

City of Lake Alfred  
120 E. Pomelo Street  
Lake Alfred, FL 33850



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[www.mylakealfred.com](http://www.mylakealfred.com)

**Community Development**

Building | Code Enforcement | Planning | Zoning

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**AGENDA**

**PLANNING BOARD MEETING**

**CITY COMMISSION CHAMBERS  
CITY HALL**

**OCTOBER 21, 2015  
REGULAR MEETING 7:00 P.M.**

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**CALL TO ORDER: CHAIRMAN RICK ROACH**

**INVOCATION AND PLEDGE OF ALLEGIANCE**

**ROLL CALL: MAMIE DRANE, ADMINISTRATIVE ASSISTANT**

**APPROVAL OF MINUTES: AUGUST 19, 2015 MEETING**

**BUSINESS ITEMS**

**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.**

**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  
AUGUST 19, 2015  
6:00 P.M.**

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**CALL TO ORDER: Chair Roach**

**INVOCATION AND PLEDGE OF ALLEGIANCE**

**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.

**Chair Roach** welcomed new **Alternate Member Matthew Noone** to the Planning Board.

**TRAINING SESSION**

**Community Development Director Valerie Ferrell** announced that the training secession is a recording of National Planning Association National Conference topic entitled *Legal Framework for Planning Board*.

**REGULAR MEETING BUSINESS ITEMS**

**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**

**VICE CHAIR SPOKONY** Made a motion to approve the Planning Board Meeting minutes for the June 17, 2015 regular meeting: seconded by **BOARD MEMBER Hults** motion was approved by unanimous voice call vote.

**Chair Roach** asked if the Public Hearing had been advertised Community Development Director Ferrell stated that it had been publicly advertised.

**1) PUBLIC HEARING: CONSIDER MAKING RECOMMENDATION TO THE CITY COMMISSION CONCERNING THE DEVELOPMENT AGREEMENT AMENDMENT WITH JACK BERRY INC FOR BELMONT RANCH ESTATES, SPECIFICALLY PROVIDING AN EXTENSION OF THE DEVELOPMENT AGREEMENT FOR AN ADDITIONAL FIVE (5) YEARS, TO EXPIRE IN THE YEAR 2020.**

**Community Development Director Ferrell** introduced the business item. She explained that Belmont Ranch Estates project was first approved in 2005 and followed with a preliminary plat, construction plans and permits and all were approved. As part of the development agreement there were pre-paid impact fees for 350 units in phase one, the fees are still held by the city in reserve. Due to the market decline the owners decided to hold off on the project. The property is still being used as a grove.

**Tom Floyd Vice President and General Counsel** for Jack Berry Inc stood for questions from the Planning Board.

**Board Member Noone** asked if a comprehensive plan was in place for the next five and if the five year extension is granted what the owners perceive happening within those five years, do you have a projection on what will be done. Mr. Floyd replied they would like to move forward but it all depends on the market.

After brief discussion, **Board Member Hults** made a motion to forward the proposed Development Agreement amendment with Jack M. Berry Inc. to the City Commission with a recommendation of approval as presented. **Board Member Spokony** 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>ALT BOARD MEMBER NOONE</b>	<b>AYE</b>

(Voting as full member in absence of Bette Biggar)

**2) PUBLIC HEARING: CONSIDER MAKING RECOMMENDATION TO THE CITY COMMISSION CONCERNING THE DEVELOPMENT AGREEMENT AMENDMENT FOR THE LAKES II, SPECIFICALLY ADDRESSING CLUSTER SUBDIVISION REQUIREMENTS AND DEDICATION OF OPEN SPACE.**

**Community Development Director Ferrell** introduced the next business item stating The Lakes of Lake Alfred was first approved in concept in 2004. The total development encompassed 8 individual tracts totaling about 589 homes. Tracts 1-3 have been successfully platted and almost completely developed. Prior to foreclosure proceedings, Tract 4a was platted and infrastructure was partially complete in January 2007. The Planning Board and City Commission acknowledged that a new owner wished to proceed with the future Tracts 4, 5, 6 and 7 as a separate development project. Therefore, both Planning Board and City Commission approved a Development Agreement for this half of The Lakes, now referred to as The Lakes II. Due to market conditions, the new owner, WM SUB LA, LLC, is requesting to plat an additional 13 lots, referred to as Tract 4A. During this review process, it was noted that some items were not adequately addressed in The Lakes II Development Agreement. The amendment proposes the following:

- Tracts 4 and 4A will develop within the parameters of the R-1A for cluster zoning maximum density of 4.2 units per acre, and future Tracts 5 and 6 will develop within the parameters of R-1AA for cluster zoning with a maximum density of 3.6 units per acre, all in accordance with the City's Comprehensive Plan and the Unified Land Development Code.
- Owner will dedicate open space pursuant to cluster subdivision regulations. The open space tract is approximately 11 acres on the east side of the canal between Lakes Haines and Rochelle. The property is mostly wetlands and will be dedicated to the City prior to any issuance of Certificates of Occupancy in Tracts 5 or 6.

