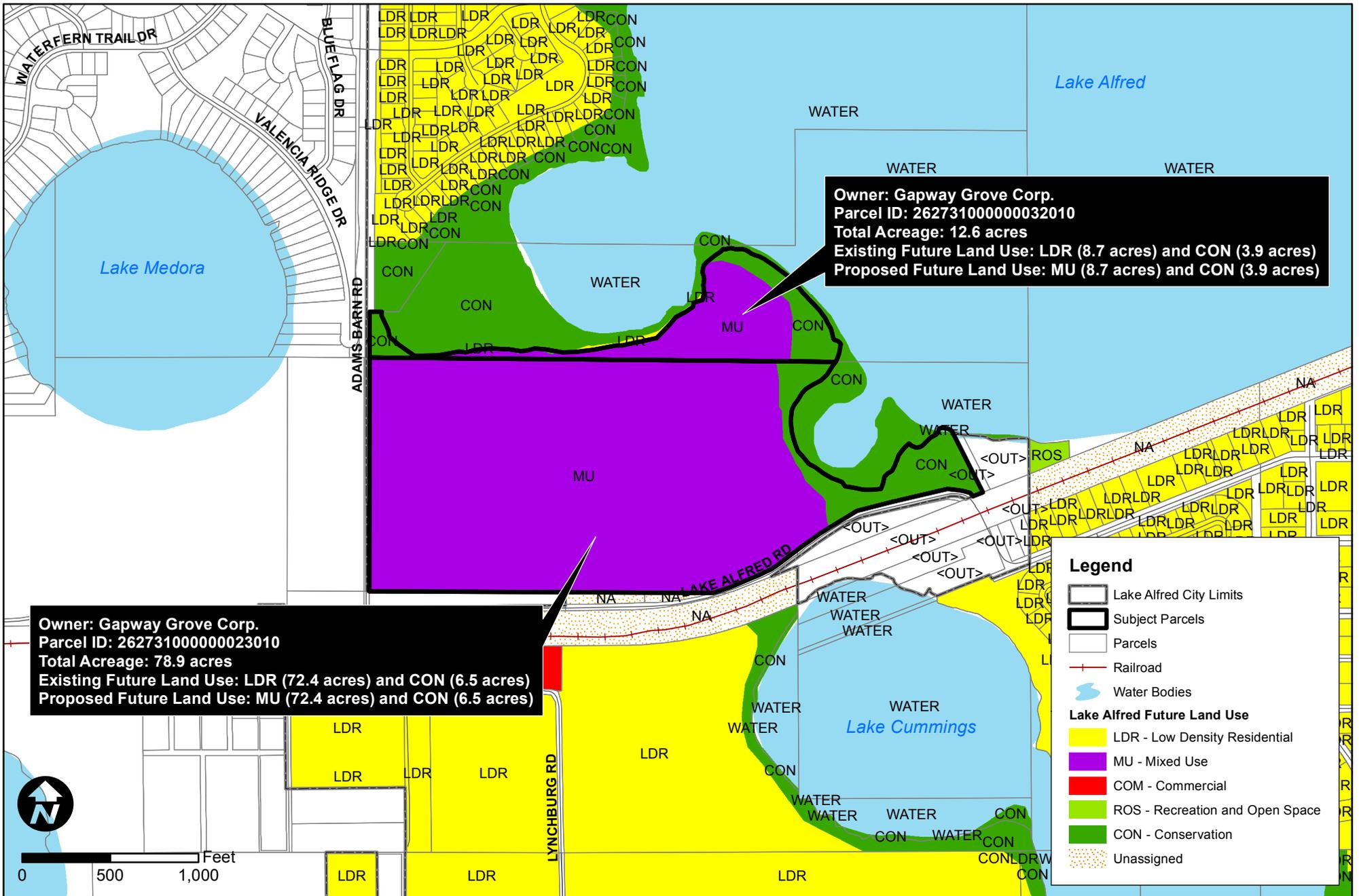
- Lake Alfred City Limits
- Subject Parcels
- Parcels
- Railroad
- Water Bodies

