

City of Lake Alfred
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Community Development

Building | Code Enforcement | Planning | Zoning

PLANNING AND ZONING BOARD AGENDA

CITY COMMISSION CHAMBERS

**APRIL 30, 2026
6:00 P.M.**

Call to Order

Invocation and Pledge of Allegiance

Roll Call: Lita O'Neill, Deputy City Clerk

Announcements:

Approval of Minutes: December 8, 2025

Meeting Procedures and Swearing-In

Business Items:

1. Eden Hills Phase 3B- Future Land Use Amendment
2. Eden Hills Phase 3B- Rezoning

Public Comments:

Board Member Comments:

Next Meeting:

Regular Meeting: May 28, 2026

Adjourn

**PLANNING AND ZONING BOARD
MEETING MINUTES
CITY COMMISSION CHAMBERS
MONDAY, DECEMBER 8, 2025
6:00 P.M.**

Chair Gearhart called the Planning and Zoning Board Meeting to order at 6:00 p.m. in the City Hall Chambers, 120 E. Pomelo Street, Lake Alfred, Florida.

Chair Gearhart asked **Board Member Fountain** to provide the invocation, and **Chair Gearhart** led the Pledge of Allegiance.

Roll Call: Deputy City Clerk Lita O'Neill

- Chair Gearhart – present
- Vice Chair Pestone – present
- Board Member Arnold – present
- Board Member Fountain – present
- Board Member Nigg – present
- Alternate Board Member Long – present

Board Members in Attendance at the Meeting: Chair Scott Gearhart, Vice Chair Ron Pestone, Board Member Brenda Arnold, Board Member Nigg, Board Member Fountain, and Alternate Board Member Cathy Long. A quorum was present.

Board Members Absent: None

Staff: Interim Community Development Director/City Manager Ryan Leavengood, City Planner Erika Tulloch, City Attorney Seth Claytor, Deputy City Clerk Lita O'Neill

Others in Attendance: Jeff Schmucker, Planning Director, Central Florida Regional Planning Council

Chair Gearhart asked whether staff had any announcements.

Announcements:

- The Employee Christmas party is tomorrow, and the Planning and Zoning Board members are welcome to attend.
- The Polk County road project at the intersection of Old Lake Alfred Road and 557 is expected to be put out to bid by the County in the first quarter of 2026. At one point, the project was planned as a roundabout, but the plan has changed to signalization at this intersection.

Chair Gearhart presented the November 13, 2025, Planning and Zoning Board regular meeting minutes for consideration of approval.

Board Member Nigg made a motion to approve the November 13, 2025, Planning and Zoning Board regular meeting minutes. **Board Member Fountain** seconded the motion, which was unanimously approved.

City Attorney Seth Claytor read the general rules and meeting procedures into the record and swore in the audience and staff members providing testimony. No interpreters were required for the proceedings.

Chair Gearhart introduced the first business item for consideration on the agenda and invited staff to present.

Business Item No. 1: Eden Hills Phase 3-PUD Site Development Plan

The Interim Community Development Director gave an overview of the proposed Phase 3 Planned Unit Development (PUD) for the Eden Hills Community Development District, followed by a more detailed analysis from the City Planner.

The Interim Community Development Director explained that standard zoning provisions were invalidated by Senate Bill 180, so the applicant is proceeding under alternate PUD standards. These standards require 1,000 square feet of active recreation space per unit, totaling about 7.02 acres of park space. This area includes the proposed pocket parks shown on the site plan, shaded green on the map. Additionally, the proposed development application is a continuation and is consistent with the previous phases of Eden Hills, providing for reduced lot sizes and an approximate density of 3.36 units per acre, which is below the four units per acre density required by the VRN zoning classification in the Green Swamp Overlay District. Notable conditions for the PUD include the Florida Water Star requirements on residential units for water conservation. While this is required in the standard code, it is also emphasized in the PUD standards. Each residential unit that is constructed will have to meet Florida Water Star standards. This includes front-lawn irrigation, reduced turf area, and Water Star appliances within the homes.

The Interim Community Development Director explained that County Road 557 is currently in the county's capital improvement plan for widening from two lanes to four lanes, and the developer will be required to make off-site roadway improvements in conjunction with this project. Since CR 557, Cass Road, and Old Lake Alfred Road are all under the county's jurisdiction, not the city's, the timing of the roadway improvements will be determined by the county; however, one of the conditions of this PUD is that road improvements be completed on Cass Road and Old Lake Alfred Road.

The Interim Community Development Director yielded to the staff planner for a detailed presentation and analysis.

The City Planner noted the public noticing requirements were met for the public hearing and stated the applicant's name, Heather Wertz, Absolute Engineering, on behalf of the property owners, Cassidy Holdings, LLC, and Lucerne Park Investment, LLC.

The City Planner provided the staff report and analysis.

The location of the project was noted as located west of CR 557, North, South, and East of Old Lake Alfred Rd, further described as parcels 262720-000000-042010, 262720-000000-042030, 262720-000000-044010, 262720-000000-032040, 262720-000000-032010, and offsite parcels 262720-000000-032030, 262720-000000-032020, 262719-489375-004080, and 262719-489375-004090.

The applicant's request is to add the assignment of the Planned Unit Development (PUD) Overlay designation to accommodate a single-family home subdivision containing approximately 306 lots. The applicant has submitted a Master Site Development Plan (MSDP) proposing a density of 3.63 units per acre.

Staff reviewed the application for the Planned Unit Development (PUD) Overlay District for consistency with the City of Lake Alfred Future Land Use Element of the Comprehensive Plan and the Unified Land Development Code. Per provisions of the Commission-adopted Ordinance 1566-25, ULDC Sec. 2.3.5. 1.3, a Developer's Agreement is required for all PUDs. The required Developer's Agreement (DA) is scheduled to be presented before the City Commission at second reading/adoption hearing.

The applicant requests assignment of a residential Planned Unit Development (PUD) Overlay District to the subject properties. The existing Future Land Use designation is Residential (RES), which allows residential planned unit developments.

