

**MINUTES  
CITY OF LAKE ALFRED  
CITY COMMISSION MEETING  
MONDAY OCTOBER 16, 2017  
7:30 P.M.  
CITY HALL**

**Call to Order:** Mayor Charles Lake

**Invocation and Pledge of Allegiance:** Pastor Jones

Those in attendance were Mayor Charles Lake, Commissioner John Duncan, Commissioner Jack Dearmin and Commissioner Albertus Maultsby.

**Commissioner Duncan** moved to approve the absence of Vice Mayor Daley, seconded by **Commissioner Dearmin**. The motion was approved by unanimous voice call vote.

<b>MAYOR LAKE</b>	<b>AYE</b>
<b>COMMISSIONER DEARMIN</b>	<b>AYE</b>
<b>COMMISSIONER DUNCAN</b>	<b>AYE</b>
<b>COMMISSIONER MAULTSBY</b>	<b>AYE</b>

Staff attendance: City Manager Ryan Leavengood, Assistant City Attorney Seth Claytor, City Clerk Amée Bailey-Speck, Public Works Director John Deaton, Police Chief Art Bodenheimer, and Fire Chief Chris Costine.

**CITY MANAGER ANNOUNCEMENTS**

**City Manager Leavengood** stated the Mackay Gardens and Lakeside Preserve will host a free a Nature Walk on Sunday October 22nd at 2 pm and the Mackay House Centennial on Friday November 17th at 7 pm. This will be a 1920's Scottish themed event to honor the Mackay family who are traveling from Scotland for this celebration. Contact the Parks and Recreation Department for more details or to sign-up for one of these events.

National Medication Take Back Day will be Saturday October 28th from 10:00 am till 2:00 pm. All medications including pet medications can be dropped off at the Police Department.

The Lake Alfred Public Library will be hosting The Haunted 100 Acre Woods Halloween event on Saturday, October 28th from 6 till 8 pm.

On Saturday November 11th at 2 pm, the City invites all Veterans and their families as we join together with the City of Auburndale for our Veterans Day event at Frank C. Gardner Park. The ceremony will focus on the Vietnam Era, as the City dedicates its newest monument, "The Vietnam Monument".

**City Manager Leavengood** provided an update on the Parks and Recreation Master Plan. GAI was on-site last week working on the inventory. They have proposed a public meeting date of Tuesday December 12, 2017 for focus group meetings as well as a public workshop. The goal will be to bring back a list of the different focus group as well as a timeline and location at a

meeting in November. They will also get feedback at the Bluegrass and BBQ event in January. The plan would be reviewed in the spring before the review of capital projects.

Discovery Leadership Team will be at City Hall tomorrow for a mock commission meeting. They will also learn about city government and city operations.

The Good Ole Days event was held on Saturday, although the attendance was not as expected due to the weather.

The debris is 90% clear within the city-limits. Some areas such as Marianna Acres are located within the County. Overall the City had a good experience with the contractor after the delay. Bucket trucks will be around town over the next couple of weeks to trim trees and then they will be back in a few weeks to remove any remaining debris. City crews will continue to use the church staging site to move debris off the streets.

### **CITY ATTORNEY ANNOUNCEMENTS**

No announcements.

### **RECOGNITION OF CITIZENS**

**Mayor Lake** recognized Tracy Mercer from the Lakes Commission.

### **PROCLAMATION – FIRE PREVENTION WEEK**

**Mayor Lake** read the proclamation for Fire Prevention Week and encouraged all citizens to have a home fire escape plan and practice home fire drills. **Fire Chief Costine** accepted the proclamation and stated that the Fire Department can assist with preparing a fire plan.

### **EMPLOYEE OF THE QUARTER – TERRANCE MACOMBER**

**Public Works Director Deaton** stated Terry Macomber is the employee of the quarter. It was difficult to choose the employee of the quarter because the City had so many employees from different departments that stepped up during Hurricane Irma and did a great job for our citizens. Terry works in the Public Works Department and is the superintendent of utilities. Because of his hard work and dedication to the City we did not have a water loss during the storm, the sewer system was kept up and running without any major spills, and that was a twenty four hour job. We are lucky to have employees that are willing to put the City ahead of their personal hardships. Terry was out of power at his home for six days, but he was here those six days. It is a pleasure to present Terry with employee of the quarter he will receive a certificate of award, a pin, a day off with pay and a fifty dollar gift certificate from a citizen donation.