- Owner will grant access to the City via easement to the lift station on Tract 7. Transfer ownership of lift station to City to occur prior to any issuance of Certificates of Occupancy in Tracts 5 or 6.
- Owner will complete construction according to approved plans for Tract 4 and Tract 4A. The owner has secured its obligations for the improvements by posting a Subdivision Bond

**Board Member Hults** wanted to disclose that he currently resides in The Lakes I. He is currently on the Board of Directors for The Lakes I Homeowners Association. He has visited the property at The Lakes II before houses were built and has visited friends living in The Lakes II.

**Board Member Abdul-Hameed** also wanted to go on record that she lives in The Lakes I and has visited The Lakes II.

There was brief discussion regarding the eleven acres of open space and what is required before the City can take possession of it.

**Chair Roach** opened the public hearing.

**Mr. Chris Forbes**, representing the owner of Walton Development and Management WM Sub LLC and **Mr. Daniel Kovacs**, Consulting Engineer, with ECON, stood to accept questions from the Planning Board.

There was discussion regarding ownership of the property and if there were any plans for development in the near future.

**Mr. Forbes** stated the Development Agreement Amendment was prepared at the request of the City so that WM Sub LA could proceed with the final plat for Tract 4A, The Lakes II which will be considered later this evening.

**Board Member Hults** inquired if Mr. Forbes could clarify that the legal description and sketch included in Exhibit 'A' of the Development Agreement Amendment was a sketch of the property owned by his company and correct to the best of his knowledge.

**Mr. Forbes** stated that the property indicated in all Exhibits is owned by his company. He also elaborated that Parcels A, B and C as noted in Exhibit 'A' are the subject of this proposal.

**Chair Roach** closed the public hearing

**Board Member Schelfo** made a motion to forward the proposed development agreement amendment with WM SUB LA, LLC to the city commission with a recommendation of approval as presented. **Board Member Hults** 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>

**ALT BOARD MEMBER NOONE**                      **AYE**  
(Voting as full member in absence of Bette Biggar)

**3) PUBLIC HEARING: CONSIDER MAKING RECOMMENDATION TO THE CITY COMMISSION CONCERNING THE LAKES II, TRACT 4A FINAL SUBDIVISION PLAT. THE LAKES II, TRACT 4A IS GENERALLY LOCATED NORTHEAST OF MACKAY BOULEVARD AND EAST OF GLENCRUITEN AVENUE IN LAKE ALFRED, FLORIDA. THE PROPOSED PLAT IS APPROXIMATELY FOUR (4) ACRES, AND PROPOSES A MAXIMUM OF THIRTEEN (13) SINGLE FAMILY RESIDENTIAL UNITS WITH AN ESTIMATED BUILDOUT POPULATION OF THIRTY-TWO (32) PERSONS AND MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED THIRTY-FIVE (35) FEET.**

**Community Development Director Ferrell** introduced the business item stating it relates to the final plat of The Lakes II Tract 4A. This is a proposed four-acre plat to include 13 lots to add to the existing platted lots in Tract 4. Also she noted a reference should be added on the first page of the plat to state that all stormwater easements and infrastructure are dedicated to the The Lakes II Homeowners Association. The roads and utilities easements will be dedicated to the City. The owner has submitted a subdivision bond to secure the incomplete infrastructure items to satisfy the City's requirements.

**Chair Roach** opened the public hearing.

**Mr. Chris Forbes**, representing the owner of Walton Development and Management WM Sub LLC and **Mr. Daniel Kovacs**, Consulting Engineer, with ECON, stood to accept questions from the Planning Board.

There was some discussion regarding the transition of ownership of the subdivision.

