

**PLANNING AND ZONING BOARD
MINUTES
CITY COMMISSION CHAMBERS
THURSDAY, JANUARY 12, 2023
6:00 P.M.**

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

Chair Fountain provided the invocation followed by the Pledge of Allegiance.

Board Members in Attendance: Chair Ike Fountain, Board Member Charles Lake, Board Member Herb Nigg, Alternate Board Member John Reinert. Board Member Ganesh Nair, Board Member Wanda Daley (6:04 PM), and Vice-Chair Brenda Arnold. A quorum was present.

Board Members Absent: Board Member Scott Gearhart and Alternate Board Member Cathy Long.

Staff: Community Development Director Ameer Bailey, City Attorney Seth Claytor (Teams), City Planner Erika Tulloch, and City Clerk Linda Bourgeois.

New Board Member Ganesh Nair introduced himself. He said he moved here three years ago and was an Endocrinologist at Bond Clinic. He said he was born in India and was married with one son who was in medical school. He said there were a lot of changes in Lake Alfred and the projects wanted him to get involved. The City of Lake Alfred is a naturally beautiful city and if the planning was done properly it would blossom. He concluded by saying it was a privilege to be a part of the board.

Chair Fountain presented the minutes from December 8, 2022, Planning and Zoning Board meeting for approval.

Board Member Lake made a motion to approve the December 8, 2022, meeting minutes. The motion was seconded by **Vice Chair Arnold**. The motion was unanimously approved.

City Attorney Claytor read the general procedures into the record and conducted the swearing-in ceremony.

1.) Election of Officers

Chair Fountain opened the floor for nominations for the position of Chairman.

Board Member Lake nominated Ike Fountain and made a motion for him to remain in the position of Chairman. **Board Member Nigg** seconded the motion. The floor was opened for discussion. There were no additional nominations or comments. The motion was unanimously approved.

Chair Fountain opened the floor for nominations for the position of Vice Chairman.

Board Member Nigg nominated Brenda Arnold and made a motion for her to remain in the position of Vice-Chairman. **Board Member Lake** seconded the motion. The floor was opened for discussion. There were no additional nominations or comments. The motion was unanimously approved.

Community Development Director Bailey presented the business item for consideration.

2.) The Florida Cub – Modification to the Planned Unit Development

Community Development Director Bailey said the hearing notice was published on December 28, 2022, with 134 mailers sent out. There were three responses for clarification on the proposed changes. On April 1, 2019, the City Commission approved Ordinance 1413-19 approving the request for a Mixed Use Planned Unit Development (PUD-MU). The PUD-MU was designed to accommodate an age-restricted (55+) manufactured home community with an 18-hole public golf course. The golf course and related amenities such as a Pro Shop would be open to the public. Amenities within the development include a clubhouse, pool(s), and along Lake Cummings and Lake George. The Master Development Plan proposed a maximum of 970 residential units for a gross density of 2.38 units per acre. The applicant submitted the major modification request stating two main purposes as follows: (1) Revise the approved site plan to reflect a new amenity package; and (2) Clarifications to the Conditions of Approval and amendments to the Conditions of Approval reflecting changes to the Site Plan.” Staff provides further clarification based on the application package, Master Site Plan, and conditions of approval modifications.

The draft Florida Club PUD-MU Conditions of Approval are attached hereto and made a part of the minutes.

Recreation and Open Space (Amenity Package)

Conditions # 1, 2, 7, 9, and 14

The initial site development plans for the development anticipated a golf course as the primary recreational activity. The new owners are now proposing to remove the golf course. As shown on the revised site plan, the proposed replacement amenities consist of a series of gardens, sports courts (golf practice area, pickleball/tennis courts, bocce, etc.) and social centers, playgrounds, overlooks, pavilions, dog parks, and active/passive recreation areas, which will create a more tranquil area for more of the residents to enjoy the outdoors, while maintaining the pedestrian/multi-modal connectivity of the community.

