

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



(863) 291-5270  
Fax: (863) 298-5403  
Visit: My Lake Alfred.com

**AGENDA  
CITY COMMISSION MEETING  
MONDAY JUNE 1, 2020  
7:30 PM  
CITY HALL**

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**Call to Order:** Mayor Nancy Z. Daley

**Invocation and Pledge of Allegiance:** Pastor Diaz, Jr.

**Roll Call:** City Clerk Ameé Bailey

**City Manager & City Attorney Announcements**

**Recognition of Citizens:** Items That Are Not On the Agenda

**Consent Agenda:**

- 1.) City Commission Meeting Minutes for May 18, 2020
- 2.) City Commission Announcements

**Adjourn the 2019-2020 City Commission Sine Die**

**Call to Order:** City Attorney Frederick "John" Murphy

**Roll Call:** City Clerk Ameé Bailey

**Nominations & Appointment of Mayor and Vice Mayor for 2020-2021**

**Agenda:**

- 1.) **PUBLIC HEARING:** Ordinance 1433-20: Drinking Water State Revolving Fund Planning Loan Agreement
- 2.) Ordinance 1432-20: Sunset Annexation
- 3.) Ordinance 1435-20: Wales Rezoning

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

**Commissioner Questions and Comments:**

Commissioner Eden  
Commissioner Maultsby  
Commissioner Lake  
Vice Mayor Dearmin  
Mayor Daley

**Adjourn**

**LAKE ALFRED CITY COMMISSION MEETING  
JUNE 1, 2020**

**Consent Agenda:**

*All matters listed under this item are considered to be routine and action will be taken by one motion without discussion. If 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 May 18, 2020**

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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 the Deputy City Clerk Mamie Drane at (863) 291-5748.

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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
June 15	City Commission	City Hall	7:30 pm
June 16	Retirement Boards	City Hall	3:00 pm
June 23	Planning Board	City Hall	6:00 pm
June 25	Code Enforcement Special Magistrate	City Hall	3:00 pm

*In accordance with the American with Disabilities Act, persons with disabilities needing special accommodations to participate in this proceeding or to access documents or materials associated with this proceeding should contact the City Clerk not later than four days prior to the proceeding at 863- 291-5748.*

**LAKE ALFRED CITY COMMISSION MEETING  
APRIL 20, 2020**

**AGENDA**

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**1.) PUBLIC HEARING: ORDINANCE 1433-20: DRINKING WATER STATE REVOLVING FUND PLANNING LOAN AGREEMENT**

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**ISSUE:** The City Commission will consider an ordinance executing a loan agreement with the State Drinking Water Facilities Program through the State Revolving Fund (DRF) for the facility plan of a proposed new water plant.

**ATTACHMENTS:**

- Ordinance 1433-20
- Exhibit "A" State Revolving Fund Planning Loan Agreement DW530510

**ANALYSIS:** For the past several years the City has presented in the Capital Improvement Program the opportunity to construct an additional water plant. The current plant was originally constructed in the 1940s and is the City's only water plant. The ground storage tank adjacent to the plant was built in the 1970s. The new plant and ground storage tank would provide needed resilience and redundancy in the water system which is a common practice in utility's our size (or even smaller).

The Drinking Water Facilities Program through the State Revolving Fund (SRF) allows for principal forgiveness associated with the debt obligation on the plant. The engineering consultant believes that we would be eligible for up to 50% forgiveness on the loan. The amount of principal forgiveness would be known before committing to design or construction.

The project and associated process with SRF is divided into three steps:

- 1.) Facility Plan
- 2.) Design
- 3.) Construction

On December 2, 2019 the City Commission approved a resolution authorizing the loan application for a Drinking Water State Revolving Fund Loan for the Facility Plan. The proposed ordinance enters into the SRF Loan Agreement for the Facility Plan for \$27,500 with a ten year term, 1.33% annual interest and a principal forgiveness of \$13,750.