**Chair Roach** closed the public hearing

**Vice Chair Spokony** made a motion to forward the proposed final plat for The Lakes II, Tract 4A to the City Commission with a recommendation of approval. The motion was seconded by **Board Member Hults**, and 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>ALT BOARD MEMBER NOONE</b>	<b>AYE</b>

(Voting as full member in absence of Bette Biggar)

**Community Development Director Ferrell** announced the public hearing will be presented to the City Commissioners at the September 23<sup>rd</sup> meeting at 7:30PM.

**Vice Chair Spokony** made a motion to adjourn the meeting **Board Member Hults** seconded and the meeting was adjourned at 8:05 PM.

Respectfully Submitted,  
Mamie Drane, Administrative Assistant

**LAKE ALFRED PLANNING BOARD AGENDA  
OCTOBER 21, 2015**

**Business Item No. 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.**

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**ISSUE:** Discovery Academy of Lake Alfred is requesting approval of the proposed site development plan for the Discovery Academy Charter High School.

**ATTACHMENTS:**

- Proposed Site Development Plan
- Project Area Map
- Staff Report

**ANALYSIS:** 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 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 I focusing on 15 acres of the site. The total number of students proposed is 950, plus 64 staff and faculty.

The applicant has indicated they would request the City Commission consideration in reducing the parking required for the site according to the City's Unified Land Development Code, and rather follow the Florida Department of Education's guidelines for high school parking. The Planning Board may proceed with technical review of the rest of the site plan, and make its recommendation to the City Commission accordingly.

**PLANNING BOARD MOTION OPTIONS:**

**Approval** – "I make 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 on parking requirements."

**Approval with Changes/Conditions** – "I make 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 on parking requirements, and with recommended changes as discussed by the Planning Board."

**Denial** – "I make a motion to deny the Site Development Plan proposed for the Discovery Academy High School based on the following findings....."





**Community Development**

Building | Code Enforcement | Planning | Zoning

**STAFF REPORT**

**PROJECT NAME:** DISCOVERY ACADEMY HIGH SCHOOL  
**OWNER/APPLICANT:** DISCOVERY ACADEMY OF LAKE ALFRED, INC.  
**REQUEST TYPE:** SITE DEVELOPMENT PLAN  
**HEARING DATES:** 10-21-15 FOR PLANNING BOARD  
 11-16-15 FOR CITY COMMISSION

**GENERAL DESCRIPTION:** The 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 I focusing on 15 acres of the site. The total number of students after all phases are complete is 950, plus 64 staff and faculty.

**SURROUNDING USES:** The land uses surrounding the property are described in the following table:

<p><b>Northwest</b> A/RRX Unincorporated Polk County</p>	<p><b>North</b> R-1AAA Cluster Single Family: City and; A/RRX Unincorporated Polk County</p>	<p><b>Northeast</b> A/RRX Unincorporated Polk County</p>
<p><b>West</b> A/RR Unincorporated Polk County</p>	<p><b>Subject Property</b> Public Buildings and Grounds Conservation City</p>	<p><b>East</b> R2 Cluster Multi-Family City And; RL-1/RL-3 Unincorporated Polk County</p>
<p><b>Southwest</b> Public Buildings/Grounds City</p>	<p><b>South</b> Public Buildings/Grounds City</p>	<p><b>Southeast</b> R-1A Cluster Single Family City</p>

The request is compatible with the surrounding land uses. To the northwest and northeast are established single family homes currently not in the City limits of Lake Alfred, directly north is the access road and beyond to Lake Alfred Estates, a single family cluster development in the city limits. To the east is pasture land with some agricultural uses, to the west is also pasture as

well as the Polk Training Center facility. The properties to the southwest and south currently operate as Discovery Academy Middle School and Karen M. Seigel Academy. Southeast of the subject site is the Magnolia Ridge subdivision and Cypress Greens Golf Community.

Sources: Official Lake Alfred Zoning Map  
 Polk County GIS Data Viewer

**LAND USE AND ZONING:** The property has a Future Land Use designation of Medium Density Residential and Conservation. The Lake Alfred Comprehensive Plan policy 1.19 defines Medium Density Residential as accommodating higher density uses, generally as multi-family with a maximum of 12 units per acre. Also, Policy 1.1.21 provides that schools are permitted in all land use classifications.

The site received a zoning designation of Public Buildings and Grounds in October 2014. The zoning allows schools with submittal of a site development plan, requiring a minimum lot size of 7,000 square feet, and floor area ratio of 2.0 as well as front setbacks at 25 feet, rear setbacks at 20 feet, and side setbacks at 10 feet.