The Master Site Development Plan (MDP) covers approximately 132.94 acres, including off-site utilities, recreation areas, and open space; and, pursuant to Section 9.6.2.D of the City of Lake Alfred Unified Land Development Code (ULDC), the MDP includes certain variance request(s) which are included as part of the joint review application.

The development proposes to incorporate standards from both the Planned Unit Development and Master Planned Community (Cluster Development) regulations while maintaining a single-family residential character.

The Interim Community Development Director informed the Board that the original Phase 3 plan was designed to extend to CR 557. The number of units in the Eden Hills Phase 3 site plan has been reduced due to the project's reduced size.

Chair Gearhart opened the floor for public comment after staff completed their presentation.

George Machonas, who stated he owns three parcels across the street from the subject property, expressed concerns about public safety from CR 557 to Old Lake Alfred Road.

The Interim Community Development Director stated that certain road improvements will be made concurrently with the development of the subject property.

Jasmine Felix, 2023 Airedale Way, who moved here in 2024, expressed concerns about commercial development because she likes the small-town feel of Lake Alfred.

The Interim Community Development Director stated that the City has requested that road improvements be completed as a condition of this development.

Ms. Felix asked whether the road improvements would be completed before vertical construction.

City Attorney Seth Claytor explained the concurrency process as related to development projects. Attorney Claytor stated that the Developer's Agreement would include specific conditions requiring the developer to complete certain improvements before issuing any certificates of occupancy.

Ms. Felix asked whether this condition would apply to the proposed commercial development along CR 557. **City Attorney Claytor** noted that is a separate issue from the item in front of the Planning Board. **The Interim Community Development Director** explained that the applicant is only going to make the road improvements required within the scope of this development. The intersection is slated to be improved, whether the commercial development comes through or not.

Ms. Felix thanked staff for the response.

Jennifer Lowe, 1116 Old Lake Alfred Road, asked for clarification about the definition of a road improvement.

The Interim Community Development Director explained that the roads must meet county standards. The road in question is a county urban collector road, and the county must build to those standards.

The Interim Community Development Director stated that the County has designed improvements, right-of-way acquisition is well underway, environmental permitting is done, and the bid process is about to begin.

Ms. Lowe stated that she appreciated the staff explanation.

Mr. Machonas asked for clarification about the condition of not approving certificates of occupancy before the road improvements are completed. Staff stated that the Planning Board and the City Commission would need to weigh that condition and determine whether to recommend taking that action.

Lucky Lowe, 1116 Old Lake Alfred Road, stated that he loves Lake Alfred. He stated that the simplest thing to do is to fix the city's roads.

The Interim Community Development Director responded that Cass Road, Old Lake Alfred Road, and County Road 557, are all county roads.

Rennie Heath with the Cassidy Land Development Group, 326 East Central Avenue, Winter Haven, stated that a comprehensive traffic study was done on the site. Widening of Old Lake Alfred Road is planned to include a 24-foot-wide pavement with sidewalks on both sides of the road, extending all the way to Cass Road. We also plan to mill and overlay Cass Road from the intersection of Old Lake-Alfred Road and Cass Road to the west. We will also put turn lanes into the phases of the subdivision that already exist. The reason we do this work concurrently when building developments is that the contractors with the equipment are already out there, and it makes good sense to do it all at the same time.

Mr. Heath stated that the project's civil engineer could answer any questions.

Board Member Nigg asked Mr. Heath for Polk County paperwork showing the work the county requires of the applicant. **Mr. Heath** explained that he is working with the City of Lake Alfred to draft a Developer's Agreement.

Board Member Pestone asked for clarification on the width of the road, both as it exists and as proposed.

Jennifer Lowe, 1116 Old Lake Alfred Road, asked what year the traffic study was conducted and who conducted it. Ms. Lowe asked for a copy of the traffic study, and staff noted that it is available through Polk County.

City Attorney Claytor commented that the Developer's Agreement and any construction drawings that identify the right-of-way improvements will be before the City Commission at a future public hearing upon second reading of the ordinance considering adoption of same.

The Interim Community Development Director asked for contact information from anyone interested in obtaining the items related to an actionable plan, and copies could be provided.

Ms. Lowe thanked staff for the response.

Chair Gearhart closed the public comment portion of the meeting and opened the floor for questions from the Board.

Staff answered questions from the Board.

The Project Engineer, **Heather Wertz**, from Absolute Engineering, Inc., addressed questions that were raised about the buffer around Lake Eva. The topographic site plan shows a 50-foot-wide buffer from the lakefront, with sufficient topographic relief to accommodate a dry retention pond near the lake.

Ms. Wertz explained that the dry retention ponds are for the collection and conveyance of stormwater to those ponds for retention up to the 100-year storm event. This stormwater is collected in a series of curb inlets and stormwater pipes into the retention pond.

Chair Gearhart stated the motion to approve should be contingent on whether the Cass Road and Old Lake Alfred Road improvements are completed before Certificates of Occupancy are issued.

Board Member Nigg requested that the map clearly show conservation areas in this project.

City Attorney Claytor commented that there may be environmentally sensitive areas, such as delineated wetlands, that may not be zoned as conservation, but are still protected areas.

The Interim Community Development Director stated that a separate map showing all conservation areas, aquifer recharge, and open space will be included.

Chair Gearhart closed the floor for Board discussion and questions and entertained a motion from the Board.

Board Member Fountain made a motion that the Planning and Zoning Board forward the proposed Planned Unit Development Overlay District and Site Development Plan to the City Commission with a recommendation of approval, with the following modifications:

- Road improvements required by Polk County, subject to this development, are completed before a certificate of occupancy is issued for this phase of the project.
- A separate map that delineates all conservation areas, aquifer recharge, and open space will be included.

Board Member Pestone seconded the motion.

A roll call vote was taken.

- Chair Gearhart – Aye
- Vice Chair Pestone – Aye
- Board Member Fountain – Aye

- Board Member Arnold – Aye
- Board Member Nigg – Nay

The motion passed with four votes in favor and one against.

Chair Gearhart announced the next meeting will take place on January 29, 2026.

The Planning and Zoning Board Meeting was adjourned at 7:48 p.m.

