

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



Phone: (863) 291-5270
Fax: 863) 298-4440
Visit: My Lake Alfred.com

**AGENDA
CITY COMMISSION / CRA MEETING
MONDAY, FEBRUARY 21, 2022
7:30 PM
CITY HALL**

Call to Order: Mayor Nancy Z. Daley

Invocation and Pledge of Allegiance

Roll Call: Linda Bourgeois, City Clerk

City Manager & City Attorney Announcements

Recognition of Citizens: Items that are not on the Agenda.
Employee Recognition

Consent Agenda:

- 1.) City Commission Meeting Minutes for February 7, 2022
- 2.) City Commission Announcements

Agenda:

- 1.) Public Hearing: Ordinance 1472-22: Adams Estate PUD Modification
- 2.) Department Updates

Recess City Commission Meeting / Call to Order CRA Meeting / Roll Call

Consent Agenda:

- 1.) Community Redevelopment Meeting Minutes for October 18, 2021

Agenda:

- 1.) Commercial Facade Improvement Grant Program Applications

Adjourn CRA Meeting / Reconvene City Commission Meeting

Recognition of Citizens: Please Limit Your Comments to 5 Minutes.

Commissioner Questions and Comments:

Mayor Daley
Commissioner Fuller
Commissioner Eden
Commissioner Maultsby
Vice Mayor Dearmin

Adjourn

The City of Lake Alfred is committed to ensuring website accessibility for people with disabilities. To report an ADA accessibility issue, request accessibility assistance regarding our website content, or to request a specific electronic format, please contact the City ADA Coordinator (863) 291-5270. We will make reasonable efforts to accommodate all needs.

**LAKE ALFRED CITY COMMISSION / CRA MEETING
FEBRUARY 21, 2022**

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 for February 7, 2022

Attachments:

- Draft Minutes

Analysis: Please review the minutes at your earliest convenience, and if there are any questions, comments, or concerns, please contact City Clerk Linda Bourgeois at (863) 291-5270.

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
2/26	Lake Alfred Heritage Days	City Tennis Courts	10:00 AM – 5:00 PM
3/7	City Commission Meeting	City Hall	7:30 p.m.
3/10	Ridge League of Cities Dinner	Bartow Civic Center	6:00 p.m.
3/10	Planning and Zoning Meeting	City Hall	6:00 p.m.
3/17	Code Enforcement Special Magistrate	City Hall	3:00 p.m.
3/21	City Commission Meeting	City Hall	7:30 p.m.

**LAKE ALFRED CITY COMMISSION / CRA MEETING
FEBRUARY 21, 2022**

1.) Public Hearing: Ordinance 1472-22: Adams Estate PUD Modification

Issue: The City Commission will consider a request by Adams Estate to modify the existing Planned Unit Development boundary.

Attachment:

- Ordinance 1472-22
- Excerpt from draft Planning and Zoning Board meeting minutes

Analysis: The City Commission approved the Mixed-Use Planned Unit Development (PUD-MU) for the Adams Estate property in January of 2017 (Ordinance 1375-16). The PUD-MU created three (3) phases of development for the property. Phase 1 consists of the special event facility for weddings, conferences, and similar events including 26 cottages. Phases 2-3 were future phases without a site plan but generally described as residential and commercial.

The PUD-MU was approved based on the standards in the old Unified Land Development Code (ULDC) from 1993. The updated Unified Land Development Code (Ord 1444-20) was adopted in February of 2021. At that time all PUDs were converted to an overlay and base zoning was re-assigned. The Adams Estate Property now has a future land use category of Mixed Use and a zoning district of Mixed-Use Corridor (C-2). The new ULDC provides new development standards to address mixed-use development that was lacking in the old ULDC.

The property owner has requested that the undeveloped portion of the PUD-MU (mostly Phase 2 and 3) be removed from the PUD-MU. Removing the PUD-MU on the remaining phases allows the development to follow the provisions of the underlying mixed-use Corridor (C-2) zoning district.

Staff Recommendation: Approval Ordinance 1472-22 on the second and final reading.

**LAKE ALFRED CITY COMMISSION / CRA MEETING
FEBRUARY 21, 2022**

2.) Presentation: Department Updates

Issue: The City Commission will hear presentations and updates from several of the City's departments.

**LAKE ALFRED CITY COMMISSION / CRA MEETING
FEBRUARY 21, 2022**

Consent Agenda:

1.) Community Redevelopment Agency Meeting Minutes for October 18, 2021

Attachments:

- Draft Minutes

Analysis: Please review the minutes at your earliest convenience, and if there are any questions, comments, or concerns, please contact City Clerk Linda Bourgeois at (863) 291-5270.

Staff Recommendation: Approval of the Consent Agenda.

**LAKE ALFRED CITY COMMISSION / CRA MEETING
FEBRUARY 21, 2022**

1.) CRA Facade Grant Program Applications

Issue: The Community Redevelopment Agency will consider approving Façade Improvement Grant Program applications.

Attachments

- Facade Improvement Grant Applications
- Application Checklist
- CRA Grant Application Guidelines

Analysis: The Lake Alfred Community Redevelopment Agency maintains a Downtown Commercial Facade Improvement Grant Program. The program incentivizes commercial businesses to renovate and update exterior facades of downtown commercial properties.

The program provides a matching reimbursement grant of up to \$50,000 to make these exterior and façade improvements. By offsetting the cost of these projects, the CRA hoped to incentivize visible improvements that will improve building and site aesthetics thereby improving the marketability and value of existing businesses while also attracting new businesses, residents, and visitors to the area.

The application process formally opens on October 1st of each year and closes on December 31st. Applications received after the formal application period closes may be considered subject to available funding. Application approval and the amount awarded is determined by the Board.

The commercial grant application cycle ended on December 31, 2021. The CRA received three application.

Address	Improvements	Request	Eligible
296 Alfred Street E.	Exterior improvements and ADA restroom, access, and parking	\$14,050	\$12,363
670 Lake Shore Way S.	Exterior improvements and paint	\$1,075	\$1,075
685 Lake Shore Way S.	Signs, ADA restroom	\$11,175	\$9,925

The eligibility requirements for the applicant have been met, and it was determined the applications are sufficient to be transmitted to the Board for consideration. \$50,000 has been allocated and is available in the current fiscal year CRA Budget.

Staff Recommendation: Pleasure of the Community Redevelopment Agency Board.