

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



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**AGENDA  
CITY COMMISSION  
MONDAY, APRIL 18, 2022  
7:30 PM  
CITY HALL**

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**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

Florida Association of City Clerk's 50<sup>th</sup> Anniversary Proclamation  
Employee Recognitions

**Consent Agenda:**

- 1.) City Commission Meeting Minutes for April 4, 2022
- 2.) City Commission Announcements
- 3.) Voluntary Cleanup Tax Credits Purchase Agreement

**Agenda:**

- 1.) Audit Presentation
- 2.) Public Hearing: Ordinance 1478-22: Waylanco Road Annexation (2<sup>nd</sup> Parcel)
- 3.) Public Hearing: Ordinance 1479-22: Lake Lowery Road Annexation
- 4.) Public Hearing: Ordinance 1480-22: Lynchburg Road Annexation
- 5.) Resolution 05-22: Eden Hills Phase I Final Plat Acceptance
- 6.) Eden Hills Utility Easement Agreement
- 7.) Public Hearing: Resolution 06-22: FY23 Community Project Funding

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

**Commissioner Questions and Comments:**

Vice Mayor Dearmin  
Mayor Daley  
Commissioner Fuller  
Commissioner Eden  
Commissioner Maultsby

**Adjourn**

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**LAKE ALFRED CITY COMMISSION  
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*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.*

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**1.) City Commission Meeting Minutes for April 4, 2022**

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**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.

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**2.) City Commission Announcements**

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**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
5/2	City Commission Meeting	City Hall	7:30 p.m.
5/12	Planning and Zoning Board Meeting	City Hall	6:00 p.m.
5/16	City Commission Meeting	City Hall	7:30 p.m.
5/19	Code Enforcement Special Magistrate	City Hall	3:00 p.m.
5/19	Parks and Recreation Board Meeting	City Hall	6:00 p.m.

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**3.) Voluntary Cleanup Tax Credit Purchase Agreement**

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**Analysis:** On March 21, 2022, the City Commission entered into an agreement with FallBrook Tax Credits, LLC to act as a placement agent for the City's two Voluntary Cleanup Tax Credit Certificates.

The agreement was for the prospect to purchase the Tax Credits from the Seller at a price of no less than Eighty-Nine Cents (\$0.89) per Dollar (\$1.00) of Tax Credits (the "Purchase Price").

**LAKE ALFRED CITY COMMISSION**  
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Seller will retain from the Purchase Price an amount equal to Eighty-Nine Cents (\$0.89) per Dollar (\$1.00) of Tax Credits sold and agrees to pay to Fallbrook a placement fee equal to the difference between the Purchase Price and the Seller Price.

In consideration of Seller's transfer, sale, assignment and delivery of the Tax Credits hereunder, the Purchaser hereby agrees to pay to Seller [\_\_\_\_\_ Dollars (\$\_\_\_\_\_)], which is equal to [\_\_\_\_\_ Cents (\$0.\_\_\_\_)] per Dollar (\$1.00) of the Tax Credits (the "Purchase Price"), on the Closing Date.

**Staff Recommendation:** Approve the Consent Agenda.

**LAKE ALFRED CITY COMMISSION**  
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**1.) Audit Presentation**

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**Issue:** The City Commission will receive and hear a presentation from the City Auditor on the FY 20/21 Annual audit.

**Attachments:**

- FY 20/21 Annual Comprehensive Financial Report (ACFR)
- FY 20/21 CRA Financial Statement & Audit Report

**LAKE ALFRED CITY COMMISSION**  
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**2.) Public Hearing: Ordinance 1478-22: Waylanco Road Annexation (2<sup>nd</sup> Parcel)**

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**Issue:** The City Commission will consider an annexation request on the second and final reading.

**Attachments:**

- Ordinance 1478-22 with Exhibit

**Analysis:** Pursuant to Florida Statutes Chapter 171, the City may consider the annexation of unincorporated areas of a county that are contiguous to the municipality, compact, and will not create an enclave. The applicant has submitted to the City voluntary annexation petitions under Chapter 171.044 to request the annexation of one (1) parcel into the city limits of Lake Alfred. The property is 0 Highway 557, further described as north of Waylanco Road, east of Highway 557, and south of Polk City Road. The applicant is seeking annexation to receive city services and for the possible development of the properties.

The total area is approximately 16.7± acres. The site is currently developed as a citrus grove. The property is located in the Green Swamp Area of Critical State Concern (GSACSC) and contains areas of wetlands and flood zone 'AE.' The property to the west, across County Road 557, is the site of a planned subdivision. The subdivision development has submitted plans to extend the City's potable water and wastewater lines to serve the site. Future development of the annexed site would be able to extend and connect to the City's potable water and wastewater lines. Future developments would also be able to connect to the extended utility services.

The action currently before the City Commission is only on the annexation of the property into the City. If approved, establishing Future Land Use and Zoning designations would be considered in future action items presented to the Planning and Zoning Board and City Commission.

**Staff Recommendation:** Approve Ordinance 1478-22 on the second and final reading.

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**3.) Public Hearing: Ordinance 1479-22: Lake Lowery Road Annexation**

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**Issue:** The City Commission will consider an annexation request on the second and final reading.

