

City of Lake Alfred  
120 E. Pomelo Street  
Lake Alfred, Florida 33850



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**AGENDA  
CITY COMMISSION MEETING  
MONDAY OCTOBER 19, 2020  
7:30 PM  
CITY HALL**

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**Call to Order:** Mayor Nancy Z. Daley

**Invocation and Pledge of Allegiance:**

**Roll Call:** City Clerk Ameen Bailey

**City Manager & City Attorney Announcements:**

**Recognition of Citizens:** Items that are not on the Agenda

**Consent Agenda:**

- 1.) City Commission Meeting Minutes for October 5, 2020
- 2.) City Commission Announcements
- 3.) Resolution 14-20: Acceptance of Sand Dollar Property Purchase

**Agenda:**

- 1.) Public Hearing: Ordinance 1438-20: Comp Plan Amendment: Capital Improvement Program
- 2.) Public Hearing: Ordinance 1441-20: Developer's Agreement: Lake Gum Parcel
- 3.) Ordinance 1443-20 Comprehensive Plan Map Series
- 4.) Ordinance 1444-20: Unified Land Development Code Map Series
- 5.) Street Resurfacing Priority List

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

**Commissioner Questions and Comments:**

Commissioner Lake  
Commissioner Eden  
Commissioner Maultsby  
Mayor Daley  
Vice Mayor Dearmin

**Adjourn**

**LAKE ALFRED CITY COMMISSION MEETING  
OCTOBER 19, 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.*

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**1.) City Commission Meeting Minutes for October 5, 2020**

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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 City Clerk Amée Bailey 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.

DATE	MEETING/ EVENT	LOCATION	TIME
Oct. 6 or 8	Charter Review Committee	City Hall	6:00pm
Oct. 13	Planning Board	City Hall	6:00 pm
Oct. 15	Code Enforcement Special Magistrate	City Hall	3:00 pm
Oct. 22	FDOT Public Workshop	City Hall	5:00 pm
Oct. 27	Board of Adjustment	Cancelled	

*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  
OCTOBER 19, 2020**

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**3.) Resolution 14-20: Acceptance of Sand Dollar Property Purchased**

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**Issue:** The City Commission will consider a resolution formally accepting the approximately 0.3 acres of land purchased Sand Dollar LLC at the intersection of Lake Shore Way, Thelma Street, and Shinn Blvd.

**Attachments:**

- Resolution 14-20

**Analysis:** At the September 10, 2020 regular meeting the City Commission approved Resolution 10-20 and agreed to purchase approximately 0.3 acres. The closing was completed on September 28 through a Special Warranty Deed in consideration for the purchase price of \$31,001 plus fees totaling \$53,587.02. The proposed resolution formally accepts the conveyance of real property to the City.

**Staff Recommendation:** Approve Resolution 14-20.

**LAKE ALFRED CITY COMMISSION MEETING  
OCTOBER 19, 2020**

**AGENDA**

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**1.) Ordinance 1438-20: Comp Plan Amendment: Capital Improvement Program**

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**Issue:** The City Commission will consider an ordinance amending the City's comprehensive plan to include the updated Capital Improvements Program (CIP).

**Attachments:**

- Ordinance 1438-20
- Staff Report
- Planning Board Minutes

**Analysis:** The City maintains a five-year Capital Improvement Program (CIP) which is updated and adopted through the annual budget process each year. A capital improvement program is also an element of the City's comprehensive plan. Periodically, the City updates the comprehensive plan to reflect the updates in the CIP which have taken place through the budget process.

The proposed ordinance updates the CIP element within the comprehensive plan to be identical to the CIP adopted as a part of the FY 20/21 Annual Budget. Having projects identified in the comp plan's CIP can be a positive factor when attempting to secure grant funding through state programs.

On Tuesday, September 8, 2020, the Planning Board held a public hearing on the proposed Comprehensive Plan Amendment and unanimously voted (5:0) to provide a recommendation of approval to the Lake Alfred City Commission. The CIP amendment will be transmitted to the Department of Economic Opportunity after the second reading as a courtesy notification.

**Staff Recommendation:** Approve Ordinance 1438-20 on second reading.

**LAKE ALFRED CITY COMMISSION MEETING  
OCTOBER 19, 2020**

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**2.) Ordinance 1441-20: Developer’s Agreement: Lake Gum Parcel**

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**Issue:** The City Commission will consider an ordinance entering into a developer’s agreement for the conveyance of a City owned parcel in consideration for a public access boat ramp and to facilitate the development of the adjoining parcels.

**Attachments:**

- Ordinance 1441-20
- Appraisal

**Analysis:** Original concepts for the Lake Gum development date back to ~2006 prior to the 2008 housing collapse. The project went dormant during the recession but for the past several years the City has been working with representatives from Gum Lake Grove, LLC to prepare their parcels located to the south and east of Lake Gum for development.