Lake Alfred Future Land Use

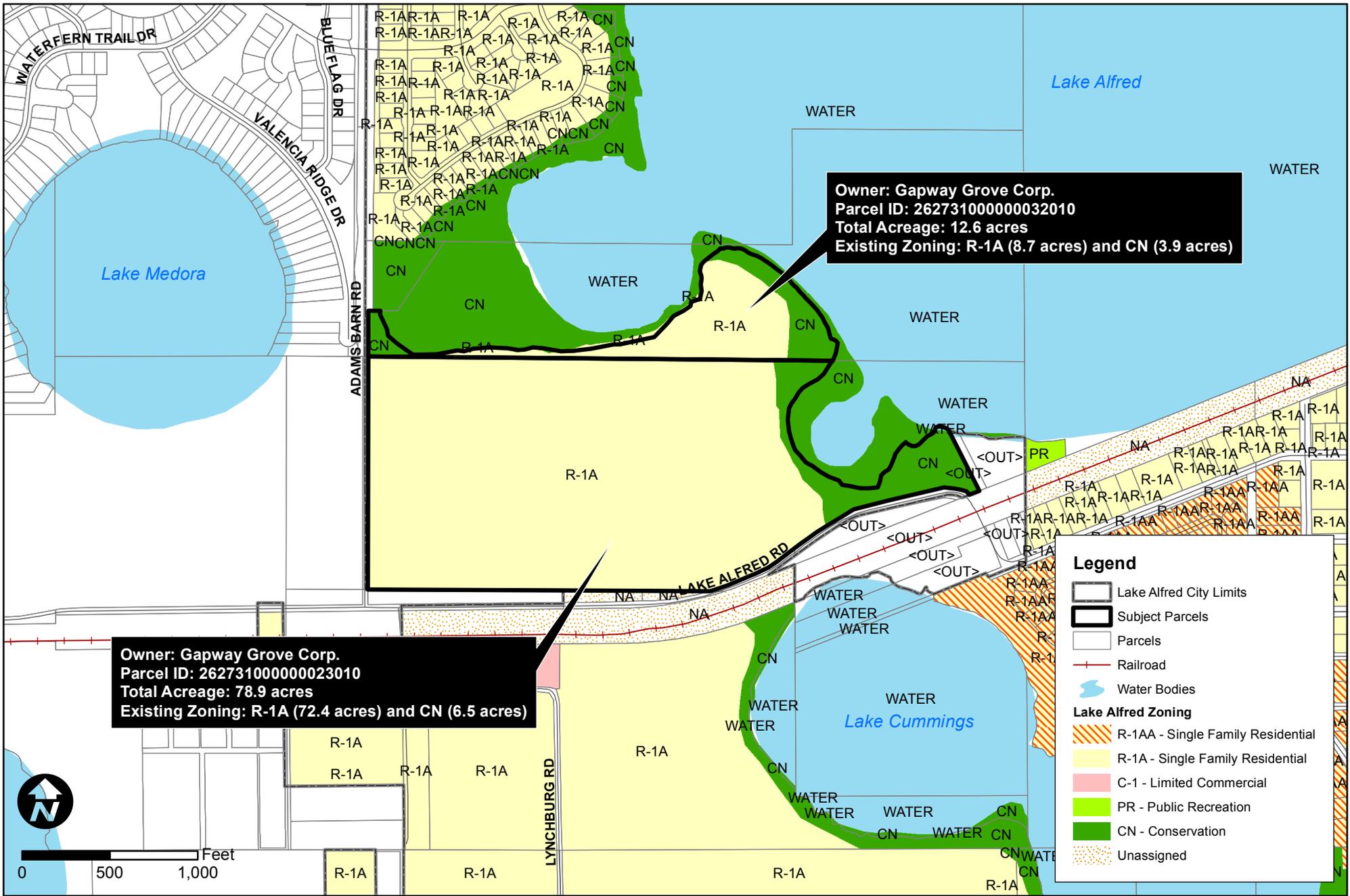
- LDR - Low Density Residential
- COM - Commercial
- ROS - Recreation and Open Space
- CON - Conservation
- Unassigned



