



**CITY OF LAKE ALFRED
CITY COMMISSION MEETING
MONDAY JANUARY 6, 2020
7:30 PM
CITY HALL**

CALL TO ORDER: Mayor Nancy Daley

INVOCATION AND PLEDGE OF ALLEGIANCE: TBD

ROLL CALL: Deputy City Clerk Mamie Drane

ANNOUNCEMENTS: City Manager & City Attorney

RECOGNITION OF CITIZENS: Items That Are Not On The Agenda

- 1.) Employee Recognition – Robert Turner for 15 Years of Service
- 2.) Employee Recognition – Charles Parr for 10 Years of Service

CONSENT AGENDA

- 1.) City Commission Meeting Minutes
- 2.) City Commission Announcements
- 3.) Interlocal Agreement: Building Official
- 4.) Agreement: Property Appraiser

AGENDA

- 1.) PUBLIC HEARING ORDINANCE 1424-19: JNS Investment, Mosley Road FLU
- 2.) PUBLIC HEARING ORDINANCE 1425-19: Valentin, US 17/92 Future Land Use (FLU)
- 3.) PUBLIC HEARING ORDINANCE 1426-19: Valentin, US 17/92 ZONING
- 4.) PUBLIC HEARING ORDINANCE 1427-19: County Auto Auction, Fletcher Cut Off Road Future Land Use (FLU)
- 5.) PUBLIC HEARING ORDINANCE 1428-19 County Auto Auction, Fletcher Cut Off Road Zoning
- 6.) PUBLIC HEARING: Downtown Property: Analysis of Brownfields Cleanup Alternatives
- 7.) RESOLUTION 01-20: Eden Hills Preliminary Plat

RECOGNITION OF CITIZENS: (Please Limit Your Comments To 5 Minutes.)

COMMISSIONER QUESTIONS AND COMMENTS:

COMMISSIONER MAULTSBY
COMMISSIONER LAKE
VICE MAYOR DEARMIN

MAYOR DALEY
COMMISSIONER EDEN
ADJOURN

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CONSENT AGENDA

All matters listed under this item are considered to be routine and action will be taken by one motion without discussion. If a discussion is requested by a Commissioner, that item(s) will be removed from the Consent Agenda and considered separately.

1.) City Commission Meeting Minutes

ATTACHMENTS:

- Draft Minutes for the City Commission Meeting on December 2, 2019
- Draft Minutes for the City Commission Workshop on December 9, 2019

ANALYSIS: Please review the minutes at your earliest convenience and if there are any questions, comments or concerns please contact the Deputy City Clerk Mamie Drane at (863) 291-5748.

2.) City Commission Announcements

ANALYSIS: Each of the meetings/ events scheduled below may constitute a public meeting at which two or more City Commissioners or Board Members may attend and discuss issues that may come before the City Commissioners.

Date	Meeting / Event	Location	Time
January 11	Lake Alfred Bluegrass	Lions Park	11:00 am – 8:00 pm
January 14	Planning Board - cancelled	City Hall	6:00 pm
January 16	Parks & Recreation Board	City Hall	6:00 pm
January 20	Holiday		
January 21	City Commission	City Hall	7:30 pm
January 28	Board of Adjustment - cancelled	City Hall	5:00 pm

Should any person decide to appeal any decision made at a meeting, or any meeting announced in this agenda, such person will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made in accordance with the American with Disabilities Act, persons with disabilities needing special accommodations to participate in this proceeding should contact the City Clerk not later than four days prior to the proceeding at 863- 291-5748.

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3.) Interlocal Agreement: Building Official

ISSUE: The City Commission will consider an interlocal agreement with the City of Auburndale for Building Code Administration services.

ATTACHMENTS:

- Interlocal Agreement Regarding Building Code Administration

ANALYSIS: The City currently contracts with a private provider for Building Code Administration (Building Official) services. These services include administration, plan review, and inspections. The City of Auburndale has agreed to support the City of Lake Alfred by providing these services through an interlocal agreement. Each City will maintain their individual building departments and issue their own permits. The Building Official will provide 10 hours of service to the City for 25% of the Building Official's salary and benefits. Funding is included in the current FY 19/20 Budget to accommodate this expense.

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4.) Agreement: Property Appraiser

ISSUE: The City Commission will consider an agreement with the Property Appraiser for special assessments of non-ad valorem taxes.

