

1. Agenda

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City of Lake Alfred
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Lake Alfred, Florida 33850



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**AGENDA
CITY COMMISSION
MONDAY, JULY 11, 2022
7:30 PM
CITY HALL**

Call to Order: Mayor Jack Dearmin

Invocation and Pledge of Allegiance

Roll Call: Linda Bourgeois, City Clerk

City Manager & City Attorney Announcements

Recognition of Citizens: Items that are not on the Agenda

Lakes Appreciation Month Proclamation
Parks and Recreation Month Proclamation
Citrus Connection Transit Presentation

Consent Agenda:

- 1.) City Commission Meeting Minutes for June 21, 2022
- 2.) City Commission Announcements

Agenda:

- 1.) Public Hearing: Ordinance 1483-22: Lake Mariana Pointe Future Land Use Assignment
- 2.) Public Hearing: Ordinance 1484-22: Lake Mariana Pointe Zoning Assignment
- 3.) Public Hearing: Ordinance 1487-22: Polk Training Center Annexation (Correction)
- 4.) Public Hearing: Ordinance 1488-22: South of Clark Road Annexation (Serdjenian)

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

Commissioner Questions and Comments:

Commissioner Daley
Commissioner Fuller
Mayor Dearmin
Vice Mayor Brent Eden
Commissioner Maultsby

Adjourn

LAKE ALFRED CITY COMMISSION
JULY 11, 2022

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 June 21, 2022

Attachments:

- Draft Minutes

Analysis: Please review the minutes at your earliest convenience, and if there are any questions, comments, or concerns, please contact City Clerk Linda Bourgeois 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
7/14	Planning and Zoning Board	City Hall	6:00 p.m.
7/21	Code Enforcement Special Magistrate	City Hall	3:00 p.m.
7/21	Parks and Recreation	City Hall	6:00 p.m.
7/25 (Fourth Monday of the Month)	City Commission Meeting	City Hall	7:30 p.m.

Staff Recommendation: Approve the Consent Agenda

**LAKE ALFRED CITY COMMISSION
JULY 11, 2022**

- 1.) Public Hearing: Ordinance 1483-22: Lake Mariana Pointe Future Land Use Assignment**
 - 2.) Public Hearing: Ordinance 1484-22: Lake Mariana Pointe Zoning Assignment**
-

Issue: The City Commission will consider approval of the request to assign Future Land Use (FLU) designations and zoning districts on the second and final reading.

Attachments:

- Ordinance 1483-22
- Ordinance 1484-22
- Staff Report

Analysis: On April 18, 2022, City Commission approved Ordinance 1480-22 annexing the 13.61 ac property located off the west side of Lynchburg Rd., south of Pinewood Ln, and north of Stewart Ave. The site is currently an undeveloped waterfront property. The staff has worked with the applicant in determining the Future Land Use and Zoning designations. The proposed Future Land Use designation is Urban Residential and Conservation and the proposed zoning is Residential Neighborhood 2 (RN-2) and Conservation (CN) zoning.

Urban Residential/ RN-2	8.2 ± acres
Conservation	5.41 ± acres

On May 12, 2022, at their regular meeting, the Planning and Zoning Board unanimously voted to recommend that the City Commission approve the future land use and zoning district assignment requests. On June 6, 2022, the City Commission approved both ordinances on first reading.

Staff Recommendation:

1. Approve Ordinance 1483-22 on second and final reading.
2. Approve Ordinance 1484-22 on second and final reading.

LAKE ALFRED CITY COMMISSION
JULY 11, 2022

3.) Public Hearing: Ordinance 1487-22: Polk Training Center Annexation (Correction)

Issue: The City Commission will consider the annexation of three parcels for the Polk Training Center annexation.

Attachment:

- Ordinance 1487-22 with Exhibit

Analysis: The City Commission previously approved the annexation of the Polk Training Center on December 6, 2021, by Ordinance 1470-21. This item is being presented for readoption to correct an error in the legal description of the property. The action currently before the City Commission is only on the annexation of the property into the City. The future land use and zoning classification on the property will be presented at a future meeting following the annexation.

Staff Recommendation: Approve Ordinance 1487-22 on second and final reading.

LAKE ALFRED CITY COMMISSION
JULY 11, 2022

4.) Public Hearing: Ordinance 1488-22: South of Clark Road Annexation

Issue: The City Commission will consider an annexation ordinance for an area of land south of Clark Road.

Attachment:

- Ordinance 1488-22

Analysis: Several property owners within the Serdjeanian Subdivision have requested annexation into the City. The subdivision is located at the western edge of the city limits. Polk County has consented to the annexation of the right-of-way for the roads within the subdivision without a transfer agreement. Together there are 25 parcels proposed for annexation, for a total of approximately 25.15± acres. The additional right-of-way of approximately 2.55± acres creates a total of approximately 27.7± acres for annexation.

The City can pursue annexation of the parcels according to Section 171.043 subsections (1) and (2) (c) respectively.

- The total area to be annexed must be contiguous to the municipality's boundaries and reasonably compact, and no part of the area shall be included within the boundary of another incorporated municipality.
- It is developed and at least 60 percent of the total number of lots and tracts in the area at the time of annexation are used for urban purposes, and it is subdivided into lots and tracts so that at least 60 percent of the total acreage, not counting the acreage used at the time of annexation for nonresidential urban purposes, consists of lots and tracts 5 acres or less.

Section 171.042 of the Florida Statutes requires that the City Commission prepare and file a report with the Board of County Commissioners of Polk County, Florida, setting forth the City's plans to provide urban services to the proposed annexation area. On April 4, 2022, the City Commission approved the Urban Services Report by Resolution 04-22.

The action currently before the City Commission is only on the annexation of the property into the City. If approved by the City Commission and the registered voters of the area, the establishment of Future Land Use and Zoning designations would be considered in future action items presented to the Planning and Zoning Board and then the City Commission. Following approval on first reading there has been a minor language change in the ballot title to comply with statutory formatting requirements and an edit to the legal description to satisfy the metes and bounds requirement.

Staff Recommendation: Approve Ordinance 1488-22 on second and final reading.