Sources: 2030 Lake Alfred Comprehensive Plan Future Land Use Element Policies 1.1.9 and 1.1.21  
 Lake Alfred Unified Land Development Code Sections 2.04.01(B)(36) and 2.04.02.18

**PUBLIC FACILITIES AND SERVICES ANALYSIS:** The proposed project demonstrates impacts on the City's public facilities.

**A) Utilities:** The City water plant has a maximum pumping capacity of 3 million gallons per day. The City's water permit allows for pumping of 1.3 million gallons per day. Currently, the City pumps 900,000 gallons per day, leaving approximately 30% capacity available.

The City sewer treatment plant has expanded the available capacity to 1 million gallons per day, and is permitted to treat 900,000 gallons per day. Current sewer usage is approximately 450,000 gallons per day, leaving approximately 50% capacity available.

TABLE 1: PRELIMINARY DAILY WATER AND WASTEWATER IMPACT ANALYSIS			
Students: 950 plus Faculty: 64 = 1,014 total persons			
Water	Adopted LOS: 130 gallons per person per day  131,820 GPD	9% increase water plant demand	Proposed Usage: 18 gallons per 0.6 students 28,500 GPD  15 gallons per 0.6 faculty 1,600 GPD  Irrigation 30"/yr x 10acres 3,000 GPD
Wastewater	Adopted LOS: 76 gallons per person per	9% increase wastewater	Proposed Usage: 18 gallons per day

	day  77,064 GPD	treatment demand	per student 17,100 GPD  15 gallons per day per faculty 960 GPD
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Sources: City of Lake Alfred Public Works Department  
 2030 Lake Alfred Comprehensive Plan Infrastructure Element Policy 3.1  
 Lake Alfred Unified Land Development Code, Section 3.04.00

**B) Transportation:** The applicant has identified improvements to Evenhouse Road and Creek Road, by dedicating additional rights-of-way and proposing widening to each road segment. A traffic study 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. Also on-site stacking shall be provided on site.

TABLE 2: PRELIMINARY PEAK HOUR TRIP GENERATION IMPACT ANALYSIS					
Use: High School	Rate Weekday Daily Traffic	Peak Period Rate	Expected Units	Calculated Daily Trips	Peak Trips Total
Students	1.71	0.13	950	1,625	124
Per 1,000 sq ft	12.89	0.97	88	1,134	85
Employees	19.74	1.55	64	1,263	99
<i>Total Peak Trips from Total Project</i>					308
Road Segment – Urban Collector (County)	2014 Annual Avg Daily Traffic	Peak-Hour/Peak-Season		Peak-Hour	Potential Peak-Hour
		2-Hour Average Volume	Current LOS Rating	Directional Capacity	Trips from Project (1/2 for each direction)
CR 557 NB	11,000	416	C	740	570
CR 557 SB	11,000	578	D	740	732

Polk County controls the road segments for CR 557, Evenhouse Road and Creek Road adjacent to the project. Any improvements or necessary traffic studies that are required shall satisfactorily meet criteria set forth by Polk County prior to any construction commencing on the project.

Sources: 2030 Lake Alfred Comprehensive Plan Transportation Element Policy 1.2  
 Trip Generation Rates - 8<sup>th</sup> Edition ITE Trip Generation Report  
 Road segment data – Polk Transportation Planning Organization 2014  
 Traffic Impact Study from Traffic Planning and Design, Inc. September 2015

**C) Solid Waste:** The City collects solid waste and recently began collection of recycled materials. Current capacity of solid waste collection is 12 tons daily and also 12 tons for recycling. The average daily solid waste collection is approximately 10 tons, whereas recycling

is 6 tons. This equals 3.8 pounds of solid waste and 0.44 pounds of recycling per City resident per day, which exceeds the City’s adopted level of service standard of 8 pounds per person per day. Solid waste collected in Lake Alfred is transferred to the Polk County Landfill, where capacity is planned for all municipalities in Polk County. Polk County has determined there is sufficient landfill capacity for the County, including Lake Alfred, to dispose household garbage for approximately 65 years.