ATTACHMENTS:

- Agreement

ANALYSIS: This is an annual contract to allow the City to collect special assessments of non-ad valorem taxes on the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. The City will reimbursement to the Property Appraiser for the administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion. The cost is 1% of the amount levied on the TRIM Notice.

STAFF RECOMMENDATION: Approval of consent agenda.

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AGENDA

1.) PUBLIC HEARING ORDINANCE 1424-19: JNS INVESTMENT, MOSLEY ROAD FUTURE LAND USE (FLU)

ISSUE: The applicant, JNS Investments, Inc. has requested approval of their Future Land Use classification request.

ATTACHMENTS:

- Ordinance 1424-19
- Staff Report
- Planning Board Minutes

ANALYSIS: On October 21, 2019, the City Commission approved the annexation of the JNS property on Mosely Road which currently contains two (2) single-family homes and five (5) mobile homes on the 1.86-acre site.

The applicant has requested a Future Land Use classification of Medium Density Residential (MDR). The primary function of the Medium Density Residential classification is to accommodate higher density residential uses, typically consisting of townhouses, duplexes, or mobile home parks. The three parcels are currently under one ownership and operate as a mobile home park. The City only allows mobile home parks in the MDR R-2 Zoning District. The site is currently served by City water and City sanitation services are 1,200 feet from the property. The residential densities on the property and to the south are between 3-6 units per acre. The properties to the north allow up to 12 units per acre. The current development is similar in the size and scale of development in the surrounding area. If the site is redeveloped under the RMD classification, it could serve as a transition between the commercial uses allowed to the north and the predominately residential uses to the south.

On Tuesday, November 12, 2019, the Planning Board held a public hearing on the proposed Future Land Use Map Amendment and unanimously voted (6:0) to provide a recommendation of approval to the Lake Alfred City Commission.

STAFF RECOMMENDATION: Approval of Ordinance 1424-19 on the second and final reading.

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2.) PUBLIC HEARING ORDINANCE 1425-19: VALENTIN, US 17/92 FUTURE LAND USE (FLU)

3.) PUBLIC HEARING ORDINANCE 1426-19: VALENTIN, US 17/92 ZONING

ISSUE: The applicant, Edwin Padua Valentin has requested approval of their Future Land Use classification and zoning requests.

ATTACHMENTS:

- Ordinance 1425-19
- Ordinance 1426-19
- Staff Report
- Planning Board Minutes

ANALYSIS: On October 21, 2019, the City Commission approved the annexation of the vacant Edwin Padua Valentin properties on US 17/92 totaling approximately 5.69 acres.

The applicant has requested a Future Land Use (FLU) classification of Industrial (IND), Commercial (COM) and Conservation (CON). The applicant has also requested a Zoning designation Industrial (I-1), General Commercial (C-3) and Conservation (CN). The primary function of the requested FLU and zoning is to accommodate commercial uses along the US 17/92 corridor. The 1.04± acres Industrial (IND) property is located on the north side of US 17/92 adjacent to the Gapway Groves property. The properties on the south side of US 17/92 were requested for approximately 2.34± acres of General Commercial and approximately 2.31± acres of Conservation. The conservation area aligns with the existing wetland and floodplain areas on site. The requested commercial is located on the remaining upland area next to the road. The request is similar in nature to the development in the surrounding area.

On Tuesday, November 12, 2019, the Planning Board held a public hearing on the proposed Future Land Use Map Amendment and Zoning designation and unanimously voted (6:0) on both requests to provide a recommendation of approval to the Lake Alfred City Commission.

STAFF RECOMMENDATION: Approval of Ordinance 1425-19 on the second and final reading.

STAFF RECOMMENDATION: Approval of Ordinance 1426-19 on second reading and final reading.

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4.) PUBLIC HEARING ORDINANCE 1427-19: COUNTY AUTO AUCTION, FLETCHER CUT OFF ROAD FUTURE LAND USE (FLU)

5.) PUBLIC HEARING ORDINANCE 1428-19: COUNTY AUTO AUCTION, FLETCHER CUT OFF ROAD ZONING

ISSUE: The applicant, County Auto Auction of Central Florida, LLC has requested approval of their Future Land Use classification and zoning requests.

ATTACHMENTS:

- Ordinance 1427-19
- Ordinance 1428-19
- Staff Report
- Planning Board Minutes

ANALYSIS: On October 21, 2019, the City Commission approved the annexation of the County Auto Auction of Central Florida, LLC properties on US 17/92 totaling approximately 1.3 acres.

