

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



(863) 291-5270
Fax: (863) 298-5403
Visit: MyLakeAlfred.com

**AGENDA
CITY COMMISSION MEETING
MONDAY JULY 6, 2020
7:30 PM
CITY HALL**

Call to Order: Mayor Nancy Z. Daley

Invocation and Pledge of Allegiance: Pastor Diaz, Jr.

Roll Call: City Clerk Ameen Bailey

City Manager & City Attorney Announcements

Recognition of Citizens: Items That Are Not On the Agenda

PROCLAMATION: PARKS & RECREATION MONTH

Consent Agenda:

- 1.) City Commission Meeting Minutes for June 15, 2020
- 2.) City Commission Announcements

Agenda:

- 1.) Public Hearing: Ordinance 1432-20: Sunset Annexation
- 2.) Public Hearing: Ordinance 1435-20: Wales Rezoning
- 3.) Charter Review Committee
- 4.) Presentation & Discussion: Draft ULDC Rewrite

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

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.

**LAKE ALFRED CITY COMMISSION MEETING
JULY 6, 2020**

1.) City Commission Meeting Minutes for June 15, 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) 291-5748.

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

**LAKE ALFRED CITY COMMISSION MEETING
JULY 6, 2020**

AGENDA

1.) PUBLIC HEARING: ORDINANCE 1432-20: ILP LAKE ALFRED LLC AND ILP LAKE ALFRED II LLC, SUNSET ROAD

ISSUE: The applicants, ILP Lake Alfred LLC, Inc., have requested approval of their annexation request.

ATTACHMENTS:

- Ordinance 1432-20

ANALYSIS: Pursuant to Florida Statutes Chapter 171, the City may consider the annexation of unincorporated areas of a county that are contiguous to the municipality, compact, and will not create an enclave. The applicant has submitted a voluntary annexation petition pursuant to Chapter 171.044 to request the annexation of three parcels into the city limits of Lake Alfred. The properties are located west of Lynchburg Rd. The applicant is seeking annexation for the purposes of receiving additional city services and the possible addition of more mobile homes. The three properties total approximately 14.51 acres. Currently, there are 86 mobile home units across the two mobile home parks and one mobile home on a 0.14-acre lot

The annexation area is contiguous to the City. The properties are developed as mobile home parks and urban in nature. Potable water services are currently provided by the City for the larger mobile home park. The smaller mobile home park is connected to the sewer for all units and has two out of 10 units connected to wastewater.

The current taxable value of the properties is \$2,515,101, and based on the city's millage rate of 7.2390 mills, the expected annual tax revenue would be approximately \$18,206.82.

The proposed ordinance annexes the property into the city limits; assignment of future land use and zoning classifications will be provided with future action items.

STAFF RECOMMENDATION: Approval of Ordinance 1433-20 on second and final reading.

**LAKE ALFRED CITY COMMISSION MEETING
JULY 6, 2020**

2.) PUBLIC HEARING: ORDINANCE 1435-20: WALES REZONING

ISSUE: The City Commission will consider a re-zoning ordinance. The applicants, Thomas and Janice Wales, have requested approval of their zoning request.

ATTACHMENTS:

- Ordinance 1435-20
- Staff Report
- Planning Board Minutes

ANALYSIS: The applicants have requested to re-zone their property located at the intersection of CR557 and CR 557A in the Green Swamp Area of Critical State Concern. The future land use directs the character and magnitude of development, and zoning provides the density and development requirements. The application specifically requests to change the zoning from Very Low-Density Residential (R-1AAA) to Neighborhood Convenience Center (C-4). There is currently one site-built single-family residence on the parcel.

In August 2005, Ordinance 1111-05 annexed the property into the City of Lake Alfred as part of a 225.75± acre tract and was assigned the future land use of Very Low- Density Residential via Ord. 1120-05. In 2010, the future land use category of Neighborhood Convenience Center-Limited (NCC-Limited) was created and assigned to the property through Ordinance 1276-10. The intent of the Policy 1.1.10 of the Comprehensive Plan is to provide for low-impact, low-intensity commercial, office and institutional uses such as convenience stores, gas stations, offices, restaurants and drug stores to service residents of the City and the Green Swamp ACSC. However, the zoning was not changed to correspond with future land use.

Staff finds that the request to change the zoning district is consistent with the City of Lake Alfred Future Land Use Element of the Comprehensive Plan and the Unified Land Development Code. The parcel's current zoning district is incompatible with its future land use, and changing the zoning district to C-4 will make the zoning district compatible with the existing future land use, and enables future development that is compatible with existing activities in the area.

On February 25, 2020, and after holding a public hearing, the Planning Board unanimously (5:0) recommended approval of the requested zoning change.

STAFF RECOMMENDATION: Approval of Ordinance 1435-20 on second and final reading.

**LAKE ALFRED CITY COMMISSION MEETING
JULY 6, 2020**

3.) CHARTER REVIEW COMMITTEE

ISSUE: The City Commission will consider appointments to the charter review committee.

ATTACHMENTS:

- None

ANALYSIS: Section 5.04 of the City Charter requires that every ten years in conjunction with the decennial national census that the City Commission shall appoint a committee to review the Charter. The committee will provide input and provide recommendations to the City Commission regarding any suggested amendments and revisions to the Charter.

On February 17, 2020 a discussion item was presented to the City Commission regarding the appointment of the charter committee. The general leaning was for each Commissioner to appoint a single member to the committee. Committee meetings will be noticed and open to the public for those that wish to participate in addition to the formal committee members.

A report will be generated based on the review and recommendations of the committee for the City Commission's consideration. Any recommended changes that the City Commission desires to advance forward will require an ordinance to place those items on the ballot for consideration in a referendum in 2021.

STAFF RECOMMENDATION: Pleasure of the City Commission.

**LAKE ALFRED CITY COMMISSION MEETING
JULY 6, 2020**

5.) PRESENTATION & DISCUSSION: DRAFT ULDC REWRITE

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

ATTACHMENTS:

- Draft ULDC Rewrite
- Presentation Slides