

City of Lake Alfred  
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Lake Alfred, FL 33850



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**AGENDA  
CITY COMMISSION MEETING  
MONDAY JUNE 17, 2019  
7:30 PM  
CITY HALL**

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**CALL TO ORDER: MAYOR NANCY DALEY**

**INVOCATION AND PLEDGE OF ALLEGIANCE: TBD**

**ROLL CALL: DEPUTY CITY CLERK MAMIE DRANE**

**CITY MANAGER & CITY ATTORNEY ANNOUNCEMENTS**

**RECOGNITION OF CITIZENS: ITEMS THAT ARE NOT ON THE AGENDA**

**CONSENT AGENDA**

- 1.) CITY COMMISSION MEETING MINUTES FOR JUNE 4, 2019
- 2.) CITY COMMISSION ANNOUNCEMENTS

**AGENDA**

- 1.) ORDINANCE 1415-08: BERRY PROPERTY FUTURE LAND USE
- 2.) ORDINANCE 1416-19: ZONING: BERRY PROPERTY
- 3.) DEVELOPMENT AGREEMENT: BERRY PROPERTY
- 4.) RESOLUTION 09-19: LAND ACCEPTANCE
- 5.) BUDGET PRESENTATION: EXPENDITURES

**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**

**LAKE ALFRED CITY COMMISSION MEETING  
JUNE 17, 2019**

**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.) JUNE 3, 2019 CITY COMMISSION MEETING MINUTES**

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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.

<b>Date</b>	<b>Meeting/ event</b>	<b>Location</b>	<b>Time</b>
June 18	General Employees Retirement Board	City Hall	3:00 pm
June 18	Police / Fire Retirement Board	City Hall	4:30 pm
June 25	Board of Adjustment	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.*

**LAKE ALFRED CITY COMMISSION MEETING  
JUNE 17, 2019**

**AGENDA**

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- 1.) PUBLIC HEARING: ORDINANCE 1408-18: BERRY PROPERTY FUTURE LAND USE**
  - 2.) ORDINANCE 1416-19: ZONING: BERRY PROPERTY**
  - 3.) DEVELOPMENT AGREEMENT: BERRY PROPERTY**
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**ISSUE:** The City of Lake Alfred will consider three requests by Jack M. Berry Inc. to amend the Future Land Use Classification; Zoning; and Development Agreement on approximately 33.9 acres.

**ATTACHMENTS:**

- Ordinance 1408-18
- Staff Report
- Planning Board Minutes Excerpt

**ANALYSIS:** The area of land in the northern portion of the City known as the Berry Property consists of 370 acres of property that is within the municipal boundaries of the City of Lake Alfred. The total property was assigned a Very Low Density Future Land Use (VLD-FLU) and R1-AAA zoning in 2004 and had an approved development agreement on the site set to expire in 2020.

The majority of the Berry Property (~336 acres) is located in the Green Swamp Area of Critical State Concern (ACSC). The southern portion of the property of approximately 34 acres is located outside of the Green Swamp but was lumped into the larger property when land use and zoning were first assigned. The VLD-FLU essentially functions as the City's "Green Swamp" FLU for residential uses as all other residential FLUs outside of the Green Swamp are Low Density (or mixed use).

Jack M. Berry Inc. has submitted three applications related to the development of the referenced property. The applications include a request to amend the future land use, change the zoning, and modify the existing development agreement. The future land use directs the character and magnitude of a development, zoning provides the density and development requirements, and finally the development agreement specifies how concurrency requirements are met and special development considerations.

**Ordinance 1408-18: Future Land Use:** The applicant is requesting a Future Land Use map amendment on the southern portion of the Berry Property that is approximately 34 acres of land. The applicant has requested a Future Land Use Map Amendment change to Low Density Residential from Very Low Density Residential. The Low Density Residential FLU classification allows up to six (6) units per acre and the applicant has provided a nonbinding draft site plan showing 4.2 units per acre. On Tuesday, October 9, 2018, the Planning Board held a public hearing on the proposed Future Land Use Map Amendment and unanimously voted to provide a recommendation of approval to the Lake Alfred City Commission. The City Commission approved the request on first reading on December 3, 2018. The request was then sent to the Department of Economic Opportunity (DEO) for review and their comments have been addressed in the updated staff report and Ordinance.