Respectfully Submitted,

Lita O'Neill
Deputy City Clerk

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- 1.) **Eden Hills Ph 3B: Future Land Use Amendment**
 - 2.) **Eden Hills Ph 3B: Rezoning**
-

Issue: The Planning and Zoning Board will review and consider making a recommendation to the City Commission on the requested future land use and rezoning for the Eden Hills Ph 3B subdivision.

Attachments:

- Staff Report
- Maps- Location, Aerial, FLU, and Zoning Maps
- Legislative Review Criteria

Analysis: The total area of the subject parent parcel is approximately +/-37.59 acres of land and is generally located at 0 Highway 557 within the Green Swamp Critical Area of State Concern. The City of Lake Alfred annexed the parcel into its corporate limits in 2004 via Ordinance 1064-04.

At that time, the parcel was assigned a Future Land Use of Very Low Density Residential (VLDR) and Conservation (CON) District along with a zoning classification of Single-Family Residential District (R1-AAA) and Conservation (CON) District were assigned through Ordinances 1071-04 and 1072-04, respectively. In 2020, the Future Land Use of Residential (RES) and zoning of Vintage Residential Neighborhood (VRN) districts were updated to the parcel through Ordinances 1443-20 and 1444-20. In 2025, the parcel was further reassigned a Future Land Use of Mixed Use (MU) and zoning classification of Mixed-Use Corridor (C-2) through Ordinances 1555-25 and 1556-25, respectively.

The current request before the City Commission is to reassign a portion of the subject parcel comprising approximately +/-12.37 acres, to a Future Land Use designation of Residential (RES) and Zoning classification of Vintage Residential Neighborhood (VRN). The proposed reclassification is consistent with the surrounding residential uses along HWY 557 corridor within the City's boundary.

Staff Recommendation: Approve the proposed request for Future Land Use of Mixed Use (MU).

Staff Recommendation: Approve the proposed request for Rezoning of Mixed Use Corridor (C-2).



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PLANNING AND ZONING BOARD

STAFF REPORT

April 30, 2026

APPLICANT: Heather Wertz, PE LEED AP - Absolute Engineering, Inc.

PROPERTY OWNER: MEMOS Florida, LLC

REQUESTS: **Future Land Use Map Amendment:**
An applicant-initiated request to amend the City of Lake Alfred Future Land Use Map specifically to amend a portion of one (1) parcel of land comprising approximately ±12.37 acres of a property totaling approximately ±37.59 acres from Mixed Use (MU) to Residential (RES) within the Green Swamp Area of Critical State Concern.

Rezoning:
An applicant-initiated request to amend the City of Lake Alfred Official Zoning Map, specifically to amend a portion of one (1) parcel of land comprising approximately ±12.37 acres of a property totaling approximately ±37.59 acres from Mixed Use Corridor (C-2) to Vintage Residential Neighborhood (VRN) district within the Green Swamp Area of Critical State Concern.

LOCATION: 0 HWY 557, north and east of Old Lake Alfred Road, west of CR 557, and south of Camp Lake, in the Green Swamp Area of Critical State Concern, and is further identified by Parcel Identification Number 262720-000000-032010.

AGENDA HEARING DATES:

April 30, 2026	Planning and Zoning Board
May 4, 2026	City Commission (First Reading, Public Hearing)
30 days	State Coordinated Review
TBD	City Commission (Second Reading, Adoption Public Hearing)

ATTACHMENTS:

- Aerial Photo map
- Existing Future Land Use Map
- Proposed Future Land Use Map
- Existing Zoning Map
- Proposed Zoning Map

Table 1: GENERAL OVERVIEW:

Applicant	Heather Wertz-Absolute Engineering Inc.
Property Owner	MEMOS Florida, LLC
Subject Parcel	26-27-20-000000-032010 (Total Acreage: +/-37.59 acres)
Subject Area to be Amended	+/-12.37 acres
Existing Future Land Use	Mixed Use (MU)
Existing Zoning	Mixed Use Corridor (C-2)
Proposed Future Land Use	Residential (RES)
Proposed Zoning	Vintage Residential Neighborhood (VRN)
Previous Hearings	April 30, 2026- Planning and Zoning Board

APPLICANT’S REQUEST:

The applicant’s request is to amend the Future Land Use and Zoning on a portion of land totaling +/-37.59 acres. The area subject to the proposed amendments comprises +/-12.37 acres. The request is to amend the Future Land Use from Mixed Use (MU) to Residential (RES) and the Zoning from Mixed-Use Corridor (C-2) to Vintage Residential Neighborhood (VRN) District. An Aerial Photo Map is provided below depicting the subject parcel and the area subject to the proposed amendment.

BACKGROUND:

The City of Lake Alfred annexed the subject parcel into the City’s corporate limits in 2004 through Ordinance 1064-04. At that time, a Future Land Use of Very Low Density Residential (VLDR) and Conservation (CON) District and a Zoning of Single-Family Residential District (R1-AAA) and Conservation (CON) District were assigned through Ordinances 1071-04 and 1072-04, respectively.

In 2020, a Future Land Use of Residential (RES) and Zoning of Vintage Residential Neighborhood (VRN) districts were assigned to the parcel through Ordinances 1443-20 and 1444-20.

In 2025, the parcel was then reassigned a Future Land Use of Mixed Use (MU) and Zoning of Mixed-Use Corridor (C-2) through Ordinances 1555-25 and 1556-25, respectively.

The request is to now reassign a Future Land Use Residential (RES) and Zoning of Vintage Residential Neighborhood (VRN) District to a portion of the subject parcel comprising +/-12.37 acres.



Figure 1- Aerial Photo Map

STANDARDS FOR EVALUATING FUTURE LAND USE AND ZONING CHANGES:

The City of Lake Alfred Planning and Zoning Board will provide a recommendation, and the City Commission will make a final motion to accept, reject, modify, return, or continue to seek additional information on all proposed Future Land Use and Zoning changes. The review of Future Land Use and Zoning changes shall be considered and evaluated against the following criteria:

- *Consistency with the City's Comprehensive Plan and Unified Land Development Code.*
- *Land Use Compatibility.*
- *Impacts on Public Facilities and Services.*

Consistency with the City’s Comprehensive Plan:

The applicant’s request is to assign a Future Land Use of Residential (RES) and a Zoning of Vintage Residential Neighborhood (VRN) District. The applicant’s request targets the following goals, objectives, and policies from the City’s Comprehensive Plan.