Once the facility plan is completed action items will follow for design, land acquisition, and eventual construction of the new water plant.

**STAFF RECOMMENDATION:** Approval of Ordinance 1433-20 on second reading.

**LAKE ALFRED CITY COMMISSION MEETING  
APRIL 20, 2020**

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**2.) ORDINANCE 1432-20: ILP LAKE ALFRED LLC AND ILP LAKE ALFRED II LLC, SUNSET ROAD**

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**ISSUE:** The applicants, ILP Lake Alfred LLC, Inc. have requested approval of their annexation request.

**ATTACHMENTS:**

- Ordinance 1432-20

**ANALYSIS:** Pursuant to Florida Statutes Chapter 171, the City may consider the annexation of unincorporated areas of a county which are contiguous to the municipality, compact, and will not create an enclave. The applicant has submitted a voluntary annexation petition pursuant to Chapter 171.044 to request the annexation of three parcels into the city-limits of Lake Alfred. The properties are located west of Lynchburg Rd. The applicant is seeking annexation for the purposes of receiving additional city services and the possible additional of more mobile homes. The three properties total approximately 14.51 acres. Currently there are 86 mobile home units across the two mobile home parks, and one mobile home on a 0.14 acre lot

The annexation area is contiguous to the City. The properties are developed as mobile home parks and urban in nature. Potable water services are currently provided by the City for the larger mobile home park. The smaller mobile home park is connected to sewer for all units, and has two out of 10 units connected to wastewater.

The current taxable value of the properties is \$2,515,101 and based on the city's millage rate of 7.2390 mills, the expected annual tax revenue would be approximately \$18,206.82.

The proposed ordinance annexes the property into the city limits; assignment of future land use and zoning classifications will be provided with future action items.

**STAFF RECOMMENDATION:** Approval of Ordinance 1433-20 on first reading.

**LAKE ALFRED CITY COMMISSION MEETING  
APRIL 20, 2020**

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**3.) ORDINANCE 1435-20: WALES REZONING**

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**ISSUE:** The City Commission will consider a rezoning ordinance. The applicants, Thomas and Janice Wales have requested approval of their zoning request.

**ATTACHMENTS:**

- Ordinance 1435-20
- Staff Report
- Planning Board Minutes

**ANALYSIS:** The applicants have requested to re-zone their property located at the intersection of CR557 and CR 557A in the Green Swamp Area of Critical State Concern. The future land use directs the character and magnitude of a development, and zoning provides the density and development requirements. The application specifically requests to change the zoning from Very Low Density Residential (R-1AAA) to Neighborhood Convenience Center (C-4). There is currently one site-built single-family residence on the parcel.

In August 2005, Ordinance 1111-05 annexed the property into the City of Lake Alfred as part of a 225.75± acre tract and was assigned the future land use of Very Low- Density Residential via Ord. 1120-05. In 2010, the future land use category of Neighborhood Convenience Center-Limited (NCC-Limited) was created and assigned to the property through Ordinance 1276-10. The intent of the Policy 1.1.10 of the Comprehensive Plan is to provide for low-impact, low intensity commercial, office and institutional uses such as convenience stores, gas stations, offices, restaurants and drug stores to service residents of the City and the Green Swamp ACSC. However the zoning was not changed to correspond with the future land use.

Staff finds that the request to change the zoning district is consistent with the City of Lake Alfred Future Land Use Element of the Comprehensive Plan and the Unified Land Development Code. The parcel's current zoning district is incompatible with its future land use, and changing the zoning district to C-4 will make the zoning district compatible with the existing future land use, and enables future development that is compatible with existing activities in the area.

On February 25, 2020, and after holding a public hearing, the Planning Board unanimously (5:0) recommend approval of the request by Thomas and Janice Wales to change the zoning district of the property from the Very Low Density Residential (R-1AAA) to Neighborhood Convenience Center (C-4) within the Green Swamp Area of Critical State Concern.

**STAFF RECOMMENDATION:** Approval of Ordinance 1435-20 on first reading.