

City of Lake Alfred
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Lake Alfred, Florida 33850



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**AGENDA
CITY COMMISSION MEETING
MONDAY AUGUST 17, 2020
7:30 PM
CITY HALL**

Call to Order: Mayor Nancy Z. Daley

Invocation and Pledge of Allegiance: Reverend Bamberg

Roll Call: City Clerk Ameen Bailey

City Manager & City Attorney Announcements:

Recognition of Citizens: Items That Are Not On the Agenda

Proclamation: Cancer Awareness Month

Consent Agenda:

- 1.) City Commission Meeting Minutes for August 3, 2020
- 2.) City Commission Announcements
- 3.) Board Appointment

Agenda:

- 1.) Presentation & Discussion: Draft ULDC Rewrite

Recess City Commission Meeting

COMMUNITY REDEVELOPMENT AGENCY (CRA) BOARD

Call to Order: Chair Nancy Z. Daley

Agenda:

- 1.) CRA Meeting Minutes for September 12, 2019
- 2.) Resolution 01-20: Annual Capital Improvement Program & Budget
- 3.) Discussion: Parcel Auction

Reconvene City Commission Meeting

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

Commissioner Questions and Comments:

Vice Mayor Dearmin

Commissioner Lake

Mayor Daley

Commissioner Maultsby

Commissioner Eden

Adjourn

The City of Lake Alfred is committed to ensuring website accessibility for people with disabilities. To report an ADA accessibility issue, request accessibility assistance regarding our website content, or to request a specific electronic format, please contact the City ADA Coordinator (863) 291-5270. We will make reasonable efforts to accommodate all needs.

**LAKE ALFRED CITY COMMISSION MEETING
AUGUST 17, 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 a discussion is requested by a Commissioner, that item(s) will be removed from the Consent Agenda and considered separately.

1.) City Commission Meeting Minutes for August 3, 2020

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) 291-5270.

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 20	Special Magistrate	City Hall	3:00 pm
August 25	Board of Adjustment	City Hall	5:00 pm
September 7	Holiday		
September 8	Planning Board	City Hall	6:00 pm
September 10	City Commission	City Hall	7:30 pm
September 15	General Employees Retirement Board	Public Works Conference Room	3:00 pm
September 15	Police / Fire Retirement Board	Public Works Conference Room	4:30 pm
September 17	Special Magistrate	City Hall	3:00 pm
September 17	Parks and Rec Board	City Hall	6:00 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
AUGUST 17, 2020**

3.) Board Appointments

Issue: The City Commission will consider approval of various City board appointments.

Attachments:

- Volunteer Application

Analysis: The City maintains various boards that are both essential to and benefit the City, including Retirement, Planning, Adjustments, and Parks & Recreation. The members are appointed or approved by the City Commission. All Board members serve for three (3) year terms, and the following boards have an opening or members up for renewal:

Parks and Recreation Board

This Board was established to oversee matters regarding recreational activities and the use of lands designated as City parks. The Board consists of five (5) regular members and up to two (2) alternate board members.

- C. Mac Fuller as a new regular member term to expire 2023

Staff Recommendation: Approve Consent Agenda.

**LAKE ALFRED CITY COMMISSION MEETING
AUGUST 17, 2020**

AGENDA

1.) PRESENTATION & DISCUSSION: DRAFT ULDC REWRITE

ISSUE: The City Commission will be presented with another portion of the draft Unified Land Development Code Rewrite for feedback and discussion.

ATTACHMENTS:

- ULDC Rewrite Draft: Chapter 9 - Administration and Procedures

ANALYSIS: The City of Lake Alfred is considering text amendments and overall revisions of the City of Lake Alfred's Unified Land Development Code (ULDC). The amended and updated version of the ULDC will be restructured and reformatted in its entirety, along with revisions to critical concepts, policies, regulations, and processes throughout the ULDC.

The City Commission and Planning Board were previously presented with Chapters 2, 3, 4, 5, and 7 of the Unified Land Development Code (ULDC). These chapters represent the substantive policy elements and cover District Regulations, Use Standards, Site Development, Public Improvements, and Resource Protection.

On August 11, 2020, the Lake Alfred Planning Board discussed the proposed text for Chapter 9 regarding Administration and Procedures. The City Commission is being presented with the same chapters tonight for discussion and feedback.

The ULDC draft is scheduled to go before Planning Board on Tuesday September 8th and first reading before City Commission on September 24th. If approved, it will be transmitted to the state for a sixty day review and if accepted come back for second and final reading tentatively on December 7th.

**LAKE ALFRED CITY COMMISSION MEETING
AUGUST 17, 2020**

COMMUNITY REDEVELOPMENT AGENCY AGENDA

2.) CRA RESOLUTION 01-20: ANNUAL CAPITAL IMPROVEMENT PROGRAM & BUDGET

ISSUE: The CRA Board shall consider approval of the Capital Improvement Program and FY 20/21 & FY 21/22 Operating Budgets for the Community Redevelopment Agency.

ATTACHMENTS:

- CRA Resolution 01-20
- CRA CIP & Budget

ANALYSIS: The proposed capital improvement program (CIP) for the Community Redevelopment Agency (CRA) is consistent with and builds upon previous budget presentations. The FY 20/21 & FY 21/22 budgets include \$120,000 each year being set aside for projects and initiatives from operating revenues. Future years in the CIP show a buildup of funds for streetscaping projects which may act as a partial match or complement future FDOT projects in the downtown area (signalization, road diet, design improvements, etc.).

The CRA has shown considerable growth since its inception growing from a budget of only \$20,000 in FY 15/16; to \$50,000 in FY 16/17; \$90,000 in FY 17/18; \$130,000 in FY 18/19 year; \$189,000 in FY 19/20; and \$239,547 in FY 20/21. With the recent \$50k increase from the previous budget staff is proposing to carve out \$40k of the increase in revenue to retain a retail development consultant to assist with brokering and marketing the city owned downtown property as well as promoting and marketing other parcels throughout the City.

Continued downtown redevelopment (Seven Eleven, ACE Hardware, etc.), the sale and development of the city owned parcel, coupled with eventual Gapway industrial/commercial development will continue to have a positive “snowball” effect on the CRA budget. This will allow the City to more scale into larger phases of the Parks and Recreation Master Plan as well as concurrently pursue other projects in the CRA area (i.e. streetscaping).

STAFF RECOMMENDATION: Approval of CRA Resolution 01-20.

**LAKE ALFRED CITY COMMISSION MEETING
AUGUST 17, 2020**

2.) CRA DISCUSSION: PARCEL AUCTION

ISSUE: The City Commission will have a discussion regarding the upcoming auction of a small parcel adjacent to the Dollar General.

ATTACHMENTS:

- FDOT Lane Repurposing Options
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ANALYSIS: City staff has become aware of an auction beginning on August 24th for a small parcel of land adjacent to the Dollar General in downtown Lake Alfred. The parcel is likely not buildable in its current size and configuration but may have some use for additional parking, green space, or stormwater retention either standalone or if eventually assembled with the current Dollar General Parcel. Additionally, this parcel may become a part of the FDOT reconfiguration of 17/92 depending upon which option there is ultimately selected.

If the parcel can be acquired by the City's Community Redevelopment Agency for a reasonable price it may be a worthwhile acquisition. The CRA budgeted \$50,000 in the current fiscal year for façade grants of which the City has currently received no applications in the current fiscal year. This funding could effectively be repurposed to attempt to acquire this parcel.

If the City Commission is receptive to this acquisition staff is requesting authorization to participate in the auction up to \$50,000 amount.