TABLE 3: PRELIMINARY SOLID WASTE/RECYCLING IMPACT ANALYSIS		
Students: 950 plus Faculty: 64 = 1,014 total persons		
Solid Waste	Adopted LOS: 8 pounds per person per day  8,112 lbs/day	10% increase on solid waste demand
Recycling	No adopted LOS standard due to previously being privately contracted	12% increase on recycling demand

*\*\*At this time, the City will not provide solid waste or recycling collection for the school. City Ordinance 1281-10 states they may utilize a private provider. However, information is included to demonstrate adequate capacity if private provider requirement is removed.*

Sources: City of Lake Alfred Public Works Department  
 2030 Lake Alfred Comprehensive Plan Infrastructure Element Policy 3.1  
 Lake Alfred Code of Ordinances Section 42-8

**D) Drainage:** The drainage pattern within Lake Alfred consists of a combination of surface drainage and storm sewers. All new development is required to meet Southwest Florida Water Management District standards to retain stormwater runoff, generally at a rate not exceeding that of pre-development. The current level of service standard is that stormwater management facilities for new development must be designed for a 25-year, 24-hour storm event.

Southwest Florida Water Management District (SWFWMD) regulates all stormwater management systems and shall be the entity responsible for issuing a permit for the project.

Sources: City of Lake Alfred Public Works Department  
 2030 Lake Alfred Comprehensive Plan Infrastructure Element Policy 3.1  
 Lake Alfred Unified Land Development Code, Section 3.05.00

**SITE DEVELOPMENT CRITERIA REVIEW:** The Lake Alfred Unified Land Development Code addresses specific criteria for review of those uses requiring a Site Development Plan. City staff and consultants have reviewed the site development plan against the following sections of the Code to ensure all requirements have been satisfied.

**A) Plans:** The information included on plans satisfactorily meets the City’s requirements for site development plan review.

<b>TABLE 4: SITE DEVELOPMENT REVIEW</b>			
Total Site Acreage	55 acres	Phase I Site Acreage	15 acres
Total Building Size (in square feet)	88,000 sq ft (estimate)	Phase I Building Size (in square feet)	23,000 sq ft (estimate)
Total Students	950	Phase I Students	350
Total Faculty	64	Phase I Faculty	64

Sources: Lake Alfred Unified Land Development Code, Sections 7.05.00 and 3.09.12

**B) Parking**

<b>TABLE 5: PARKING ANALYSIS</b>		
<b>Lake Alfred ULDC Requirements</b>		
Senior High School	0.4 parking spaces per student (all grades)	380 vehicle parking spaces
ADA-Accessible	1 space per 25 regular parking spaces	15 ADA spaces
	<b>Total spaces required per City:</b>	<b>395</b>
<b>FL Building Code Requirements (adopted by FL Department of Education)</b>		
Senior High School	1 space per every 10 students (11 <sup>th</sup> and 12 <sup>th</sup> grade only=550 students)	55 student spaces
Faculty and staff	1 space per every member	64 faculty spaces
Visitors	1 space per every 100 students	10 visitor spaces
ADA-Accessible	1 space per 25 regular parking spaces	6 ADA spaces
	<b>Total spaces required per FBC:</b>	<b>135</b>
<b>Proposed Parking included in site development plan</b>		
Paved	Utilizing FBC method	186 student, faculty and visitors spaces
ADA-Accessible	Utilizing FBC method	8 ADA spaces
Grass (event and overflow)	n/a	188 overflow spaces
	<b>Total spaces provided in plan:</b>	<b>194 paved 188 grass Total: 382</b>

*\*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.*

Sources: Lake Alfred Unified Land Development Code, Section 3.03.02

Florida Building Code, Section 423.10.2.8

**C) Access, Loading Areas, Sidewalks and Bikeways:** A site development must provide 2 access points for any school. If the project abuts a collector or arterial roadway, it must provide sidewalks adjacent to such roadways, and on at least one side of all streets within the development. Bikeways shall be integrated to any new roads or any improvements to existing roads. Pedestrian crosswalks will be necessary to provide circulation for schools, playgrounds, bus shelters/stops, or nearby shopping/retail centers and neighborhoods. Bicycle parking shall be provided at a minimum for 1 space per each student.\* A single off-street loading space must be provided for every 20,000 square feet of building space to be constructed.

All requirements have been provided in the proposed site development plan, \*with the exception of bicycle parking facilities which will be determined by the City Commission in consideration with the applicant's parking request.