Presentation Overview

2019 - PUD-MU- Approval

- Approval of Ordinance 1413-19 on April 1, 2019

Features of the 2019 PUD-MU Development

- An age-restricted (55+) manufactured home community
- 18-hole public golf course.
- Public Pro Shop would be open to the public.
- Clubhouse and pools along Lake Cummings and Lake George
- 19 Conditions of Approval

Minor Modification- Approval

- Removal of condition #18 for joint access to Hartridge Academy

Requested PUD Modifications

- Revise the approved site plan to reflect a new amenity package
- Clarifications to the Conditions of Approval and amendments to reflect changes to the Site Plan
- Staff Clarification
 - Recreation and Open Space
 - Clubhouse/Shelter
 - Entrance and Roadways
 - Code Clarifications
 - Landscaping
- No revision to the of number of units

Recreation and open space (Amenity Package)

- Conditions: 1, 2, 7, 9, and 14
- Meets ULDC requirements

Original (remove)

- 18-hole Golf Course

Requested Modifications (additions)

- Gardens
- Sports courts (golf practice area, pickleball/tennis courts, bocce)
- Social centers
- Playgrounds
- Trails, overlooks, and pavilions
- Dog parks
- Active/passive recreation areas

Board Member Nigg asked what property was to the east and he was told there was an auto repair shop with residential. He then asked if there were any plans for a boat ramp and the response was no.

A brief discussion ensued regarding the roads within the development as privately owned, which would meet roadway standards but not be dedicated to the city. Further discussion surrounded the lake access, the State of Florida owning the lakes, and if there would need to be remediation if a boat ramp was installed.

According to the applicant (new owners), the proposed change is consistent with a 2018 survey completed by RCLCO Real Estate Consulting, which demonstrated trails, parks, and fitness as the highest desired amenity packages. Moreover, golf was the lowest-ranked amenity with approximately 65% showing it was unimportant. She continued and showed the overall site plan, and the clubhouse and amenities plan.

The clubhouse and shelter requirements were reviewed.

Clubhouse / Shelter Requirements

Condition 7c and 7 f

The applicant proposes to define the development standards for the shelter to satisfy the provisions and standards contained in the City's Comprehensive Plan and Unified Land Development Code. First, the applicant wants to clarify that along with the clubhouse, other structures may be used to meet the required shelter area needed. Secondly, the applicant wanted to clarify the building requirements rather than referencing the ICC 500 code. The conditions reference the structure(s) ability to withstand 150 mph wind speed, and that the finished floor elevation will be a minimum of 2' above the base flood elevation. Lastly, the applicant would like to clarify the total area needed and proposes a total of 14,550 total square footage of shelter space.

The project is proposed as a 55+ community with an average of 1.5 people per unit during hurricane season. Therefore, the area is calculated by the shelter requirement of 10 sqft per person. (970 units * 1.5 persons per unit * 10 sqft person = 14,550 sqft.)

Entrance and Roadways

Conditions: 8 and 1

8 ORIGINAL

- Joint Access to Hartridge on US 17/92 Lynchburg Rd
- No timing requirement
- Sidewalks by City

MODIFICATION

- Minor Mod remove the requirement
- New provides flexibility
- Timing mechanism for Lynchburg Road
 - West side of the existing right-of-way
 - Approximately 600-800 units
- Build a new section to the current ULDC standards

Code Clarifications'

Conditions: 1, 3, 4, 5, 6, 7, 9, 10, 12, and 17

The original was from the previous ULDC with modifications from the current ULDC, built within phases, and the city will track the development.

She continued and reviewed the landscaping with conditions: 1 and 14

ORIGINAL

- Type B Buffer
- Maintenance
- Retention of golf balls

MODIFICATION

- Canopy Details

- Buffer Yard details
- Upland buffer details
- Planting requirements
- Maintenance

She concluded by providing an overview of the Site Development Plan Review and said the staff was recommending approval of the proposed PUD-MU with conditions of approval.

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

Alternate Board Member Reinert asked about the change in methodology for calculating the needed shelter space. He wanted to know if a building such as a maintenance building would meet the criteria and said a generator would be required. Community Development Director Bailey said it could be other buildings and they would phase in the required spaces during development.

Alternate Board Member Reinert then asked about 12. c requiring a minimum of two access points prior to the construction 71st unit.

A discussion ensued regarding the gate may have Knox box technology as an emergency secondary access point.

Alternate Board Member Reinert said there were a certain amount of people off Lynchburg Road and wanted to know why the 300 units were the threshold for construction of the shelters for the community. He wanted to know if there were any local shelters that would be able to handle the capacity of the additional residents.

A discussion ensued regarding the city and the county working together to house residents at local school shelters in cases of evacuation orders and the staff feels confident that the county shelters can accommodate the additional people in the interim.