CITY OF LAKE ALFRED PROPOSED FUTURE LAND USE MAP Adams Estates



CITY OF LAKE ALFRED EXISTING ZONING MAP Adams Estates



Owner: Gapway Grove Corp.
Parcel ID: 26273100000032010
Total Acreage: 12.6 acres
Existing Zoning: R-1A (8.7 acres) and CN (3.9 acres)

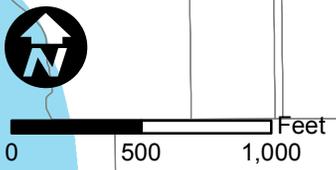
Owner: Gapway Grove Corp.
Parcel ID: 26273100000023010
Total Acreage: 78.9 acres
Existing Zoning: R-1A (72.4 acres) and CN (6.5 acres)

Legend

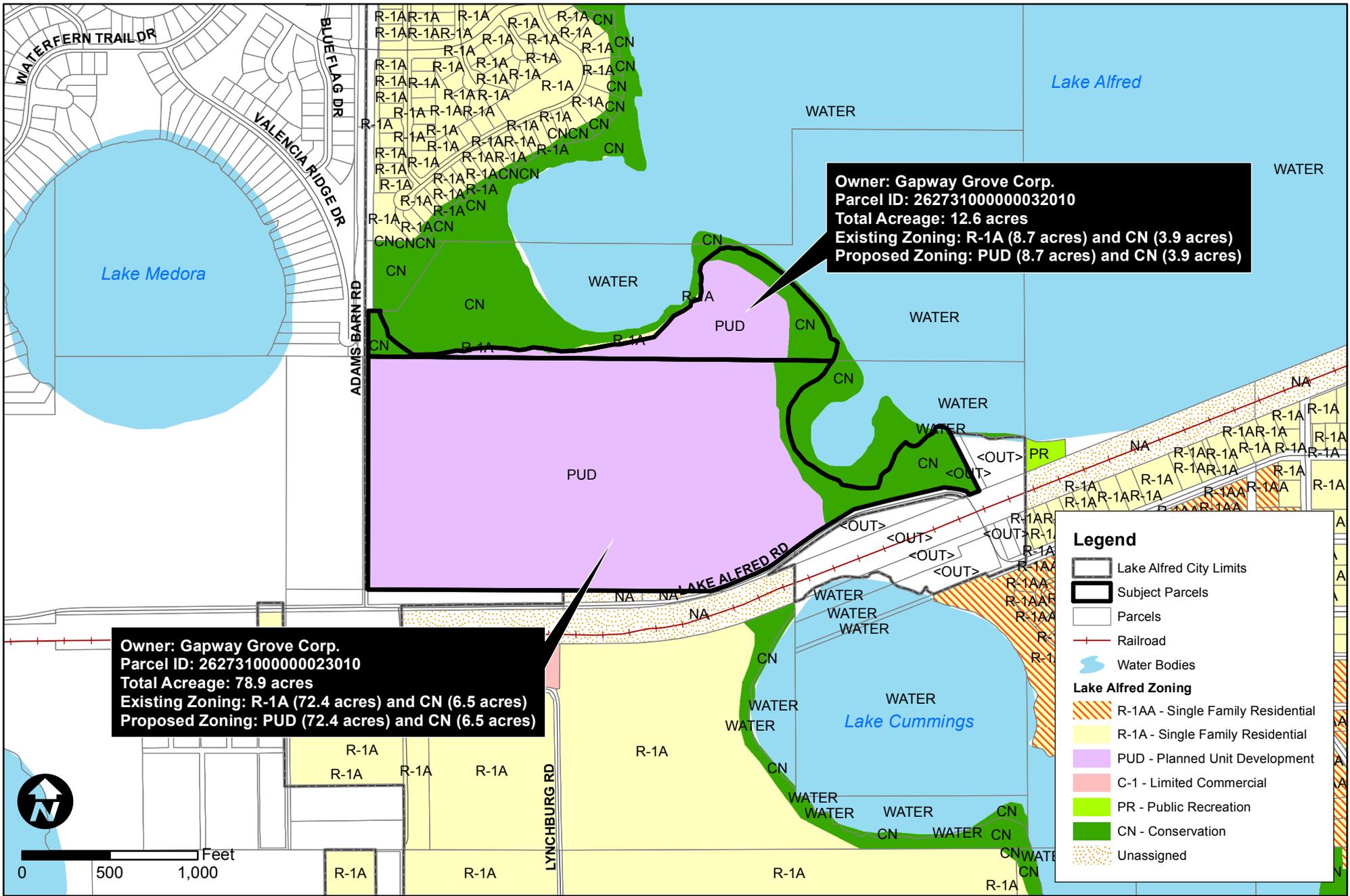
- Lake Alfred City Limits
- Subject Parcels
- Parcels
- Railroad
- Water Bodies