Sources: Lake Alfred Unified Land Development Code, Sections 3.03.03 and 3.02.04

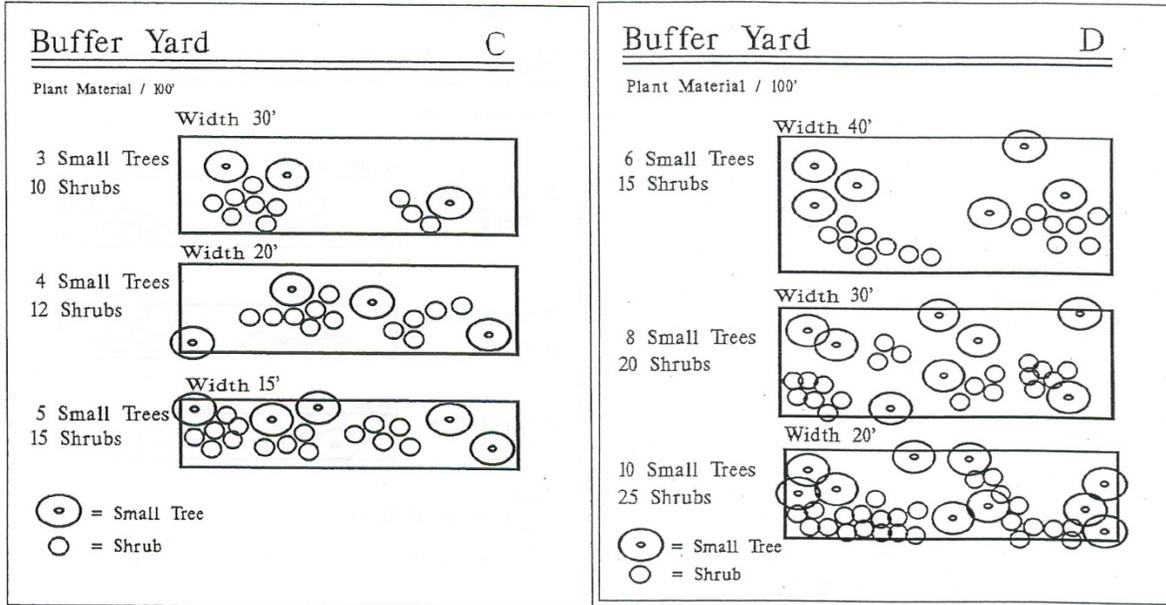
**E) Landscaping and Buffering standards:** Each paved parking space requires 200 sq ft of canopy shading. Based on proposed plans, 194 paved parking spaces will be provided which will require 38,800 sq ft of canopy tree shaded areas. This can be provided in any combination of canopy trees. Generally, a live oak provides 2,000 sq ft of canopy so the site would need approximately 19 live oaks to meet the 38,000 sq ft requirement. Existing mature canopy trees on site can also be preserved to count towards requirement.

All landscaped areas shall be provided with appropriate irrigation system.

Buffer yard "C" required between Class VI (School) and Class I (single family detached) land uses as well as surrounding the paved parking area.

Landscaping, canopy trees and buffer yards shall be designed and installed in accordance with Section 3.07.00. Landscaping shall be provided in all setback areas according to Landscape Standard "D," including those where a solid face masonry wall may be required Setback areas include the front, side, and rear of the principal buildings and also includes wetlands.