Board Member Lake asked where the shelters were located, and Community Development Director Bailey said the County opens shelters across the county. He then asked where the City's locations were, and Community Development Director Bailey said Karen Siegal Academy and also the First Baptist Church of Lake Alfred as they are our staging area for the distribution of supplies.

Attorney Claytor clarified for the board that before it was 150 units that were allowed by Certificate of Occupancy (CO). Now it is 300 building permits max issued by the City and the

Certificate of Occupancy would have to have been received for the Clubhouse in order to move any farther down the road for the purposes of development. He said it is almost concurrent development. He said the developer will have to start construction on the Clubhouse at the beginning of the project and before the project can continue, in phases, the CO will have to be issued for the clubhouse. That will act as the shelter in these types of situations. He reviewed the distinction between a building permit and a certificate of occupancy.

Alternate Board Member Reinert said we are obligating the First Baptist Church and the County to take care of our citizens and **Community Development Director Bailey** said the City of Lake Alfred is more advanced because most communities do not require developers to provide shelters.

Land Use Attorney Bart Allen presented:

Property Owner/Applicant:
Florida Club MHP Lake Alfred, LLC
Roots Management Group – Tom Stapely/Quinn Skouson

Engineering and Permitting:
Sloan Engineering, Steve Sloan, P.E.

Architect and Landscape Design
Sturch Design Group, Tom Sturch, ASLA

Land Use Attorneys:
Peterson & Myers, P.A. Bart Allen, Esq.

He said there were two others not on the slide Monica & Associates for the environmental assessments and Dave Binion a consultant on the project.

Presentation Overview

SBL Partnership (“SBL”) established the Florida Club in 2019 as PUD-MU
The original developer of The Hamptons, Windmill Village, and others

Roots Management Group (“Roots”) acquired the property in April 2022

Roots is the newly formed parent company of two leading Manufactured Home Communities (“MHC”) & Recreational Vehicle brands:
Treehouse Communities and Vineyards Management Group. With their combined brands, Roots is already one of the top 10 largest MHC operators in the US.

EXISTING PUD-MU

Private Gated Residential Development

- Up to 970 dwelling units

Age Restricted Community

Access to Water – Lake Cummings and Lake George

- Limited to 2 boat docks
- Boat dock for residents ONLY

- No overnight mooring or commercial activities
18-Hole Golf Course

Connecting to City Water and Wastewater

Relocation and Realignment of Lynchburg Road

PROPOSED MODIFICATIONS

Changes:

Remove the Golf Course as a primary amenity and update Master Development Plan

Amend Conditions to reflect changes to codes and clarify requirements

No change:

Private Gated Residential Development - Up to 970 dwelling units

Age Restricted Community

Limited Access to Water – Lake Cummings and Lake George

Connecting to City Water and Wastewater

Relocation and Realignment of Lynchburg Road

Amenity Modification:

Amenity Center/Clubhouse

- Active Recreation: sports courts (pickleball/tennis courts, bocce, etc.)
- Golf Practice Area (“pitch and putt” green)
- Social centers, playgrounds, overlooks, pavilions, dog parks,
- Gardens and other passive recreation areas
- Pedestrian/multi-modal connectivity of the community

He continued and spoke about the future amenities and activities, the road realignment, and the secondary access being full emergency access with a Knox Box in which only emergency personnel will have the key. He went on to present on the Environmental Site Assessment saying there was a wetland delineation performed, there was limited floodplain on site, no evidence of sand skinks, and no evidence of any archeological significance.

He went on and showed the prototypes of the manufactured homes saying they would be installed parallel to the roadway, spoke about the significant advances to the safety of the manufactured homes with the tie-down process, and showed an article headline that said newer manufactured homes fared well during Hurricane Ian – Older mobile homes not so much.

He reviewed the potential economic impacts of Polk County Projects reviewing the assessed values and ad-valorem revenues they generated. He said they anticipated this project to be 50-60M. These do not get homestead exemption and it is a very valuable project. He concluded by saying that the modifications requested are to remove the golf course to reflect current market demands, we are not asking for more units or increased density, we are asking to change the amenities and refine and define the conditions to be more consistent with today’s 2022 code as well as work for the developer. He concluded by thanking the Community Development Team and City Attorney Claytor.

City Attorney Claytor wanted the Board to know while the information on the ad-valorem taxes was good to know, that would not be considered competent substantial evidence for purposes of your decision because this is quasi-judicial in nature. Only competent substantial evidence should be taken into account when weighing the facts to determine whether or not to recommend to approve or not approve the requested amendment.