The applicant has requested a Future Land Use (FLU) classification of Commercial (COM) and a Zoning designation General Commercial (C-3). The primary function of the requested FLU and zoning is to accommodate commercial uses along the US 17/92 corridor. The adjacent properties are developed or in the process of development. The City is currently extending utility services along the frontage of adjacent property (Gapway Groves), therefore utilities could also be provided to this property. The request is similar in nature to the development in the surrounding area.

On Tuesday, November 12, 2019, the Planning Board held a public hearing on the proposed Future Land Use Map Amendment and Zoning designation and unanimously voted (6:0) on both requests to provide a recommendation of approval to the Lake Alfred City Commission.

STAFF RECOMMENDATION: Approval of Ordinance 1427-19 on the second and final reading.

STAFF RECOMMENDATION: Approval of Ordinance 1428-19 on second and final reading.

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6.) Public Hearing: Downtown Property: Analysis of Brownfields Cleanup Alternatives

ISSUE: The City Commission will consider the Analysis of Brownfields Cleanup Alternatives which is a part of the process for the downtown parcel environmental remediation.

ATTACHMENTS:

- Brownfields Site Assessment Report (BSAR) & Analysis of Brownfields Cleanup Alternatives (ABCA) - Summary
- Advertisement

ANALYSIS: Over the past several years the City has assembled a commercial tract in the downtown area. The property is located within a designated brownfield area established through the Florida Department of Environmental Protection, which gives the City access to grants, loans, and cleanup credits for environmental testing and site remediation. On April 1, 2019, the City Commission adopted Ordinance 1412-19 to enter into a low interest loan with the Central Florida Regional Development Council for downtown site remediation. On November 18, 2019. On November 18th, 2019 the City Commission passed the Brownfield Site Rehabilitation Agreement (BSRA) which provides the mechanism to remediate the site and receive voluntary cleanup tax credits of up to 75% of the cost of assessment and remediation (~90% resale value for public entity).

As a part of the site rehabilitation process an Analysis of Brownfields Cleanup Alternatives (ABCA) must be completed. The ABCA contains information about the site and contamination issues (e.g., exposure pathways, identification of contaminant sources, etc.), cleanup standards, applicable laws, alternatives considered, and the proposed cleanup. The ABCA for this project has evaluated three alternatives with a recommended option of removal of the impacted soil. The City was required to provide the general public access to the draft for a thirty-day comment period which has been completed without receiving any public comment. A public meeting is required to discuss the ABCA and any comments received. The City made the Draft ABCA available for public review and comment in accordance with the requirements for the comment period. The entire document can be found on the City website at <http://mylakealfred.com/brownfields-cleanup-alternatives/>.

STAFF RECOMMENDATION: Approval of the Analysis of Brownfields Cleanup Alternatives

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7.) RESOLUTION 01-20: Eden Hills Preliminary Plat

ISSUE: The City of Lake Alfred will consider the preliminary plat for the Eden Hills subdivision.

ATTACHMENTS:

- Resolution 01-20
- Staff Report
- Planning Board Minutes Draft

ANALYSIS: The applicant, Jack M. Berry, INC is requesting approval of a preliminary plat on approximately ±34 acre located south of Cass Road. On October 21, 2019, the City Commission approved Ordinance 1422-19 approving the Community Development District (CDD) on approximately 371 acres, which includes the 34 acres included in this preliminary plat. The City Commission approved the Future Land Use Classifications of Low Density Residential (LDR) and Conservation (CON) on June 17, 2019 via Ordinance 1408-19. On that same date, the City Commission approved Ordinance 1416-19 changing the zoning designation to Planned Unit Development-Residential (PUD-R) and Conservation (CN) for a total of approximately 31.5 acres of PUD-R and approximately 2.4 acres of CN on approximately ±34 acres of land. There are 13 conditions of approval associated with the PUD-R approval. Staff has worked with the applicant to assure conformance with regulation 7.06.05.01 in the ULDC in addition to the PUD requirements. The plat requirements have also been reviewed by the consulting City Attorney, engineer, and surveyor.

On Tuesday, December 10, 2019, the City of Lake Alfred Planning Board held a public hearing on the proposed preliminary plat and voted (5-0) to provide a recommendation of approval to the Lake Alfred City Commission.

STAFF RECOMMENDATION: Approval of Resolution 01-20 with conditions of approval.