Future Land Use Element:

GOAL 1: It shall be a goal of the City of Lake Alfred to provide its citizens a system which promotes orderly growth and development, ensures that the character, magnitude, and location of all land uses is one that fosters a balanced natural, physical, social, and economic environment, and reduces greenhouse gas emissions.

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 greenhouse 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.

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.

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.

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 waterwells and wellhead protection areas; 2) rivers, lakes and floodplains; 3) wetlands; and, 4) minerals and soils.

The following Future Land Use classifications are established:

- a) Residential
- b) Urban Residential
- c) Mixed Use
- d) Heavy Commercial / Industrial
- e) Public Buildings and Grounds
- f) Conservation

Descriptions of both the existing and proposed Future Land Use and Zoning designations are provided as follows:

Existing Future Land Use:

City of Lake Alfred Comprehensive Plan – Policy 1.1.12 of the Lake Alfred Comprehensive Plan states that the primary function of the **Mixed-Use (MU) classification** is to provide support for economic development by providing a specific, defined location where multiple opportunities may occur for working, shopping, entertainment, lodging, and living. The Mixed-Use classification shall encourage pedestrian-friendly and transit-oriented complete street design, especially within the “core area” between the northbound and southbound sides of the US 17/92 one-way pair split. The Mixed-Use classification shall be served by central water and wastewater services. Residential uses shall be consistent with the densities allowed in the Urban Density Future Land Use. Residential densities shall not exceed a gross density of 24 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 “core area” including but not limited to public parking areas, pedestrian access; architectural standards; and signage.

City of Lake Alfred Comprehensive Plan- Policy 1.1.13: Mixed-use development standards 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.

Existing Zoning:

City of Lake Alfred Unified Land Development Code – Section 2.2.3.A. states that the intent of the **Mixed-Use Districts** is to enable efficient use of land and energy resources by allowing a mix of uses to co-locate thus reducing the need for automobile trips and promoting a distinctive and compact walkable place. Higher densities of 6-24 units per net area also support additional modes of transportation, such as transit.

City of Lake Alfred Unified Land Development Code – Section 2.2.3.B.3. Mixed-Use Corridor (C-2) states that the Mixed-Use Corridor district provides for mixed residential and commercial uses extending along and oriented to collector and arterial roads, at intensities compatible with adjacent neighborhoods. A mixture of land uses is specifically encouraged.

Note: Section 2.3.3.K.3.b. (Green Swamp Overlay District in the City’s Land Unified Development Code) – With municipal service. Residential development is permitted on uplands at a density not greater than four (4) units per developable acre.

Proposed Future Land Use:

City of Lake Alfred Comprehensive Plan – Policy 1.1.8: The primary function of the **Residential (RES) classification** is to accommodate low to moderate density residential development consisting primarily of single-unit attached and detached dwellings. This Residential designation shall meet Lake Alfred's housing needs for housing, promote efficient use of infrastructure, protect existing single unit 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.

This classification shall allow for agricultural uses on property without a dwelling unit, and to allow agricultural uses accessory to residential uses for properties transitioning from the County to urban uses. 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.

Note: Policy 2.3.2 (Future Land Use Element of the City’s Comprehensive Plan)
– Within the Green Swamp ACSC, the City shall allow residential development on uplands at an overall site density no greater than four (4) dwelling units per gross acre.

Proposed Zoning:

City of Lake Alfred Unified Land Development Code – Section 2.2.2.A states that the purpose of the **Residential district** is to provide a variety of decent, safe, and sanitary housing of various types, sizes, and within different price ranges to meet the needs of present and future residents of Lake Alfred.

City of Lake Alfred Unified Land Development Code - Section 2.2.2.B.2 states that the **Vintage Residential Neighborhood (VRN) district** is intended to maintain the character of Lake Alfred neighborhoods established during the late 20th Century.

Note: Section 2.1.6.C. (Development Standards Table in the City’s Land Unified Development Code) – The VRN zoning district allows a maximum residential density of four (4) dwelling units per acre.

Finding of Consistency: The applicant’s request is to assign a Future Land Use of Residential (RES) and Zoning of Vintage Residential Neighborhood (VRN) District on land located within close proximity to other lands with residential assignments. There are no known wetlands or floodplains associated with the subject property. Also, the site is located where public facilities and services are available to serve future development.

GOAL 2: It shall be a goal of the city of Lake Alfred to protect the natural regional resource known as the green swamp area of critical state concern; and to

govern development of the green swamp as is the intent of state law regarding this resource; and manage the development of the resource so it is compatible with the development of the city; and enhance, conserve, and appropriately manage the natural resource for existing and future residents.

OBJECTIVE 2.1: ANNEXATION AND DEVELOPMENT IN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN.

The city of Lake Alfred shall enforce requirements regulating annexation and development of land in the Green Swamp Area of Critical State Concern (GSACSC) that will be annexed into the City’s corporate limits.

Policy 2.1.3: The City of Lake Alfred shall establish development standards to ensure the protection and conservation of environmentally sensitive land within the City and within the Green Swamp ACSC.

OBJECTIVE 2.2 PROTECTION OF THE RESOURCES

The City shall protect environmental resources as identified on the development limitations map, which is based on the Critical Area Resources Management Plan (CARMP).

Policy 2.2.8: The City hereby establishes within the Green Swamp ACSC a fifty (50) foot wide upland buffer from wetlands and floodplains in which no structure may be placed.

OBJECTIVE 2.3: RESIDENTIAL AND COMMERCIAL DEVELOPMENT STANDARDS

The City shall limit development by requiring a minimum of 30% of the Green Swamp ACSC to be left undeveloped and classified as conservation, to protect the natural aquifer recharge functions of the Green Swamp ACSC, to protect the functions of the green swamp potentiometric high of the Floridan aquifer, to protect the water-retention capabilities of wetlands, and to preserve the resource for future generations to enjoy.