Board Member Lake asked what the difference was between a mobile home and a manufactured home. Will there be both types on this property?

Bart Allen said that any mobile home built after 1976 by Florida statute definition is called a manufactured home.

Community Development Director Bailey said the Florida Building Code definition manufactures means that it was created in a factory. The Florida Statute says that manufactured homes are manufactured mobile homes that are tagged, and approved by HUD, and the DMV. They have a tag. Modular, which we use the term to differentiate, are also manufactured homes but when they are manufactured, they are built to the Florida Building Code standards and are not tagged and considered a structure rather than a vehicle. This development will be taking the manufactured mobile home off of a chassis and placing it on a permanent foundation which is the same as modular homes. It is safer and has a better aesthetic.

Board Member Lake asked if the roads were wide enough to accommodate the trucks bringing in the homes and the response was yes. He then asked if they would be building the homes or purchasing them from a company. Mr. Allen said they would be acquiring them from somewhere else like Palm Harbor or Clayton and Roots or Florida Club would have a contract from particular vendors and a potential resident would be allowed to come in and look at pictures of models for picking out their colors and it will get made.

Alternate Board Member Reinert asked if there was a more recent housing and community amenity survey, and the response was no.

Quinn Skouson of Roots Management Group of 2639 E Emilita Avenue in Mesa Arizona said that was when the study was done but they have managed these homes throughout Covid and they have seen a trend towards pickleball and active lifestyles. This is what our residents love and like to participate in.

Alternate Board Member Reinert asked about the Lake Club and wanted to know the size. He was told it was not yet in the design phase and to be determined.

Chair Fountain opened the public hearing.

Elbert Overbay, Jr., owner of the east side of the development at 1320 Highway 92 West. He asked a question about the easement agreement he has with the original owners and asked if it was still in effect and not modified and the buffer zone through the two properties.

A brief discussion ensued regarding the easement and Community Development Director Bailey said he would be the one to know if the easement was still valid. The city, in this application, does not consider those agreements and if it is with you, you would have to be a party to any changes.

Elbert Overbay, Jr., asked if the buffer zone was going to go in before construction and he was told there were no changes by Bart Allen.

Ed Collier of 800 W Cummings Street said they also owned a home on S. Ilakee on the opposite side of the lake of this development. He shared his concerns about looking across the lake and seeing the backside of a bunch of manufactured homes. He said he has invested close to 2.5M between his two homes. We have a big interest in what it will look like and that is why he is here. We are not trying to be unreasonable, but a 50-foot buffer is not really much. He said this is a small lake about 87 acres and has a beautiful bass population, there are not more than 20-30 people fishing it a week and most catch and release. The thought of 900+ residents deciding to go fish that lake is not a good idea. We are concerned about the buffer and the lake club is another concern. He asked for consideration of increasing the green space near the lake that you would like to consider or if you would like to sell the land. We love Lake Alfred, and this was one we did not see it coming. Thank you.

Chair Fountain closed the public hearing.

A lengthy discussion ensued about the potential placement of the docks/fishing piers on Lake Cummings, the Planning and Zoning Board being able to make any recommendations they liked, and the staff's perspective that, if these were not private roads, staff would have asked for a public boat ramp and access to the lake because our goal is to provide recreational amenities to our entire community. Other discussions about surrounding homeowners having a legal right to install their own docks, the lakes being run over by boats, the lakes being too small for boat ramps, and the potential for a lot of noise.

Chair Fountain made a motion to approve the amendments to the Florida Club as presented by the city. **Board Member Lake** seconded the motion.

Chair Fountain opened the floor for discussion.

Board Member Nigg said he was unclear about the boat ramp and the plants. He said he would like to know what he is voting for and said he does not. He spoke about the plant lists in the proposed modifications and wanted to know what they were. He wanted clarification.

Community Development Director Bailey said the exotic plant list that we use is referenced in the Unified Land Development Code. One is a list of things we don't want, and one is a list of the plants we do want, and it will be reviewed during the site and construction plans. Those are the recommended lists we have used for a decade, and she said she would be happy to provide them to him.

Board Member Nigg said he would like it to be clear on the boat ramps and docks and if there will or will not be any on Lake Cummings. He said he would vote no on this.