**City Manager Leavengood** stated that many employees stepped up during the hurricane. He recognized Terry Macomber, the City Employees and the Department Heads for all their work during the storm. Terry led the utility staff which worked 24/7 to keep the City utilities running.

**Mayor Lake** stated he has received many positive comments about staff.

**CONSENT AGENDA**

**Commissioner Dearmin** moved to approve the Consent Agenda, seconded by **Commissioner Maultsby**. The motion was approved by unanimous voice call vote

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**AGENDA**

**1.) ORDINANCE 1392-17: BYLE B. PEGG TRUST ZONING**

**Assistant City Attorney Claytor** read the Ordinance title.

**City Manager Leavengood** stated the proposed rezoning is located west of Lake Alfred Estates on the east side of CR 557. The applicant has requested approximately 20± acres of R-1AAA-C and 10± acres of Conservation. The conservation area includes the existing wetlands on-site and the majority of the existing AE Flood zone. If the rezoning is approved the maximum development potential on the subject site is 60 single family detached dwelling units (20 acres x 3 dwelling units). The development must include a minimum of 30 percent open space and shall be consistent with development regulations of the Green Swamp Area of Critical State Concern. The proposed zoning action is not anticipated to significantly degrade the Level-of-Service (LOS) standard of infrastructure and public service facilities within the surrounding area.

Staff recommended approval of Ordinance 1392-17 on first reading to set a public hearing date of November 6, 2017.

**Community Development Director Bailey** stated the Planning Board met on September 26, 2017 with a unanimous recommendation of approval to the City Commission. The site location is east of County Road 557, and west of Lake Alfred Estates. The current future land use for the property is 9.98 acres of conservation on the north side and the lower twenty acres has a land use of very low density residential, which allows three to five dwelling units per acre. When the property was annexed into the City in 2000 the future land use was assigned, however, the zoning remained as the County's agriculture/ residential-rural. The applicant is proposing to change the zoning to single family, R1-AAAC zoning. The 9.98 acres, which is wetland, would be consistent with future land use as conservation. The site is in the Green Swamp Area of Critical State Concern which has additional requirements.

**City Manager Leavengood** stated the site could be developed similar to the adjacent property – Lake Alfred Estates. The Green Swamp requirements includes 30% open space.

**Commissioner Dearmin** asked of the property was dry.

**Mayor Lake** asked if the site was previously approved for development.

**Commissioner Duncan** asked if the subdivision will have a single entrance, about utilities and if it would tie into Lake Alfred Estates.

**Commissioner Maultsby** asked if there was enough water and wastewater capacity for this development and Berry, which has pre-paid.

**Mayor Lake** asked if any plans had been submitted to date.

**Community Development Director Bailey** stated the portion requested for R-1AAA is uplands while the northern portion is wetlands and recommend as conservation. The site has never received zoning or site plan review. The application is for a residential subdivision of approximately 59 lots. The subdivision would have its own entrance on CR 557 and would not connect to Lake Alfred Estates. Utilities run along CR 557 and there is capacity.

**Mayor Lake** opened the public hearing. There were no public comments.

**Mayor Lake** closed the public hearing.

**Commissioner Maultsby** moved to approve Ordinance 1392-17 on first reading to set a public hearing date of November 6, 2017, seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote.

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## 2.) **ORDINANCE 1393-17: AIRPORT ZONING REGULATIONS**

**Assistant City Attorney Claytor** read the Ordinance title.

**City Manager Leavengood** stated the proposed text amendment in supports of the Polk County Joint Airport Zoning Board and amends Article 2 to provide consistency between the requirements of Chapter 333, Florida Statutes and the City's participation in the Polk County Joint Airport Zoning Board.

Staff recommended approval of Ordinance 1393-17 on first reading to set a public hearing date of November 6, 2017.