Policy 2.3.5: The City shall adopt regulations for all commercial development within the Green Swamp ACSC; to limit the intensity of development, to establish locational standards to limit areas where commercial development can occur, and to establish development standards that strictly regulate the commercial uses allowed as well as sets limits for size, setbacks and lot coverage of commercial uses. Specific regulations for commercial development within the Green Swamp ACSC are adopted in the Unified Land Development Code of the City as part of the Green Swamp Overlay District.

Policy 2.3.7: Gross impervious surfaces within the Green Swamp ACSC shall be kept to a minimum by limiting paved areas and encouraging alternatives to impervious paving surfaces.

Policy 2.3.8: Stormwater retention facilities must retain the first three inches of runoff from substantially paved areas.

Policy 2.3.10: The use of Florida Friendly and native plants and the use of irrigation systems that conserve water shall be required within the Green Swamp ACSC for all landscaped areas, including residential and commercial development, golf courses, and publicly owned spaces.

Finding of Consistency: The subject site is located within the Green Swamp Area of Critical State Concern (GSACSC). The applicant’s request to assign the Residential (RES) Future Land Use and Vintage Residential Neighborhood (VRN) District Zoning assignments is supported within the GSACSC. The applicant will be required to adhere to these requirements in addition to standards established in the City’s Unified Land Development Code at the time of any development.

Conservation Element:

GOAL 1: It shall be a goal of the city of Lake Alfred to provide a quality environment, which is compatible with the development of the City, and to enhance, conserve, and appropriately manage the natural resources for existing and future residents.

OBJECTIVE 1: PROTECTION AND CONSERVATION OF WATER SOURCES

The City of Lake Alfred will take specific steps to protect and enhance the quality and quantity of surface and groundwater sources within its jurisdiction.

Policy 1.4 The City shall amend or adopt the City’s Land Development Regulations to require that new development and redevelopment projects provide stormwater treatment improvements as required by the FDEP, Chapter 62-25, FAC. Existing development shall be maintained in accordance with the SWFWMD’s stormwater management regulations.

Objective 4: CONSERVATION OF WILDLIFE HABITAT

The City of Lake Alfred will conserve, appropriately use, and protect wildlife habitat within its jurisdiction, especially lake habitat within the city limits.

Policy 4.2 The City shall utilize the services of the Florida Fish and Wildlife Conservation Commission during the development review process to determine any adverse impacts on fisheries and wildlife habitats; and the City shall consult with the Florida Fish and Wildlife Conservation Commission prior to the issuance of a land use approval that would adversely affect endangered and threatened species of fish or wildlife.

GOAL 2: It shall be a goal of the City of Lake Alfred to protect the natural regional resource known as the Green Swamp Area of Critical State Concern; and to govern development of the Green Swamp as is the intent of the state law regarding this resource; and manage the development of the resource so it is compatible with the development of the city; and enhance, conserve, and appropriately manage the natural resource for existing and future residents.

OBJECTIVE 1: **THE CITY OF LAKE ALFRED SHALL ADOPT AND AMEND A DEVELOPMENT LIMITATIONS MAP FOR THE PROPERTY IN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN (GSACSC) IN THE CITY AND IN THE PUBLIC SUPPLY SERVICE AREA.**

Policy 1.01: The Development Limitations map includes probable areas of habitat for endangered species and plant communities within the Public Supply Service Area, in order to establish a basis for habitat management.

Finding of Consistency: The subject site is located within the Green Swamp Area of Critical State Concern (GSACSC). The applicant's request to assign the Residential Future Land Use and Vintage Residential Neighborhood Zoning assignments is supported within the GSACSC. The applicant will be required to submit an environmental study/report to determine the presence of any protected species. The applicant will be required to adhere to these requirements in addition to standards established in the City's Unified Land Development Code at the time of any development.

Consistency with the City's Unified Land Development Code

Section 2.3.3.- Green Swamp Overlay District

Density Standards

Section 2.3.3.K.3.a-Without municipal service

Without municipal service. The density shall not exceed one unit per ten acres unless the development is served by paved roads, municipal water, and sanitary sewer.

Section 2.3.3.K.b- With municipal service

With municipal service. Residential development is permitted on uplands consistent with the adopted Development Limitations Map at a density not greater than four (4) units per developable acre.

Dark Sky Provisions

Section 2.3.3.K.14-Dark skies.

Dark skies shall be preserved in new developments or construction/renovation that installs or replaces lighting as described in Sec. 4.6.3.

Section 4.6.3-Lighting Zones

LZ 1: Inside Green Swamp lighting. Areas where lighting might adversely affect flora and fauna or disturb the character of the area. Dark Sky standards also control light pollution and preserve a view of the stars in the night sky. Lighting may be used for safety and convenience but is not necessarily uniform or continuous.

Land Use Compatibility:

The area subject to the proposed amendments is generally located between Camp Lake and Lake Eva, on the west side of CR 557 and to the north of Old Lake Alfred Road. Lands surrounding the site are composed of a mix of mixed-use and residential land use and zoning assignments.

The surrounding uses table below outlines the existing and proposed Future Land Use and zoning assignments of the subject area, including the existing Future Land Use and zoning assignments of adjacent properties, including the existing use of land on the subject and adjacent properties. Existing and Proposed Future Land Use and Zoning Maps are also attached for reference.

Table 2: SURROUNDING USES

Northwest:	North:	Northeast
FLU: RES, CON Zn: VRN, CN Existing Use: Vacant, Residential	FLU: RES, CON Zn: VRN, CN Existing Use: Vacant, Waterbody (Lake Camp)	FLU: RES Zn: VRN Existing Use: Vacant, Residential
West:	Subject Area to be Amended:	East
FLU: RES, CON Zn: VRN, CN Across Old Lake Alfred Rd County FLU: A/RR Existing Use: Vacant, Residential, Citrus Groves	Existing FLU: MU Existing Zn: C-2 Proposed FLU: RES Proposed Zn: VRN Existing Use: Vacant	FLU: MU Zn: C-2 Across CR 557 FLU: CON Zn: CN County FLU: A/RR, Existing Use: Vacant
Southwest	South	Southeast
Across Old Lake Alfred Rd FLU: RES Zn: VRN Existing Use: Vacant, Residential	Across Old Lake Alfred Rd FLU: RES, CON Zn: VRN, CN Existing Use: Vacant, Waterbody (Lake Eva)	FLU:RES, CON Zn: VRN, CN Existing Use: Residential, Vacant

The City has worked with the property owner to determine the Future Land Use and Zoning designation that best meets the intended use of the subject area, including compatibility with the surrounding area. Considering the composition and character of the surrounding area, which supports existing and potential residential communities, the proposed Future Land Use and Zoning assignments, which aim to provide opportunities for convenient and accessible commercial services, are compatible with the surrounding area.