Lake Alfred Zoning

- R-1AA - Single Family Residential
- R-1A - Single Family Residential
- C-1 - Limited Commercial
- PR - Public Recreation
- CN - Conservation
- Unassigned



CITY OF LAKE ALFRED PROPOSED ZONING MAP Adams Estates



Owner: Gapway Grove Corp.
Parcel ID: 26273100000032010
Total Acreage: 12.6 acres
Existing Zoning: R-1A (8.7 acres) and CN (3.9 acres)
Proposed Zoning: PUD (8.7 acres) and CN (3.9 acres)

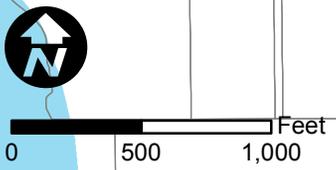
Owner: Gapway Grove Corp.
Parcel ID: 26273100000023010
Total Acreage: 78.9 acres
Existing Zoning: R-1A (72.4 acres) and CN (6.5 acres)
Proposed Zoning: PUD (72.4 acres) and CN (6.5 acres)

Legend

- Lake Alfred City Limits
- Subject Parcels
- Parcels
- Railroad
- Water Bodies

Lake Alfred Zoning

- R-1AA - Single Family Residential
- R-1A - Single Family Residential
- PUD - Planned Unit Development
- C-1 - Limited Commercial
- PR - Public Recreation
- CN - Conservation
- Unassigned

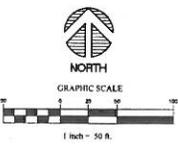
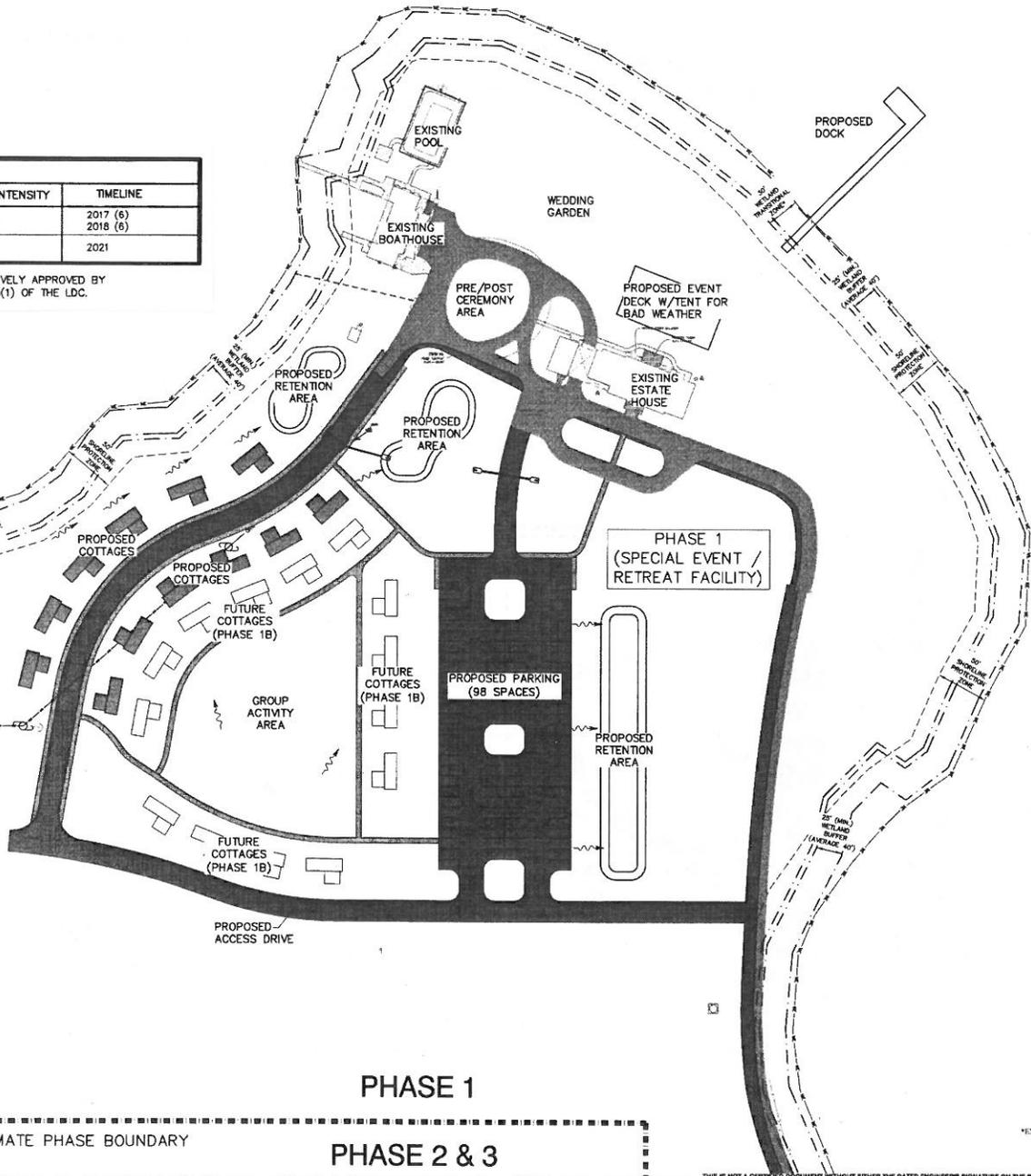