Bart Allen said this was a pre-existing PUD from 2019 and the reason why there is wishy-washiness is that his client has taken a previously approved PUD and is moving it into their plan. There has not been any discussion about building the boat ramp and we are willing to remove it out of the conditions for approval. We don't have any intent. It was agreed that Section 7: Common Recreation Area and Amenities, Subsection (e) would be removed. As for the boat docks in Section 7: subsection (d) they are 100% happy to build up to two fishing piers/docks on either lake so they are willing to add those conditions back in to make sure it is clear. He recapped

saying they were fine with the boat ramp not being included so they would be absolutely prohibited from putting a boat ramp on there by the City of Lake Alfred. This is voluntary and the client is agreeable to these modifications.

A discussion ensued about a potential motion to approve the PUD modification amendments amending Condition 7(e) to say boat ramps shall be prohibited and to make the changes to Condition 7(d) to reinstate the existing language allowing for up to two fishing piers/boat docks on each lake and allowing the City staff to work with the applicant on the language as discussed.

Chair Fountain made a motion to approve the amendments to the PUD modification specifically Condition 7(d) to provide that no more than two boat docks/piers shall be constructed on each lake and to modify Condition 7(e) to provide that boat ramps shall be prohibited and to let the city work out the specific wording. **Board Member Lake** seconded the motion.

Chair Fountain opened the floor to discussion to the Planning and Zoning Board. There was none.

Chair Fountain called for a vote and the motion carried unanimously.

Alternate Board Member Reinert asked about the 300-unit threshold to construct the storm shelter saying he thought that number was too high.

Chair Fountain said he didn't think the 150 MPH winds were reality, the County had capacity at the shelters, the building standards of the mobile homes have improved so much that we have not had any mobile home blown away in the last eight storms, and the snowbirds did not come down until after storm season. He said he did not have an issue with the 300-unit threshold.

City Attorney Claytor said if it were a health, safety welfare issue where they City did not have adequate provisions in the event of a natural disaster that would be a basis to make that type of recommendation.

A brief discussion ensued regarding the facilities that the City of Lake Alfred utilizes for natural disasters, not every resident uses the sheltering facilities, a lot of shelter requests comes from evacuees from other areas, and that in the past fifteen years, as a part of emergency management with the County, the County has not run out of shelter space.

Without further discussion Chair Fountain called for a vote on the original motion. [**Chair Fountain** made a motion to approve the amendments to the Florida Club as presented by the city. **Board Member Lake** seconded the motion.] There were two dissenting votes from Board Member Nigg and Alternate Board Member Reinert. The motion was approved by a 4-2 majority vote.

Chair Fountain called for a recess at 8:10 PM. The meeting was reconvened at 8:17 PM.

3.) Comprehensive Plan Amendments

Community Development Director Bailey shared with the Planning and Zoning Board that the Water and Wastewater Master Plans were scheduled to go to the City Commission for consideration of approval at the January 24, 2023, Meeting. She said the Transportation Master Plan was scheduled to be presented to the City Commission in February. She continued and presented on the Water Master Plan.

- 20-Year horizon (2042)
 - Last study 2009
 - Future: five-year review and update
- Guide for expansion, operation, and maintenance
 - Address population growth 12,016 to 33,410
 - Evaluated Existing Water System Capacity
 - Evaluate Future Capacity Needs
- Provide Recommendations
- 2 Water Treatment Plants (WTPs)
 - 1,812,000 gpd for Lake Alfred WTP
 - 518,400 gpd for Mariana Acres WTP
- Water Use Permit (WUP)
 - 1,302,700 gpd of groundwater on an annual average
 - 1,563,200 gpd peak month withdrawal
 - WUP permit expires February 28, 2033
 - Lake Alfred PWS at 64% of total permitted capacity for both plants (2.33 MGD).
 - Projected to surpass the permitted capacity in 2024
 - 1.04 MGD to 3.2 MGD
- High Service Pumps
 - Lake Alfred WTP 3 HSPs with a total installed capacity of 3,000 gpm (4.32 MGD).
 - Mariana Acres WTP has two (2) smaller pumps with a total capacity of 360 gpm (0.52 MGD)
- Water Storage Capacity
 - Lake Alfred 0.50-MG GST
 - Lake Alfred 0.065 MG EST
 - Mariana Acres four (4) interconnected 0.005-MG GSTs
- Lake Alfred PWS total max-day design capacity is 2.33 MGD (1.812 MGD for Lake Alfred WTP and 0.518 MGD for Mariana Acres WTP).
- Approximately 64 miles of water mains ranging in diameter from 2-inch to 16-inch
- Approximately 474 isolation valves
- Approximately 239 fire hydrants
- Approximately 4,925 potable water meters and service lines throughout the distribution system
- Existing Population Water Usage –
 - 88 gpcd in the last 5 years.
 - 88 gpcd and 2.44 pphh, as identified by the City.
- New Development Water Usage
 - 100 gpcd and 2.77 pphh, as identified in 2015-2019 Census.
- Update the current utility rate structure applied to existing connections and impact fees applied to new development
- Construct a new WTP No. 2 with two (2) 1,500 gallons per minute (gpm) groundwater wells
- Construct WTP No. 3 prior to placing main Lake Alfred WTP permanently off-line
- Design and construct a receiving facility to receive up to 1.00 MGD of AWS from PRWC
- Design and construct water main improvements to upsize the pipes
- Modify WUP
- Update population projects and service area