Impacts on Public Facilities and Services:

Review of impacts on public facilities and services indicates the City has available capacity within its system to support future development concurrent with the adopted level of service standards.

The following provides a summary analysis of staff’s review:

Potable Water:

The City of Lake Alfred will provide potable water services for the property. The 2030 Comprehensive Plan has an adopted potable water level of service standard of 277 gallons per equivalent residential unit (ERU) per day for residential uses. This equates to a total of 13,850 gallons per day (gpd) based on an ERU of 50 units if the entire property were to be developed. The City has the capacity to serve the project, and water facilities are located in the area. The City has a 10-inch water main located along Old Lake Alfred Road, which has available capacity to serve future development on the subject site. The developer will be responsible for connecting to the City’s potable water system. Additionally, the property may connect to internal utility connections via the adjacent Eden Hills Ph 3 development.

To ensure capacity, the City has continued its involvement with and has entered into interlocal agreements with the Heartland Water Alliance (HWA), Central Florida Water Initiative (CFWI), and the Polk Regional Water Cooperative (PRWC) program. The City has also acquired additional properties in the vicinity to facilitate construction of a new water treatment plant to meet increasing demand.

Table 3: Existing and Proposed Maximum Potable Water Impact

Future Land Use		Acreage	Maximum DU/Acre	Max DU	Demand	Maximum Impact
Existing Mixed Use (MU)	Residential	12.37±	4 du/acre	50 du	277 gpd (based on ERU)	13,850 gpd (based on ERU)
	Non-residential	12.37±	--	--	1,500 gpd	18,555 gpd
Proposed Residential (RES)		12.37±	4 du/acre	50 du	277 gpd (based on ERU)	13,850 gpd (based on ERU)
Change in maximum potable water impact						4,705 gpd

The proposed residential development reflects a de minimis impact on the City’s potable water supply system.

Wastewater:

The City has a 12-inch force main (FM) located on the west side of Highway 557, which has available capacity to serve future development on the subject site. Future development of this property will be required to connect to the City’s wastewater system. The City determines the wastewater level of service rates based on the maximum development potential of the land. The 2030 Comprehensive Plan has an adopted wastewater level of service rate of 130 gallons per equivalent residential unit (ERU) per day, which equates to 6,500 gpd based on ERU of 50 units if the entire property were to be developed. There is an existing 8” FM at Old Lake Alfred Road and Cass Road in Phase 2 of the Eden Hills development and an existing FM along CR 557. The developer will be responsible for connecting to the City’s utilities.

Additionally, the property may connect to internal utility connections via the adjacent Eden Hills Ph 3 development.

Future Land Use		Acreeage	Maximum DU/Acre	Max DU	Demand	Maximum Impact
Existing Mixed Use (MU)	Residential	12.37±	4 du/acre	50 du	130 gpd (based on ERU)	6,500 gpd (based on ERU)
	Non-residential	12.37±	--	--	0.80 x 13,850	11,080 gpd
Proposed Residential (RES)		12.37±	4 du/acre	50 du	130 gpd (based on ERU)	6,500 gpd (based on ERU)
Change in maximum wastewater impact						4,580 gpd

The proposed future residential development reflects a de minimis impact on the City's central wastewater system.

Solid Waste:

Per the City of Lake Alfred Comprehensive Plan, the Level of Service (LOS) for solid waste is a disposal of 8.00 pounds per person per day. Lake Alfred transfers solid waste collected in the City to the Polk County Landfill. As the operators of the landfill, the County plans for the capacity of all municipalities in the County and unincorporated areas. The proposed future development of the site is not anticipated to negatively impact the City's or County's ability to provide solid waste collection services.

Traffic/Transportation:

The subject site has direct frontage on Old Lake Alfred Road and indirect frontage along Highway (CR) 557, which will serve as the site's primary access points. These roadways are owned and maintained by Polk County. The Polk County Transportation Planning Organization Roadway Network Database 2025 classifies these roadways as Urban Collectors. See traffic impact calculations provided below.

Table 3: ROADWAY NETWORK

Link #	Direction	Road Name	Current LOS	Available Capacity	Minimum LOS Standard	5 Year Projected LOS
4173	N	CR 557/Pomelo St. (US17/92 to I4)	B	740	D	B
4173	S	CR 557/Pomelo St. (US17/92 to I4)	B	740	D	B
8113	N	Old Lake Alfred Road (CR 557 to CR 557A)	C	790	D	C
8113	S	Old Lake Alfred Road (CR 557 to CR 557A)	C	790	D	C

Source: 2025 Polk County Roadway Network Database

CR 557 is currently recognized in Polk County’s Capital Improvement Plan for widening from 2 lanes to 4 lanes to increase its capacity. The developer may be required to make off-site roadway improvements as deemed necessary by Polk County.

The proposed residential use would generate additional trips as identified below. The calculation shown is generalized as the applicant will need to provide an official traffic assessment at time of development.

Table 4: TRANSPORTATION IMPACT ANALYSIS

	Area (ac)	Max. Use	Max. Total	AADT	Peak Hour Trips	PM Peak Hour Trips
Existing MU (Proposed Shopping Center)	+/-12.37Ac (+/-538,837.2 sf)	1.5 FAR	808,256 sf	30,512	760	3,080
Proposed Residential	+/-12.37	4 du/ac	50 du	472	37	50

Source: Polk County Transportation Planning Organization: ITE Local Data was used to determine impacts of single-family trips. A rate of 9.44 was used for AADT and a rate of 0.74 for AM Peak Hour trips and 0.99 for PM Peak Hour trips.