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PHASING SCHEDULE			
PHASE	USE	DENSITY/INTENSITY	TIMELINE
1A (27 ACRES)	EXISTING STRUCTURES, PROPOSED COTTAGES	12 COTTAGES	2017 (6) 2018 (6)
1B	PROPOSED COTTAGES (FUTURE)	14 COTTAGES	2021

NOTE: TIMELINES MAY CHANGE, AND SHALL BE ADMINISTRATIVELY APPROVED BY THE DEVELOPMENT DIRECTOR PURSUANT TO SECTION 7.04.05(1) OF THE LDC.

COTTAGES
1,500 SF (EST.)
FULL KITCHEN FACILITIES
PARKING: 2 SPACES / UNIT
2 - 3 BEDROOMS / UNIT



APPROXIMATE PHASE BOUNDARY

PHASE 1
PHASE 2 & 3

*EXACT LOCATION TO BE ESTABLISHED UPON RECEIPT OF FINALIZED JURISDICTIONAL WETLAND BOUNDARY

THIS IS NOT A CERTIFIED DOCUMENT WITHOUT EITHER THE DATED ENGINEER'S SIGNATURE ON THE STAMPED/EMBOSSED SEAL OR THE AUTHENTICATION OF THE ELECTRONIC SEAL.

Project Title ADAMS ESTATE LAKE ALFRED, FLORIDA	Prepared For GARWAY GROVES CORPORATION P.O. BOX 1364 AUBURNDALE, FL 33823	Scale 1" = 50' Plot Date Oct 11, 2018 @ 2:30pm	Sheet Number 16.029 C3	Sheet Title MASTER DEVELOPMENT PLAN PHASE 1	Designer DCL Designer/Drawn By RJF	Ridge Professional Group, Inc. Project 16.029 Sheet Number C3	Ridge Professional Group, Inc. CIVIL ENGINEERS, LAND DEVELOPMENT DESIGN & CONSTRUCTION RIDGE PROFESSIONAL GROUP, INC. P.O. BOX 1008 LAKE ALFRED, FLORIDA 34736 Phone: 888.888.1008 www.rpg-inc.com
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City of Lake Alfred
120 E. Pomelo Street
Lake Alfred, FL 33850