*(continued on next page)*



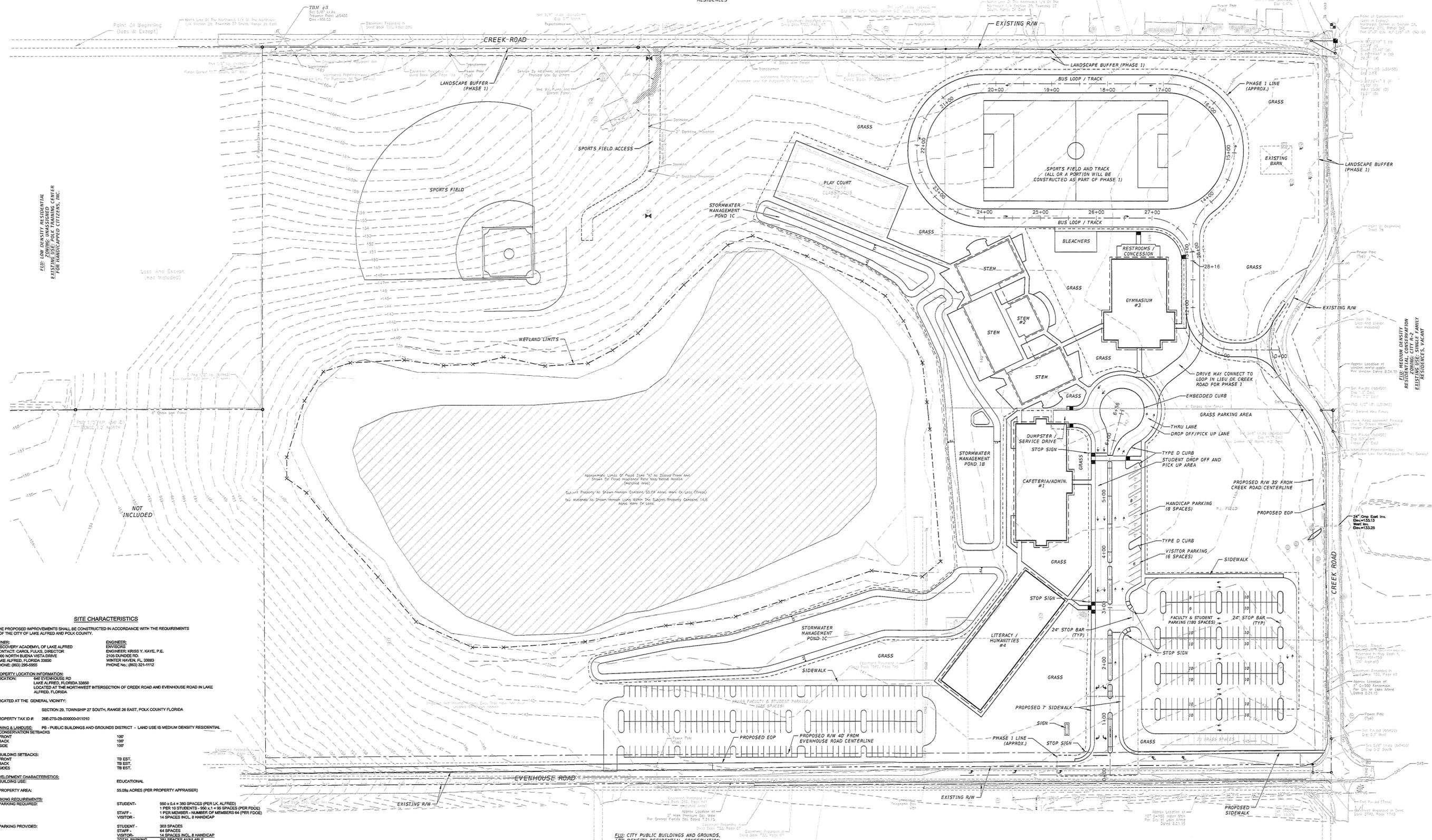
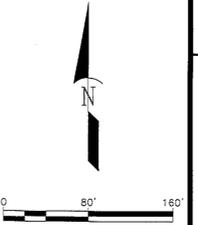
Sources: Lake Alfred Unified Land Development Code, Section 3.07.00

LEGAL DESCRIPTION: (FROM PROPERTY APPRAISER) (NOT VERIFIED BY EOR)  
 N1/2 OF NE1/4 LYING S & W OF CREEK RD & N OF EVENHOUSE RD LESS COMM NW COR OF NE1/4 OF SEC 49.21 FT TO POB  
 N89-27-37E 335 FT S0-04-29E 1235 FT TO SLY R/W OF CREEK RD N89-45-57E 8426 FT S89- 25-37E 100.00 FT S80E 100 FT  
 S89-27-37E 50.86 FT S0-04-29E 659.17 FT S89-26-20W 203.6 FT S89-50-04W 100 FT N80W 100.78 FT  
 S89-12-15W 99.22 FT N89-56-11W 100 FT S89-39-45W 100 FT S89-39-45W 28 FT N83-36-17W 2.33 FT N0-19-11E 13.28 FT  
 N89-55-48W 119.35 FT TO E R/W OF CR 557 N0-00-16E ALONG R/W TO POB & LESS R/W FOR CR 557 & EVENHOUSE RD

