

City of Lake Alfred
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**AGENDA
CITY COMMISSION MEETING
MONDAY AUGUST 19, 2019
7:30 PM
CITY HALL**

CALL TO ORDER: MAYOR NANCY DALEY

INVOCATION AND PLEDGE OF ALLEGIANCE: PASTOR ROB TERRY

ROLL CALL: DEPUTY CITY CLERK MAMIE DRANE

CITY MANAGER & CITY ATTORNEY ANNOUNCEMENTS

RECOGNITION OF CITIZENS: ITEMS THAT ARE NOT ON THE AGENDA

**EMPLOYEE RECOGNITION – CYNTHIA DANIELS 10 YEARS
DISTINGUISHED BUDGET AWARD PRESENTATION**

CONSENT AGENDA

- 1.) CITY COMMISSION MEETING MINUTES FOR AUGUST 5, 2019
- 2.) CITY COMMISSION ANNOUNCEMENTS

AGENDA

- 1.) PUBLIC HEARING: RESOLUTION 13-19 ACCEPTANCE TRACT 4 & 4A
- 2.) PUBLIC HEARING: RESOLUTION 14-19 DISCOVERY ACADEMY
- 3.) RESOLUTION 15-19: POLK VISION INFRASTRUCTURE TEAM: SIDEWALK GAPS

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
AUGUST 19, 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.

1.) AUGUST 5, 2019 CITY COMMISSION MEETING MINUTES

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.

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
August 27	Board of Adjustment	City Hall	5:00 pm
September 10	Planning Board	City Hall	6:00 pm
September 17	General Employees Retirement Board	City Hall	3:00 pm
September 17	Police/Fire Retirement Board	City Hall	4:30 pm
September 19	Code Enforcement Special Magistrate	City Hall	3:00 pm
September 19	Parks and Recreation Board	City Hall	6:00 pm
September 24	Board of Adjustment	City Hall	5:00 pm

STAFF RECOMMENDATION: Approval of the Consent Agenda.

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
AUGUST 19, 2019**

AGENDA

**1.) RESOLUTION 13-19: ACCEPTANCE OF PLAT DEDICATIONS FOR TRACTS 4
AND 4A, THE LAKES**

ISSUE: The City of Lake Alfred will consider acceptance of the plat dedications for The Lakes subdivision plats.

ATTACHMENTS:

- Resolution 13-19
- Recorded Plats
- Previous Resolutions
- Maintenance Bond

ANALYSIS: On January 2, 2007, the City Commission approved the plat for Tract 4 of the Lakes with conditions. The City accepted the plat for filing and division of the property, however the City had never approved the final plat accepted the road right-of-way or utility system dedications as construction and final improvements within the development had not been completed (due to the real estate collapse). By 2014 only six homes that had been built in Tract 4.

Highlands Homes purchased the remaining Tract 4 property and subsequently platted a small addon to Tract 4 which is referred to as Tract 4A which the City Commission approved in November of 2015. Tracts 4 and 4A are now complete with the build-out of infrastructure and homes. The internal rights-of-ways have been constructed according to City standards, inspected by City staff and consulting engineers. The proposed resolution records the final plat and accepts the dedication of right of way and the maintenance of roads and City utilities within the right of way.

STAFF RECOMMENDATION: Approval of Resolution 13-19.

**LAKE ALFRED CITY COMMISSION MEETING
AUGUST 19, 2019**

**2.) RESOLUTION 14-19: DISCOVERY ACADEMY SITE DEVELOPMENT PLAN
MODIFICATION REQUEST**

ISSUE: The applicant, Discovery Academy of Lake Alfred, Inc. has requested approval of a Site Development Plan modification with variance requests to the Unified Land Development Code (ULDC) for landscaping (ULDC Section 3.09.12(C)), vehicle parking (ULDC Section 3.03.02(A)) and bicycles parking (ULDC Section 3.03.02 (E)).

ATTACHMENTS:

- Staff Report
- Planning Board Meeting Minutes excerpt

ANALYSIS: Discovery High School has requested a site development plan modification. The modification includes the relocation of the humanities building into a four building complex, additional paved and unpaved parking, and modification of the stormwater system. The original site development plan was approved in 2015. This approval included the proposed build-out of the school for 950 students plus 64 faculty and addressed public facilities and services such as utilities, transportation, environmental impacts, etc. The proposed changes presented constitute a major modification to the existing site plan, which required approval by the Planning Board. The applicant also requested variances to several sections of the Unified Land Development Code (ULDC), which require City Commission approval. The requested variances are in regards to:

1. Parking Requirements:
2. Landscape Buffer Requirements:
3. Bicycle Parking Requirements:

Staff has coordinated with the Applicant regarding the proposed development and conditions of approval. The vehicular parking modifications are similar to those approved in the previous variance from the City Commission in 2015. Eight conditions for approval have been attached to the requested through the Development Review Committee and vetted by the City's Planning Board including: minimum parking standards, landscape buffering, and bicycle parking. Some concerns noted by the Board included the students using the grassed parking area.

STAFF RECOMMENDATION: Approve Resolution 14-19.

**LAKE ALFRED CITY COMMISSION MEETING
AUGUST 19, 2019**

3.) RESOLUTION 15-19: POLK VISION INFRASTRUCTURE TEAM: SIDEWALK GAPS

ISSUE: The City Commission will consider a resolution supporting the Polk Vision and Polk Transportation Organization's goal of reducing

ATTACHMENTS:

- Staff Report
- Planning Board Meeting Minutes excerpt

ANALYSIS: The City Commission will consider a resolution supporting the Polk Vision and Polk Transportation Planning Organization's (TPO) shared goal of reducing pedestrian injuries and fatalities and closing sidewalk gaps within one mile of public schools. The proposed resolution also recognizes the importance of funding sidewalk improvement projects on roadway networks and those within one mile of a public school and will endeavor to include sidewalk requirements in conjunction with new development.

The City currently requires sidewalks to be installed on one side of the street within new developments. Part of code rewrite process is evaluating these standards and other pedestrian safety designs and requiring sidewalks on both sides of the road is one element that is being considered.

The City's Parks & Recreation Master Plan also identified over 3 miles of new sidewalks to improve connectivity throughout the City between parks and other recreational sites. The proposed FY 19/20 includes \$30,000 and \$50,000 in FY 20/21. Staff is anticipating completing up to a half mile of new sidewalk per year when the funding ramps up in FY 20/21.

STAFF RECOMMENDATION: Approve Resolution 14-19.