Shopping center-37.75 AADT/1000 SF, was used for AADT, 0.94 AM Peak / 1000 sf and 3.81 PM Peak/1000 sf.

AADT = Average Annual Daily Trips

Airports:

The subject site is not located within an Airport Buffer Zone.

Police and Fire:

Lake Alfred Fire Department, Lake Alfred Police Department, and Polk County Fire Rescue facilities are located within approximately 2.1 miles of the subject site. The City and County have the full capacity to serve the area.

Recreation:

The City’s Comprehensive Plan, Policy 3.1 states that the City establishes a level of service for a publicly accessible neighborhood park within a fifteen (15) minute walk (or approximately 0.75 miles) of all new residences within the city limits. Neighborhood parks are required to meet or exceed ADA requirements, and include sidewalks access, a playground, shaded passive amenities, and at least 0.5 acres of upland open space. The developer would be required to make provisions for recreation facilities/open spaces.

School Impacts:

The proposed residential use has the ability to generate new student populations. To determine impacts on public school facilities, the developer will be required to coordinate with Polk County School Board and submit a school capacity determination. Based on initial review, the student generation rate for the subject site is as follows.

Table 5: STUDENT GENERATION

Future Land Use	Acreage	Maximum Use	Elementary 0.144/du	Middle 0.083/du	High School 0.117/du
Request					
FLU: Residential (RES)	12.37 ±	6 du/ac 74 du	11	6	9
Zoning: (VRN)	12.37 ±	4 du/ac 50 du	7	4	6
<i>Source: Polk County School Board</i>					

Environmental Conditions and Impacts:

Wetlands and Floodplains:

There are no wetlands or floodplains on the subject site.

Protected Species:

The owner/applicant will be required to coordinate with appropriate regulating and permitting agencies, including submittal to the City, any required studies, and/or permits necessary to ensure compliance and protection of any protected species that may be on the site before any site development.

Staff Recommendation:

The applicant’s request is to assign a Future Land Use of Residential (RES) and Zoning of Vintage Residential Neighborhood (VRN) District on the subject site. Staff has reviewed the proposal and finds that the requests are consistent with the City’s Comprehensive Plan, Unified Land Development Code, and compatible with the composition and character of the surrounding area. Staff’s recommendation is for **approval** to assign the Future Land Use of Residential (RES) and Zoning of Vintage Residential Neighborhood (VRN) District on the portion of the subject parcel, comprising approximately +/- 12.37 acres.

CITY OF LAKE ALFRED
AERIAL PHOTO MAP

Lake Camp

AREA SUBJECT TO AMENDMENTS
Parcel ID#: 26-27-20-000000-032010
Total Parcel Area: +/-37.59 acres
Subject Area: +/-12.37 acres

UNINCORPORATED POLK COUNTY

557 COUNTY
HWY 557

OLD LAKE ALFRED RD

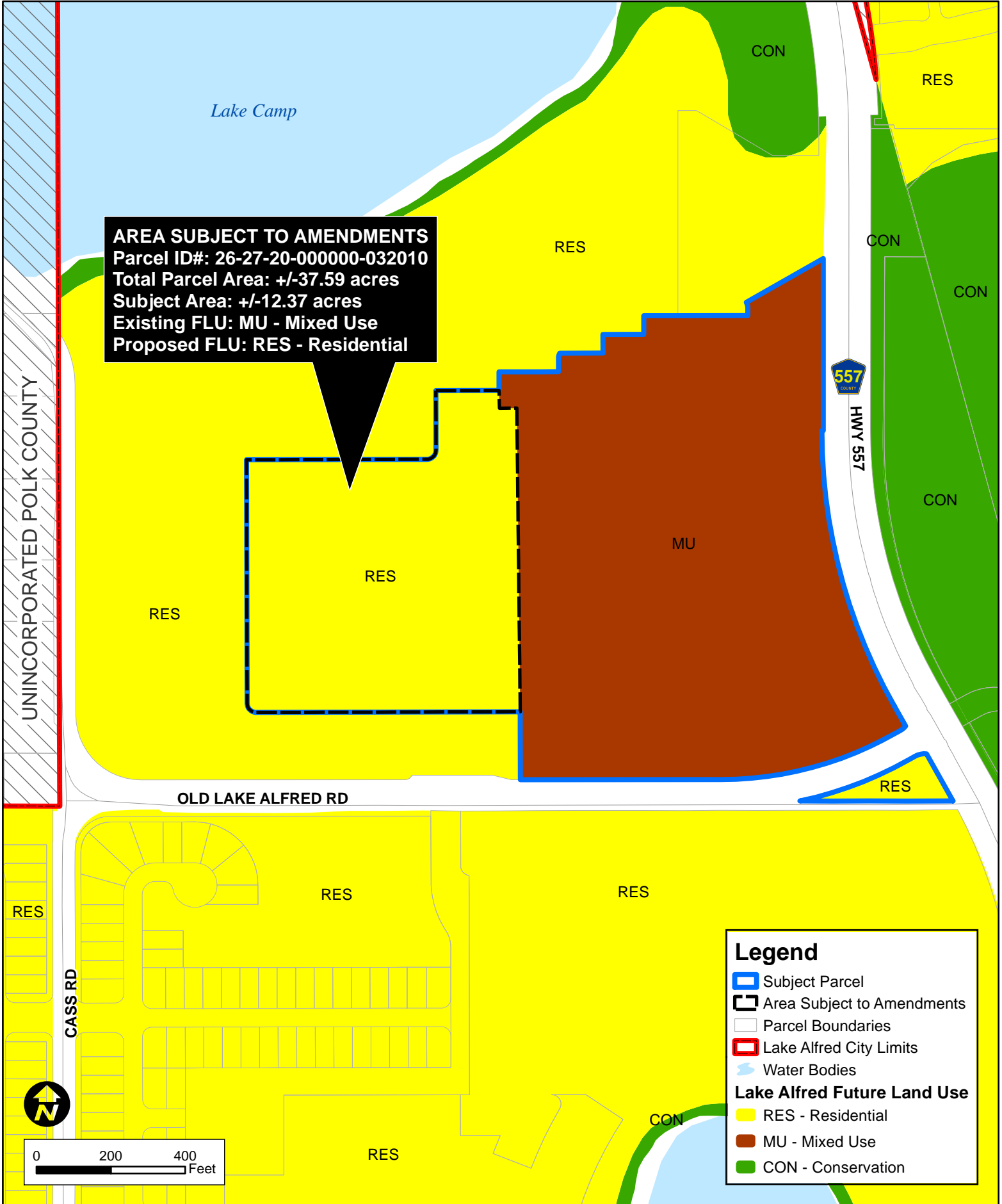
CASS RD

Legend

- Subject Parcel
- Area Subject to Amendments
- Parcel Boundaries
- Lake Alfred City Limits