**Community Development Director Bailey** stated the Planning Board recommended approval on September 26. The airport impact zones for the Winter Haven Airport and Browns Seaplane Base impact the City of Lake Alfred. The proposed amendment recognizes the City's participation in the Polk County Joint Airport Zoning Board and states that all structures are subject to compliance with the Polk County Airport Zoning Regulations.

**Mayor Lake** asked about participation on the Airport Zoning Board.

**Commissioner Duncan** asked does the City need permission for every building that's built or just the ones in that area.

**Community Development Director Bailey** stated staff has been attending the meetings to represent the City. There have been no major cases, they are currently updating the regulations. They will also be updating the buffers based on the new Florida Statutes. The Winter Haven Airport is also adding a new runway which will impact the map. City staff would

review application within the buffer to ensure it complied with the airport regulations. For example there are regulations regarding height of buildings or placing educational facilities at the end of the runway.

**Mayor Lake** opened the public hearing. There were no public comments.

**Mayor Lake** closed the public hearing.

**Commissioner Dearmin** moved to approve Ordinance 1393-17 on first reading to set a public hearing date of November 6, 2017, seconded by **Commissioner Maultsby**. The motion was approved by unanimous voice call vote.

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**Assistant City Attorney Claytor** stated the Polk County Joint Airport Zoning Board is available online and it defines dangerous structures and lists heights of buildings that would be improper for the buffer area.

### **3.) EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT 2017/2018**

**City Manager Leavengood** stated the Florida Administrative Code requires that the units of government in each county reach consensus concerning the expenditure of these funds, including the projects to be implemented. To verify this consensus, the Florida Department of Law Enforcement requires each applicant to obtain a letter of support from at least 51% of the local units of government, representing at least 51% of the county population.

The following amounts have been allocated to fund projects in Lake Alfred.

- 2013/2014 Allocation \$ 8,407
- 2014/2015 Allocation \$10,193
- 2015/2016 Allocation \$ 9,152
- 2016/2017 Allocation \$11,410
- 2017/2018 Allocation \$14,953

Staff recommended approval of the Mayor to sign the fund distribution for Polk County and a letter of acceptance to the Florida Department of Law Enforcement.

**Police Chief Bodenheimer** stated there was an increase in the City's allocation. The City will purchase a new speed trailer. The other part of the grant will fund ballistic helmets for the officers to bring the City equipment up-to-date for an active shooters event. The approval is for the allocations for the entire County. The process usually occurs earlier, however the Federal government has not yet approved the state allocation.

**City Clerk Bailey** stated the proposed letter was received today and provided to the City Commission.

**Commissioner Dearmin** moved to approve the fund distribution from the Florida Department of Law Enforcement in the amount of \$186,327, seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote.

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#### RECOGNITION OF CITIZENS:

No citizen comments.

#### COMMISSIONER QUESTIONS AND COMMENTS

**Commissioner Dearmin** stated thanked everyone for their work on the Good Ole Days event. He also thanked Public Works for their work.

**Commissioner Maultsby** asked if there were an updates on development opportunities.

**City Manager Leavengood** stated building has picked up all over the County. The City has reached out to the County for a joint planning agreement, to assure there's consistency though out annexation. We want smart growth over a ten to fifteen year period as the residential area grows so will the commercial district. There is interest in the City's property and the Grey property for commercial development. Because of the proximity between Orlando and Tampa and the I-4 corridor the City is set-up for success.

**Mayor Lake** stated he receives good comments for the work in Lake Alfred. The City has good people. He enjoyed the Good Ole Days event and then he attended a good ole day birthday at the Lions Club for a member that was ninety four. EMO four is coming up, the Polytech Academy is going to have a teach-in on November 16, 2017.

**Commissioner Duncan** stated the drop off for the art is this week at the Ridge Art League. Once the City Hall renovation is complete the Ridge Art League will set a date for the art reception. He also asked about the antenna on the water tower that has fallen.

**John Deaton** stated the antenna that is hanging is the antenna for the City's hand radios. It's the City's back-up and the company has already made plans to be replaced.

With there being no further business to discuss, Mayor Lake adjourned the meeting at 8:16 pm.

Respectfully Submitted,



Ameé Bailey-Speck  
City Clerk