FLU: UNINCORPORATED POLK COUNTY  
 ZONING: UNINCORPORATED POLK COUNTY  
 EXISTING USE: LIFT STATION

FLU: VERY LOW DENSITY RESIDENTIAL  
 ZONING: R-2144A  
 EXISTING USE: SINGLE FAMILY  
 RESIDENCES

FLU: UNINCORPORATED POLK COUNTY  
 ZONING: UNINCORPORATED POLK COUNTY  
 EXISTING USE: POWER SUBSTATION



**SITE CHARACTERISTICS**

- THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF LAKE ALFRED AND POLK COUNTY.
- OWNER: DISCOVERY ACADEMY OF LAKE ALFRED  
 CONTACT: CAROL FLUKS, DIRECTOR  
 5000 NORTH BIRMA VISTA DRIVE  
 LAKE ALFRED, FLORIDA 33850  
 PHONE: (863) 295-9885  
 ENGINEER: KRISS Y. KAYE, P.E.  
 2105 DUNES RD  
 WINTER HAVEN, FL 33888  
 PHONE NO.: (863) 321-1112
- PROPERTY LOCATION INFORMATION:  
 LOCATION: 400 EVENHOUSE RD  
 LAKE ALFRED, FLORIDA 33850  
 LOCATED AT THE NORTHWEST INTERSECTION OF CREEK ROAD AND EVENHOUSE ROAD IN LAKE ALFRED, FLORIDA  
 LOCATED AT THE GENERAL VICINITY:  
 SECTION 29, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY FLORIDA  
 PROPERTY TAX ID #: 266-279-28-00000-011010
- ZONING & LANDUSE: PB - PUBLIC BUILDINGS AND GROUNDS DISTRICT - LAND USE IS MEDIUM DENSITY RESIDENTIAL  
 CONSERVATION SETBACKS:  
 FRONT 100'  
 BACK 100'  
 SIDE 100'  
 BUILDING SETBACKS:  
 FRONT TB EST.  
 BACK TB EST.  
 SIDES TB EST.
- DEVELOPMENT CHARACTERISTICS:  
 BUILDING USE: EDUCATIONAL  
 PROPERTY AREA: 55.0± ACRES (PER PROPERTY APPRAISER)
- PARKING REQUIREMENTS:  
 STUDENT: 950 x 0.4 = 380 SPACES (PER LK ALFRED)  
 1 PER 10 STUDENTS - 950 x 1 = 95 SPACES (PER FOOD)  
 1 PER MEMBER - NUMBER OF MEMBERS 64 (PER FOOD)  
 14 SPACES INCL. 8 HANDICAP  
 VISITOR: 300 SPACES  
 64 SPACES  
 14 SPACES INCL. 8 HANDICAP  
 TOTAL PARKING: 381 SPACES AVAILABLE
- UTILITY PROVIDERS:  
 PORTABLE WATER & WASTE WATER: CITY OF LAKE ALFRED  
 ELECTRIC: TECO  
 DRIVEWAY ACCESS: CITY OF LAKE ALFRED  
 FIRE SERVICE: CITY OF LAKE ALFRED  
 TELEPHONE: VERIZON  
 GAS: TUD  
 CABLE: BRIGHTHOUSE

THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A DETAILED ENGINEERING ANALYSIS. SITE ELEMENTS (E.G. BUILDING CONFIGURATIONS) ARE FOR GENERAL INFORMATION ONLY AND ARE SUBJECT TO CHANGE BASED ON THE AFOREMENTIONED. DEVIATION FROM THIS PLAN TO ADDRESS SAFETY, DESIGN, TECHNICAL OR PERMITTING ISSUES IDENTIFIED DURING FORMAL AGENCY SITE PLAN REVIEW MAY BE PERMITTED.

FLU: CITY PUBLIC BUILDINGS AND GROUNDS,  
 LOW DENSITY RESIDENTIAL CONSERVATION  
 ZONING: CITY PUBLIC BUILDINGS AND  
 GROUNDS, UNASSIGNED, R-1A, PUD  
 EXISTING USE: DISCOVERY ACADEMY OF  
 LAKE ALFRED, KAREN M SIEGEL ACADEMY  
 AND LAKE ALFRED ADDAIR MIDDLE SCHOOL

FLU: LOW DENSITY RESIDENTIAL  
 ZONING: R-1A, PUD  
 EXISTING USE: SINGLE FAMILY RESIDENCES

DESIGNED	KYK/MTM	09.11.15	ISSUE FOR REVIEW
DRAWN	MTH	08.07.15	ISSUE FOR REVIEW
CHECKED	KYK	P-1	
APPROVED	KYK	P-0	
JOB NO.	DAHS 401	15	NO.
DATE:	September	15	DATE

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DISCOVERY ACADEMY OF LAKE ALFRED  
 DISCOVERY ACADEMY HIGH SCHOOL  
 MASTER SITE PLAN

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 STATE OF  
 FLORIDA  
 PROFESSIONAL ENGINEER

EOR, KRISS Y. KAYE, P.E.  
 FL. P.E. REG. NO. 50607

SHEET NO.  
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