- Revise LOS from 130 gpcd to 100 gpcd, which will be in line with CFWI goal to reduce gross per capita consumption to 115 gpcd by 2040
- A few more on summary

Board discussion surrounded the number of customers in Lake Alfred, the plant at Mariana Acres not being at capacity, Mariana Acres plant not in use but maintained, the purpose of rapid infiltration basins, and if the city had a contingency plan if we were wrong about the amount of regional water available.

Board Member Nair asked how the development of the alternate water supply projects would impact the lakes. Community Development Director Bailey said over time they may diminish however it depends on the perspective. The State of Florida has a seven-year cycle between droughts and wet years and it would have to be determined as a part of the permitting process.

There were no members in the audience to comment.

Community Development Director Bailey presented on the Wastewater Master Plan.

- 20-Year horizon (2042)
 - Last study 2009
 - Future: five-year review and update
- Guide for expansion, operation, and maintenance
 - Address population growth 12,016 to 33,410
 - Evaluated Existing Wastewater System Capacity
 - Evaluate Future Capacity Needs
- Provide Recommendations
- 20-Year horizon (2042)
 - Last study 2009
 - Future: five-year review and update
- Guide for expansion, operation, and maintenance
 - Address population growth 12,016 to 33,410
 - Evaluated Existing Wastewater System Capacity
 - Evaluate Future Capacity Needs
- Provide Recommendations
- 1 Wastewater Treatment Plant (WWTP)
- Wastewater Use Permit (WUP)
 - Permitted treatment capacity of 0.90 MGD annual average daily flow (AADF).
 - Agerage 65 MG (0.45 MGD AADF)
 - Permit expires 3/7/26
 - Demand 1.16 MGD to 3.28 MGD
 - 1.8 million gallon (MG) storage pond and a 151-acre spray field
- Approximately 170,078 linear feet (LF) of gravity sewer, ranging in diameter from 6- inch through 10-inch.
- Approximately 733 manholes ranging from 4 feet to 10 feet deep and have an average spacing of 232 feet apart.
- Approximately 32 lift stations (LS) with submersible-type pumps, 29 City-owned and 3 privately owned.
- Approximately 89,160 LF of force main ranging in diameter from 2-inch to 16-inch, with a majority of the force mains being below 8-inch diameter.

- Existing Population Wastewater Usage
 - 47 gallons per capita per day (gpcd) - historical average water use (2017-2021)
 - 2.44 persons per household (pphh)
 - New Development Wastewater Usage
 - 2.77 persons per household (pphh)
 - $47 \text{ gpd} * 2.77 \text{ pphh} = 130 \text{ gpd/Equivalent Residential Unit (ERU)}$
- Update the current utility rate structure applied to existing connections and impact fees applied to new development
- Expand Lake Alfred WWTF and revise WWTF permitted capacity
- Design and construct force mains to extend infrastructure to the new developments
- Design and construct upgrades to Lake Buena Vista triplex lift station
- implement a septic conversion plan to provide wastewater service to all the residents within the service area

The board discussion surrounded if adding an additional 970 units would it put the city over the wastewater capacity and the answer was no. The board decided to read through the Transportation Master Plan on their own time and provide any comments or recommendations to the Community Development Director. They had a brief discussion regarding the Sunshine Law.

There were no members in the audience to comment.

The next Planning and Zoning Board meeting is scheduled for February 9, 2023.

Without any further business, the Planning and Zoning Board meeting was adjourned at 8:51 PM.

Respectfully submitted,



Linda Bourgeois, BAS, MMC, ADAC
City Clerk