

**MINUTES  
PLANNING BOARD MEETING  
WEDNESDAY, October 21, 2015  
7:00PM  
CITY HALL**

**CALL TO ORDER: CHAIRMAN RICK ROACH**

**INVOCATION AND PLEDGE OF ALLEGIANCE Chairman Roach**

**Roll Call:** Those in attendance were Chair Rick Roach, Vice Chair Irving Spokony, Deborah Hoffman, Karen Abdul-Hameed, Judy Schelfo, Joe Hults, Alternate Matthew Noone, Administrative Assistant Mamie Drane, and Community Development Director Valerie Ferrell.

**APPROVAL OF MINUTES: AUGUST 19, 2015, APPROVED WITH CORRECTIONS**

**BUSINESS ITEMS**

**Chairperson Rick Roach** made an announcement that he would be stepping down from the Board for personal reasons. The entire board wished him well and expressed their gratitude for the time he served on the Planning Board and for his time as Chairperson.

**1) PUBLIC HEARING: CONSIDER APPROVAL OF THE SITE DEVELOPMENT PLAN FOR THE PROPOSED DISCOVERY ACADEMY CHARTER HIGH SCHOOL; GENERALLY LOCATED NORTH OF EVENHOUSE ROAD, WEST AND SOUTH OF CREEK ROAD, AND EAST OF CR 557, CONSISTING OF APPROXIMATELY 40 ACRES.**

**Community Development Director Ferrell** provided updated staff reports, introduced and reviewed the new business item, explaining that tonight the Planning Board will be considering the proposed Discovery Academy Charter High School. Stating that in October 2014, the Planning Board held a public hearing and recommended approval of the zoning request for the Discovery Academy Charter High School, which was subsequently approved by the City Commission by Ordinance 1344-14. The full staff report is attached hereto and made a part of these minutes.

The subject site consists of 55 total acres, 40 of which are proposed to be used for the future site of the Discovery Academy Charter High School. The applicant intends to build the school and facilities in a phased approach, with Phase 1 focusing on 15 acres of the site. The total number of students proposed is 950, plus 64 staff and faculty. The request is compatible with the surrounding land uses and has a Future Land Use designation of Medium Density Residential and Conservation.

**Kris Kaye, Envisiors Consultant** pointed out the different phases of the project utilizing the site plan.

**Director Ferrell** pointed out from the Staff Report that the new school would have very little impact on Lake Alfred's Public Facilities and Services. Even after the school is fully completed we will still have ample water and sewer.

**Chair Rick Roach** asked if this report had taken into account future developments that had already been approved. He then asked if the irrigation would be using reclaimed water, or if there was a well on the site, and if water would be utilized from the well instead of from the city supply.

**Director Ferrell** said the staff report had taken into account planned future development.

**Mr. Kaye** stated that there is a small well on the property but needs to be repaired before it can be considered for irrigation. The developers are looking into repairing the well as it would be a savings to the school. They should have information on that in about sixty days.

**Chair Roach** opened the public hearing

The Planning Board discussed the traffic study that was performed in September 2015 by Traffic Planning and Design, Inc. for the project. Their recommendations indicate improvements will be needed at the site entrance, with a new left-turn lane to be added on Evenhouse Road. Members expressed concern about cross-walks for Evenhouse and addressed the parking requirements.

**Board Member Hults** asked if the two schools were owned by separate entities or by the same conglomerate.

**Mr. Kaye** replied that both are owned by the same entity.

**Director Ferrell** pointed out that Lake Alfred ULDC requires the school to have 395 parking spaces. The applicant is requesting consideration to utilize the Florida Building code parking standards rather than the City's Code requirements. Section 3.03.02 provides that the City Commission can determine the minimum number of parking spaces to be provided. Florida Building Code standard would require 135 paved parking spaces. This total takes into account the 11<sup>th</sup> and 12<sup>th</sup> grades only and requires 6 ADA spaces. The applicant has indicated they would request the City Commission's consideration in reducing the parking required for the site according to the City's Unified Land Development code, and follow the Florida Department of Education's guidelines for high school parking.

The site development plan has provided:

194 paved parking

188 grass parking

The Planning Board proceeded with a technical review of the rest of the site plan, and make its recommendation to the City Commission accordingly.

**Board Member Hults** made a motion to approve the Site Development Plan proposed for the Discovery Academy High School with the condition that the city Commission provide the final determination of parking requirements, crosswalks are assessed for Evenhouse for safety concerns and road width on Creek Road be at least 22 (twenty two) feet. **Board Member Biggar** seconded the motion and the motion was approved by unanimous voice call vote:

<b>CHAIR ROACH</b>	<b>AYE</b>
<b>VICE CHAIR SPOKONY</b>	<b>AYE</b>
<b>BOARD MEMBER SCHELFO</b>	<b>AYE</b>
<b>BOARD MEMBER HOFFMAN</b>	<b>AYE</b>
<b>BOARD MEMBER ABDUL-HAMEED</b>	<b>AYE</b>
<b>BOARD MEMBER HULTS</b>	<b>AYE</b>
<b>BOARD MEMBER BIGGAR</b>	<b>AYE</b>

**Chair Roach** Thanked the board members for their participation and asked if there were any more comments or business. **Director Ferrell** reminded the board of the training in Bartow. She asked the Board Members to consider helping find volunteers to serve on other boards for the City.

There were no other questions.

Chair Roach Adjourned the meeting at 8:17.

Respectfully submitted,

Mamie Drane

Administrative Assistant