Phone: (863) 291-5748
Fax: (863) 298-5403
www.mylakealfred.com

Community Development

Building | Code Enforcement | Planning | Zoning

Application for Comprehensive Plan (Future Land Use) Amendment

The following information is required for submission of an application for assignment of a Future Land Use of property in the City limits of Lake Alfred, Florida. **Please print or type the required information below. The following items are required with this application: a current survey of subject property; aerial photograph; location map; and site map.**

Applicant

Name of Property Owner(s): Gapway Groves Corporation

Mailing Address: PO Box 1364, Auburndale, FL 33823-1364 Phone: 863-956-3485

Name of Agent, if applicable: Mark J. Bennett, Ridge Professional Group

Mailing Address: 4425 US Highway 92 East, Lakeland, FL 33801 Phone: 863-528-9165

Reason for Request: See attached.

Property Identification

Property Address or General Location: North Side of Lake Alfred Road, East of Adams Barn Road

Present Use of the Property: Citrus Grove, Caretaker Office

Existing Structures Located on the Site: Residence, boathouse/storage facility, 2 vacant farmworker housing residences.

Total Acreage: 91.51 (80.68 LDR, 10.83 CON) Number of Residents on Site: 0

Parcel I.D.#: 26-27-31-000000-023010 26-27-31-000000-032010

Legal Description of the Property: See attached.

Subdivision (if any): _____

Zoning and Land Use Information

Current Future Land Use Classification: Low Density Residential (LDR), Conservation (CON)

Requested Future Land Use Classification: Mixed Use (MU), Conservation (CON)

Is the Property within the Area of Critical State Concern? Please attach Green Swamp Impact Statement. Property is not within GSACSC.

Note: *Unless specific future land use designations are requested, the City will assign designations, which most closely conform with the actual use of the property or with designations of surrounding properties.*

City Use Only:

Date Received: _____ Received By: _____ Fee Paid: 913.34

OWNER'S SIGNATURE PAGE

(I) (We), _____ being duly sworn, depose and say that (I) (we) own one or more of the properties involved in this petition and that (I) (we) authorize the City of Lake Alfred to process this petition for Zoning or Re-zoning, in accordance with all adopted City rules and regulations, and in conformance with State law.

Further, the undersigned (has) (have) appointed and (does) (do) appoint _____ as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept the signature of my agent(s) as representing my agreement of all terms and conditions of the approval process:

Further, (I) (we) or any agent or lessee of the subject property authorized by (me) (us) to file this petition, deposes and say that the statements and answers contained in the application and any information attached thereto, present the arguments in behalf of this petition to the best of (my) (our) ability; and that the statements and information referred to above are in all respects true and correct to the best of (my) (our) knowledge and belief.

OWNERS

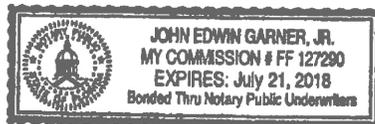
<u>John W. Strang, 1 Pres.</u>	_____
Owner's Signature/Print Title	Owner's Signature/Print Title
<u>Gapway Grove Corporation</u>	_____
Printed Name of Owner	Printed Name of Owner

OWNER'S NOTARIZATION

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 23rd day of September, 2016, by JOHN W. STRANG, who is personally known to me or who has produced _____ as identification.

John Edwin Garner, Jr.
Notary Public
Notarial Seal and Commission
Expiration Date





Community Development

Building | Code Enforcement | Planning | Zoning

Application for Zoning or for Rezoning of Property

The following information is required for submission of an application for assignment of a Zoning District or the Rezoning of property in the City limits of Lake Alfred, Florida. **Please print or type the required information below. Attach current survey of subject property; aerial photograph; location map; and site map.**

Applicant

Name of Property Owner(s): Gapway Groves Corporation

Mailing Address: P.O. Box 1364, Auburndale, FL 33823-1364 Phone: (863) 956-3485

Name of Agent, if applicable: Mark J. Bennett, Ridge Professional Group

Property Identification

Property Address or General Location: North Side of Lake Alfred Road, East of Adams Barn Road

Present Use of the Property: Citrus Grove, Caretaker Office

Existing Structures Located on the Site: Residence, Boathouse/storage facility, two vacant farmworker housing residences

Total Acreage: 91.51 (80.68 R-1A, 10.83 CON) Number of Residents on Site: 0

Parcel I.D.#: 26-27-31-000000-023010 26-27-31-000000-032010

Legal Description of the Property: See Attached

Zoning and Land Use Information

Current Zoning Classification: R-1A, Conservation (CON)

Current Future Land Use Classification: Low-Density Residential (LDR), Conservation (CON)

Requested City Zoning Classification: PUD-MU, CON

Is the Property within the Area of Critical State Concern? If yes, please attach Green Swamp Impact Statement. No

Note: For annexed properties without City Zoning, the City will assign designations, which most closely conform with the actual use of the property or with designations of surrounding properties, unless specific zoning designations are requested.