**STAFF RECOMMENDATION:** Approve Ordinance 1408-18 on second and final reading.

**LAKE ALFRED CITY COMMISSION MEETING  
JUNE 17, 2019**

**Ordinance 1416-19:** The applicant is requesting to change approximately 34 acres of land containing 28.4 acres of Single Family Dwelling District (R-1AAA-C) to Planned Unit Development - Residential (PUD-R) on approximately 27.9 acres and to Conservation (CN) on approximately 0.5 acres of land. In addition, the request includes a change from Conservation (CN) on approximately 5.5 acres to Planned Unit Development – Residential (PUD-R) on approximately 3.6 acres with approximately 1.9 acres of land remaining as Conservation (CN) for a total of approximately 31.5 acres of Planned Unit Development – Residential (PUD-R) and approximately 2.4 acres of Conservation (CN) on approximately 33.9 acres of land. On Tuesday, June 11, 2019, the Planning Board held a public hearing on the proposed zoning change and unanimously voted to provide a recommendation of approval to the Lake Alfred City Commission.

Staff has coordinated with the Applicant regarding the proposed development and conditions of approval. Thirteen conditions for approval have been attached to the requested PUD-R through the Development Review Committee and vetted by the City's Planning Board including: recreational amenities, open space and wetland protection; Florida Water Star, landscaping, lighting, and transportation improvements.

**STAFF RECOMMENDATION:** Approve Ordinance 1416-19 on first reading.

**Development Agreement:** The applicant is requesting to remove the parcel known as Tract 2 south of Cass Road from the current Development Agreement. A Development Agreement is required for properties within the Green Swamp. Although this parcel is not located within the Green Swamp it has always been included in the overall project and therefore the Development Agreement. The request is consistent with the FLU and Zoning actions to complete the separation of this property from the larger development north of Cass Road which is within the Green Swamp Area of Critical State Concern.

The current Development Agreement will remain in effect, will NOT be extended, or changed in another other fashion other than to remove this parcel. Staff anticipates working with the applicant to address other changes or to terminate the current Development Agreement prior to the expiration.

**STAFF RECOMMENDATION:** Approve the Second Amendment to the Belmont Ranch Estates Development Agreement and to transmit to the Florida Department of Economic Opportunity.

**LAKE ALFRED CITY COMMISSION MEETING  
JUNE 17, 2019**

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**4.) RESOLUTION 09-19: LAND ACCEPTANCE**

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**ISSUE:** The City Commission will consider a resolution accepting a parcel of land adjacent to the old Wells Fargo site from Blue Water Satsuma, LLC

**ATTACHMENTS:**

- Resolution 09-19

**ANALYSIS:** On April 15<sup>th</sup>, 2019 the City Commission adopted Ordinance 1414-19 which authorized the release of reservations of right of way and the release of reversionary interests in portions of the old Wells Fargo property. Within the ordinance, the release of the City's interests were contingent upon the property owner conveying an adjacent parcel to the City. This parcel was traditionally used by the City in conjunction with the City owned land for event parking. The proposed resolution formally accepts the conveyance of the parcel to the City.



**STAFF RECOMMENDATION:** Approve Resolution 09-19.

**LAKE ALFRED CITY COMMISSION MEETING  
JUNE 17, 2019**

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**5.) BUDGET PRESENTATION: EXPENDITURES**

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**ISSUE:** The City Commission will consider the Expenditures to be included in the preparation of the FY 19/20 & FY 20/21 Annual Operating Budgets.

**ATTACHMENTS:**

- Budget Format Layout
- General Fund, Enterprise Fund, & CRA Expenditures FY 19/20 & 20/21

**ANALYSIS:** The proposed expenditure sections of the FY 19/20 & 20/21 budgets include the approved expenditures from the previously approved second year budget and the capital projects that were approved by the City Commission at the April 1st, 2019 meeting. Changes made from the current year budget to the proposed FY 19/20 Budget have been highlighted and are based on feedback from department heads for anticipated expenditures or changes based upon experience in the current and previous fiscal years.

If approved, the expenditure sections will be included in the preparation of the final budget for consideration in public hearings in September along with any changes that the Commission may determine or that may be necessary due to changes in revenue or expenditure projections. The Revenue and Payroll sections will be presented at the regular City Commission meeting in August.

**STAFF RECOMMENDATION:** Approval of the proposed draft Expenditure Sections of the FY 19/20 & 20/21 Annual Operating Budgets.