0 200 400 Feet

CITY OF LAKE ALFRED PROPOSED FUTURE LAND USE MAP



AREA SUBJECT TO AMENDMENTS
Parcel ID#: 26-27-20-000000-032010
Total Parcel Area: +/-37.59 acres
Subject Area: +/-12.37 acres
Existing FLU: MU - Mixed Use
Proposed FLU: RES - Residential

UNINCORPORATED POLK COUNTY

OLD LAKE ALFRED RD

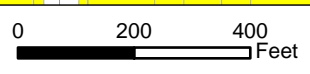
557
COUNTY
HWY 557

Legend

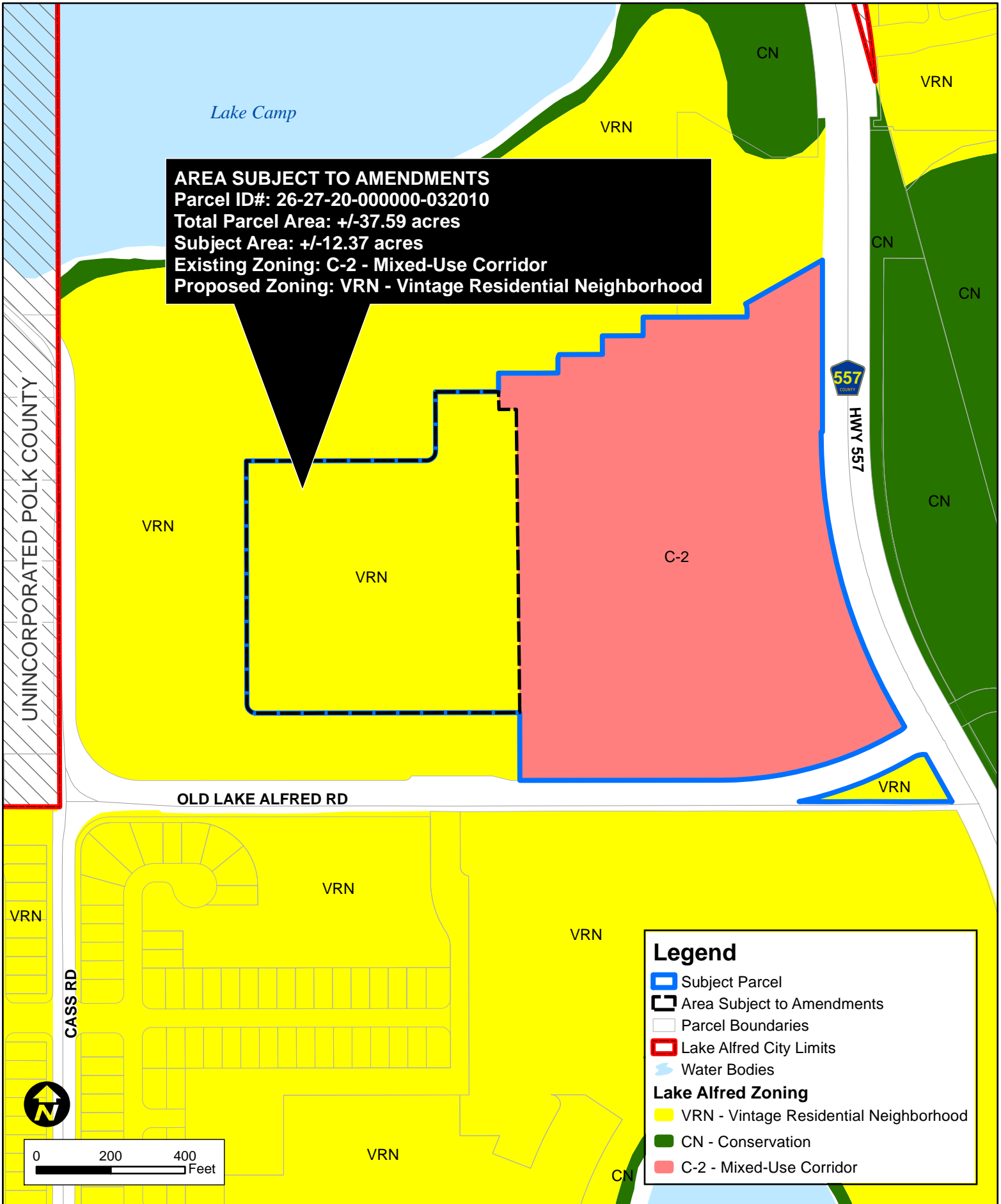
- Subject Parcel
- Area Subject to Amendments
- Parcel Boundaries
- Lake Alfred City Limits
- Water Bodies

Lake Alfred Future Land Use

- RES - Residential
- MU - Mixed Use
- CON - Conservation



CITY OF LAKE ALFRED PROPOSED ZONING MAP



AREA SUBJECT TO AMENDMENTS
Parcel ID#: 26-27-20-000000-032010
Total Parcel Area: +/-37.59 acres
Subject Area: +/-12.37 acres
Existing Zoning: C-2 - Mixed-Use Corridor
Proposed Zoning: VRN - Vintage Residential Neighborhood

Legend

- Subject Parcel
- Area Subject to Amendments
- Parcel Boundaries
- Lake Alfred City Limits
- Water Bodies
- Lake Alfred Zoning**
 - VRN - Vintage Residential Neighborhood
 - CN - Conservation
 - C-2 - Mixed-Use Corridor

N

0 200 400 Feet

Legislative Review Criteria

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.**