City Use Only:

Date Received: _____ Received By: _____ Fee Paid: **\$978.58 (PUD)**

OWNER'S SIGNATURE PAGE

(I) (~~We~~), John W. Strang being duly sworn, depose and say that (I) (~~we~~) own one or more of the properties involved in this petition and that (I) (we) authorize the City of Lake Alfred to process this petition for Zoning or Re-zoning, in accordance with all adopted City rules and regulations, and in conformance with State law.

Further, the undersigned (has) (~~have~~) appointed and (does) (~~do~~) appoint John W. Strang as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept the signature of my agent(s) as representing my agreement of all terms and conditions of the approval process:

Further, (I) (~~we~~) or any agent or lessee of the subject property authorized by (me) (~~us~~) to file this petition, deposes and say that the statements and answers contained in the application and any information attached thereto, present the arguments in behalf of this petition to the best of (my) (~~our~~) ability; and that the statements and information referred to above are in all respects true and correct to the best of (my) (~~our~~) knowledge and belief.

OWNERS

John W. Strang President
Owner's Signature/Print Title
Gapway Grove Corporation
Printed Name of Owner

Owner's Signature/Print Title

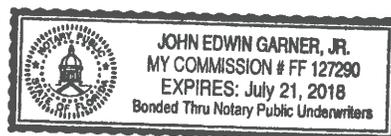
Printed Name of Owner

OWNER'S NOTARIZATION

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me this 3rd day of August, 2016, by JOHN W. STRANG, who is personally known to me or who has produced _____ as identification.

John Edwin Garner, Jr.
Notary Public
Notarial Seal and Commission
Expiration Date



***ATTACHMENT – LEGAL DESCRIPTIONS
ADAMS ESTATE***

26-27-31-000000-023010 - S1/4 OF NW1/4 E OF SUB & SW1/4 OF NE1/4 LESS WATERS OF LAKE ALFRED & LESS THAT PART LYING WITHIN FOLL: BEG SW COR OF WATER RIDGE SUB PH II PB 137 PG 46 S89-42-22E ALONG N LINE OF S1/4 OF NW1/4 OF SEC 450 FT S33-53-08W 478.39 FT N89-42-22 W 185 FT N0-14-52E 398.5 FT TO POB

26-27-31-000000-032010 - NW1/4 OF SE1/4 N OF RR & N1/2 OF SW1/4 LESS BEG 1159 FT SWLY OF INTER ACL RR & E LINE SEC CONT SWLY 529 FT N 26 DEG 40 MIN W 200 FT TO LAKE NELY ALONG LAKE TO POINT N 01 DEG 45 MIN W OF BEG S 01 DEG 45 MIN E TO BEG & LESS THAT PART LYING SWLY OF LAKE ALFRED RD & LESS THAT PART LYING W OF ADAMS BARN RD & LESS WATERS OF LK ALFRED & LESS MAINT R/W FOR LAKE ALFRED RD PER MB 19 PG 47



ADAMS ESTATE

AERIAL

**Sec. 31, Twp. 27 S, Rng. 26 E
LAKE ALFRED, FL**



RIDGE PROFESSIONAL GROUP, INC.

Land Development Design & Permitting Services
4425 U.S. Highway 92 East Lakeland, FL 33801-9688
Phone: (863) 669-0108 Website: www.rpg-eng.com

Sheet No. 1 OF 1	Project No.: 16.029	Scale: 1"=500'	Checked By: MJB
Drawn By: MCT	Modified By: MCT	Date: Aug 09, 2016 - 1:30pm	

File Info:
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