The developer owns the land to the east and to the south of Gum Lake. The City of Lake Alfred owns a 40-acre parcel on the southeastern part of the Lake that effectively separates the proposed development area between its southern and eastern sections. The 40-acre parcel is adjacent to the City’s spray field tied to our wastewater operations. The 40-acre parcel is approximately 20 acres of lake, 10 acres of wetland, and 10 acres of upland. The 40-acre parcel is surplus in nature and is not tied to our current wastewater permit or spray field operations.

The City had an appraisal performed in May of 2020 that determined the value of the parcel to be \$105,000. The proposed ordinance enters into a developer’s agreement to convey the City owned 40 acre surplus to Gum Lake Grove, LLC in consideration for the construction and maintenance of a public access boat ramp and associated facilities similar in nature to other city boat ramps (e.g. parking, small pavilion, etc.). The agreement contains a reverter clause in the event that the boat ramp is not constructed within ten years of the effective date of the agreement. Additionally, construction of the ramp must be substantially complete by issuance of the 139<sup>th</sup> certificate of occupancy.

While the boat ramp itself is fair consideration for the value of the surplus parcel, the ancillary and true value of the conveyance is to unlock the development potential of the eastern side of the lake.



**Staff Recommendation:** Approve Ordinance 1441-20 on second reading.

**LAKE ALFRED CITY COMMISSION MEETING  
OCTOBER 19, 2020**

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**3.) Ordinance 1443–20 Comprehensive Plan Map Series**

**4.) Ordinance 1444-20: Unified Land Development Code Map Series**

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**Issue:** The City Commission will consider an amendments to Comprehensive Plan Map Series and Unified Land Development Code Map Series based on the overall revisions to the City of Lake Alfred's Unified Land Development Code (ULDC).

**Attachments:**

- Ordinance 1443-20
- Ordinance 1444-20
- Staff Report
- Planning Board Minutes

**Analysis:** On September 24, 2020, the City Commission approved on first reading the proposed rewrite of the Unified Land Development Code (ULDC) and the associated amendment to the Comprehensive Plan. As part of the text amendments sever maps needed to be updated and others needed to be created. The primary maps for the Comprehensive Plan and the ULDC include the future land use and zoning district associated with each parcel in the City. The revisions to the ULDC and the Comprehensive Plan necessitate changes to the map series to make maps compatible with the new future land use designations and zoning districts proposed in the ULDC rewrite. The updated map series also identifies areas associated with the proposed development standards, including the Overlay Districts for the Green Swamp Area of Critical State Concern, Downtown Overlay District, Historic Districts, Planned Unit Developments, and Joint Planning Areas. Lastly the map series include two new specialty maps for the Development Limitations and Roadway Classifications.

On Tuesday, October 13, 2020, the Planning Board held a public hearing on the proposed Comprehensive Plan Map Series and the Unified Land Development Code Map Series and unanimously voted (5:0) to provide a recommendation of approval to the Lake Alfred City Commission with the staff recommended changes.

If approved on first reading, the Comp Plan and ULDC Map Series amendments will be transmitted to the Department of Economic Opportunity for review. The proposed map amendments will accompany text amendments considered in September and will likely be presented for second reading in January of 2021.

**Staff Recommendation:** Approve Ordinance 1443-20 on first reading.

**Staff Recommendation:** Approve Ordinance 1444-20 on first reading.

**LAKE ALFRED CITY COMMISSION MEETING  
OCTOBER 19, 2020**

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**5.) Street Resurfacing Priority List**

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**Issue:** The City Commission will consider approving the updated street resurfacing priority list.

**Attachments:**

- Street Resurfacing Priority List

**Analysis:** The Public Works Department maintains a list of all city owned streets which it periodically updates to reflect the relative condition of each road as they relate to cracks, potholes, and thin pavement. The list creates the prioritization schedule for our biennial road resurfacing project.

The City receives approximately \$100,000 each year in local option gas tax revenue which is used for street resurfacing. In order to improve efficiency and economies of scale the City banks the funding for one year and then performs the project in the following year allowing for a \$200,000 project (e.g. single mobilization cost, lower linear foot cost for a larger project).

The proposed resurfacing budget for FY 20/21 is \$154,000. The reduction in the total project amount was due to the rail road crossing improvements that were made in FY 19/20 that were approximately \$45,000.

The top ranked streets on the list will be included in the scope that is bid out and the combination of roads that fit within the budget will be proposed to the Commission to be resurfaced in a future action item. While not specifically listed, staff is proposing to carve out a small portion of the funding to implement traffic calming design features on Pierce Street consistent with design speed elements that will be proposed for 'neighborhood collector' streets.

**Staff Recommendation:** Approve the updated Street Resurfacing Priority List.