

City of Lake Alfred
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Community Development

Building | Code Enforcement | Planning | Zoning

**PLANNING AND ZONING BOARD
AGENDA**

**CITY COMMISSION CHAMBERS
JANUARY 13, 2022
6:00 P.M.**

Call to Order

Invocation and Pledge of Allegiance

Roll Call: Linda Bourgeois, City Clerk

Approval of Minutes: December 9, 2021

Business Items:

1. Adams Estate PUD Modification
2. Waylanco Rd. FLU
3. Waylanco Rd. Zoning
4. Florida Gas FLU
5. Florida Gas Zoning
6. Comp Plan Amendment – Property Rights Element

Public Comments:

Board Member Comments:

Next Meeting:

- Regular Meeting: February 10, 2022

Adjourn:

BUSINESS ITEM NO. 1: Adams Estate PUD Modification

ISSUE: The Board will consider a request for a modification to an existing Planned Unit Development.

Planned Unit Developments (PUD) previously replaced zoning districts; however, they included a site-specific development plan. Any modification, variation or adjustment of a stamped approved site-specific development plan requires approval of a site development plan amendment. Site Plan modifications are generally approved by the original reviewing authority; however, the Planning Official may approve a minor modification to any approved Site Plan. The modification requested does not qualify as a minor modification and there for must be considered by the City Commission who approved the original site plan as part of the PUD.

The Planning and Zoning Board shall make a recommendation of approval, approval with conditions, or denial to the City Commission regarding the application.

Sec. 9.6.3. Review Criteria

- A. **Competent substantial evidence.**
- B. **Consistency with comprehensive plan.**
- C. **Code Compliance.**
- D. **Suitability.**
- E. **Concurrency analysis.**
- F. **Context compatibility.**
- G. **Community needs analysis.**
- H. **Other considerations.**

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BUSINESS ITEM NO. 2: Waylanco Rd. FLU
BUSINESS ITEM NO. 3: Waylanco Rd. Zoning

ISSUE: The Planning Board will review the proposed future land use and zoning request.

Comprehensive Plan amendments to the Future Land Use Map and Unified Land Development amendments to the Zoning map are considered Legislative items.

The Planning and Zoning Board shall review every plan amendment and zoning request in order to make a recommendation to the City Commission based on consistency with the Comprehensive Plan, maintenance of level of service standards for public facilities and services, and neighborhood compatibility. The Planning and Zoning Board shall make a recommendation of approval, approval with conditions, or denial to the City Commission regarding the application.

In addition, amendments within the Green Swamp Area of Critical State Concern are required to issue and to render to the Department of Economic Opportunity (DEO) development orders pursuant to FAC 73C-44.002.

Sec. 9.5.3. Legislative Review Criteria

- A. **Consistency with comprehensive plan.**
- B. **Concurrency analysis.**
- C. **Context compatibility.**
- D. **Community needs analysis.**

PLANNING AND ZONING BOARD
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BUSINESS ITEM NO. 4: Florida Gas FLU
BUSINESS ITEM NO. 5: Florida Gas Zoning

ISSUE: The Planning Board will review the proposed future land use and zoning request.

Comprehensive Plan amendments to the Future Land Use Map and Unified Land Development amendments to the Zoning map are considered Legislative items.

The Planning and Zoning Board shall review every plan amendment and zoning request in order to make a recommendation to the City Commission based on consistency with the Comprehensive Plan, maintenance of level of service standards for public facilities and services, and neighborhood compatibility. The Planning and Zoning Board shall make a recommendation of approval, approval with conditions, or denial to the City Commission regarding the application.

Sec. 9.5.3. Legislative Review Criteria

- E. **Consistency with comprehensive plan.**
- F. **Concurrency analysis.**
- G. **Context compatibility.**
- H. **Community needs analysis.**

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BUSINESS ITEM NO. 6: Comp Plan Amendment – Property Rights Element

ISSUE: The Planning Board will review the proposed Comprehensive Plan Text Amendment.

Comprehensive Plan text amendments are considered Legislative items.

The Planning and Zoning Board shall review every plan amendment and zoning request in order to make a recommendation to the City Commission based on consistency with the Comprehensive Plan, maintenance of level of service standards for public facilities and services, and neighborhood compatibility. The Planning and Zoning Board shall make a recommendation of approval, approval with conditions, or denial to the City Commission regarding the application.

In addition, amendments within the Green Swamp Area of Critical State Concern are required to issue and to render to the Department of Economic Opportunity (DEO) development orders pursuant to FAC 73C-44.002.

Sec. 9.5.3. Legislative Review Criteria

- I. **Consistency with comprehensive plan.**
- J. **Concurrency analysis.**
- K. **Context compatibility.**
- L. **Community needs analysis.**