**Attachments:**

- Ordinance 1479-22 with Exhibit

**Analysis:** Pursuant to Florida Statutes Chapter 171, the City may consider the annexation of unincorporated areas of a county that are contiguous to the municipality, compact, and will not create an enclave. The applicants have submitted to the City voluntary annexation petitions under Chapter 171.044 to request the annexation of seven (7) parcels into the city limits of Lake Alfred. The property is 0 and 4970 Lake Lowery Road, further described as northwest of Lake Lowery Road, east of White Road, and north of Old Haines City/ Lake Alfred Road. The applicant is seeking annexation to receive city services and for the possible development of the properties.

The total area is approximately 37.81± acres. The site is currently developed as a residence, agriculture, and agricultural support business. The property is located in the Green Swamp Area of Critical State Concern (GSACSC) and contains areas of wetlands and flood zone 'AE.' A subdivision is planned for the southern end of Lake Lowery Road, which would include this additional area if annexed. The subdivision development would extend the City's potable water and wastewater lines to serve the site. Future development of the annexed site would be able to extend and connect to the City's potable water and wastewater lines. Future developments would also be able to connect to the extended utility services.

The action currently before the City Commission is only on the annexation of the property into the City. If approved, establishing Future Land Use and Zoning designations would be considered in future action items presented to the Planning and Zoning Board and City Commission.

**Staff Recommendation:** Approve Ordinance 1479-22 on the second and final reading.

**LAKE ALFRED CITY COMMISSION**  
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**4.) Public Hearing: Ordinance 1480-22: Lynchburg Road Annexation**

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**Issue:** The City Commission will consider an annexation request on the second and final reading.

**Attachments:**

- Ordinance 1480-22 with Exhibit

**Analysis:** Pursuant to Florida Statutes Chapter 171, the City may consider the annexation of unincorporated areas of a county that are contiguous to the municipality, compact, and will not create an enclave. The applicant has submitted to the City voluntary annexation petitions under Chapter 171.044 to request the annexation of two (2) parcels into the city limits of Lake Alfred. The property is 1403 Lynchburg Road and 462 Chamberlain Dr., further described as west of Lynchburg Rd, south of Pine Wood Ln, and north of Stewart Ave. The applicants are seeking annexation to receive city services and for the possible development of the properties.

The total area is approximately 13.6± acres. The site is currently undeveloped waterfront property that contains areas of wetlands and flood zone 'AE.' City potable water and wastewater lines are available to serve the site. Future development of the annexed site would be able to extend and connect to the City's potable water and wastewater lines.

The action currently before the City Commission is only on the annexation of the property into the City. If approved, establishing Future Land Use and Zoning designations would be considered in future action items presented to the Planning and Zoning Board and City Commission.

**Staff Recommendation:** Approve Ordinance 1480-22 on the second and final reading.

**LAKE ALFRED CITY COMMISSION**  
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**5.) Resolution 05-22: Eden Hills Phase I Final Plat Acceptance**

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**Issue:** The City of Lake Alfred will consider the approval of the Eden Hills subdivision final plat and utility easement agreement.

**Attachments:**

- Resolution 05-22 with attachments
  - Final Plat
  - Maintenance Bond with Engineers Estimate
  - Infrastructure Estimate

**Analysis:** The applicant has requested approval of a final plat for Phase I of the Eden Hills subdivision. The approximately 34± acre subdivision is located south of Cass Road, north of Lake Alfred. The Planned Unit Development-Residential (PUD-R) zoning district was approved by Ordinance 1416-19 permitting a maximum of 142 lots. The City approved the preliminary plat on January 6, 2020, with Resolution 01-20.

The construction plans were approved by the City on March 25, 2020, and the City has received all state permits. The City Commission approved Resolution 12-21 allowing the plat to be recorded without acceptance of the infrastructure. Instead, the applicant submitted as performance bond in the amount of 110% of the engineer's certified cost of all improvements, or \$1,307,797.59 in order to address the total construction cost of the infrastructure.

The owner has now completed all construction included in the performance bond (water and wastewater service, road construction, landscaping, etc.). The City staff and consulting engineers have inspected and recommend acceptance of the infrastructure. The City has also received the maintenance funds as required by the ULDC.

**Staff Recommendation:** Approve Resolution 05-22

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**LAKE ALFRED CITY COMMISSION**  
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**7.) Public Hearing: Resolution 06-22: FY23 Community Project Funding**

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**Issue:** The City Commission will consider a Resolution approving the City's Community Funding Requests for the Fiscal Year 2022-2023.

**Attachments**

- Resolution 06-22 with Exhibit "A"

**Analysis:** On March 30, 2022, Congressman Darren Soto (FL-09) announced the opening of the FY23 Community Project Funding application cycle. Community Project Funding (CPF) allows Congress to fund projects directed to a specific state or local government or eligible non-profit recipient. Last year, Congressman Soto was able to secure all 10 projects, for a total of \$9,350,000, in the FY22 funding package. The City of Lake Alfred had submitted six projects for consideration and was not selected.

In our current economic environment, the funding of public capital projects has become more competitive in Florida and the City of Lake Alfred recognizes the need to locate funding opportunities through the state, local, and federal resources.

Staff is proposing to submit the following projects to the Office of Congressman Darren Soto for consideration of appropriations.

Proposed Projects:	Amount Requested:
1. County Road 557 Water Main Relocation	\$ 1,500,000
2. Fire Engine Replacement	\$ 750,000
3. Buena Vista Lift Station	\$ 1,000,000

The Resolution formally adopts the City's project priority list and provides authorization for the City to submit grant applications for the FY23 Community Project Funding cycle.

**Staff Recommendation:** Approval of Resolution 06-22.