

1. Agenda

Documents:

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



Phone: (863) 291-5270
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**AGENDA
CITY COMMISSION
MONDAY, JANUARY 5, 2026
7:00 PM
CITY HALL**

Call to Order: Mayor Mac Fuller

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

Employee Recognition
Special Recognition

Consent Agenda:

- 1.) City Commission Meeting Minutes for December 1, 2025
- 2.) City Commission Announcements
- 3.) Bid Award: Ground Storage Tank Repair
- 4.) City Admin Expansion: Furniture Purchase
- 5.) Board Appointment

Agenda:

- 1.) Public Hearing: Ordinance 1570-25: Election Date
- 2.) Public Hearing: Ordinance 1571-25: Condominiums and Cooperative Associations
- 3.) Public Hearing: Ordinance 1572-25: Certified Recovery Residences
- 4.) Public Hearing: Ordinance 1573-26: Eden Hills Phase 3 PUD
- 5.) Public Hearing: Resolution 01-26: Safe Routes to School Grant Support
- 6.) Bid Award: Street Resurfacing
- 7.) Developers Agreement: Lowery Hills

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

Commissioner Questions and Comments:

Commissioner Robinson, Jr.
Commissioner Eden
Commissioner Dearmin
Mayor Fuller
Vice Mayor Daley

Adjourn

**LAKE ALFRED CITY COMMISSION
JANUARY 5, 2026**

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 December 1, 2025

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
1/15	School Zone Speed Enforcement	City Hall	1:00 PM
1/15	Code Enforcement Special Magistrate	Canceled	3:00 PM
1/19	Martin Luther King, Jr. Holiday	N/A	City Offices Closed
1/20	No City Commission Meeting	N/A	N/A
1/29	Planning and Zoning Board	City Hall	6:00 PM
2/2	City Commission Meeting	City Hall	7:00 PM

**LAKE ALFRED CITY COMMISSION
JANUARY 5, 2026**

3.) Bid Award: Ground Storage Tank Repair

Attachments: Quotes

Analysis: The City of Lake Alfred Ground Storage Tank at the water treatment plant needs repairs to replace exterior primary and secondary screens, overflow, and aerator screens. Additionally, the concrete curb for the dome access hatch requires replacement.

The City of Lake Alfred requested bids from three companies with the following results:

In Depth Inc.	\$29,550.00
CROM Water Solutions	\$39,000.46
Southern Corrosion	No Bid

The staff recommends approval of the Ground Storage Tank repairs to In Depth Inc. for \$29,550.00.

**LAKE ALFRED CITY COMMISSION
JANUARY 5, 2026**

4.) City Admin Expansion: Furniture Purchase

Attachments: Quotes

Analysis: The City of Lake Alfred's Finance and Community Development Departments will soon be relocating to the former bank building. The new facility will need to be furnished with new desks, chairs, credenzas, filing cabinets, lobby seating, and a conference room table. Historically, the City of Lake Alfred has worked with Office Furniture Depot because they can provide furniture at the State Contracted price. The City obtained four quotes for different combinations of furniture quality.

1. Option 2 – Laminate	\$ 97,744.86
2. Option 4 – Laminate/Veneer	\$102,809.22
3. Option 3 – Veneer/Laminate	\$129,379.12
4. Option 1 – Veneer	\$181,052.70

The staff recommends approval to purchase Laminate/Veneer Option 4 for \$102,809.22. This option offers the most cost-effective purchase while preserving the conference room table's durability and aesthetic by upgrading it to Veneer.

**LAKE ALFRED CITY COMMISSION
JANUARY 5, 2026**

5.) Board Appointment

Attachments: Board Application

Analysis: The City maintains various boards that are essential to and benefit the City, including the Retirement, Planning and Zoning, and Parks & Recreation boards. Most members are appointed and approved by the City Commission. All board members under consideration for appointment or re-appointment have been contacted and have agreed to serve.

Parks and Recreation – 3 Year Term

The City has received an application to fill a vacancy from the resignation of Aaron Nangle, who was appointed to the Planning and Zoning Board on 12/1/2025.

- Aaron Nangle, Alternate No. 1 (resigned effective on 12/08/25) 12/31/2027
* Will leave a vacancy in this position
- Mario Aguirre, Jr., Alternate No. 2 member (new) 12/31/2028

Staff Recommendation: Approval of the Consent Agenda.

LAKE ALFRED CITY COMMISSION
JANUARY 5, 2026

1.) Public Hearing: Ordinance 1570-25: Election Dates

Issue: The City of Lake Alfred will consider an ordinance to move the election dates from April to November in odd-numbered years.

Attachments:

- Ordinance 1570-25 with exhibit "A"

Analysis: On November 17, 2025, the City Commission provided a consensus to bring back an ordinance for consideration to move the April elections to November in the odd-numbered years. The ordinance was approved on first reading on December 1, 2025, by the City Commission on a 4:1 vote. The Supervisor of Elections Office requested the date change.

Across Polk County, four municipalities have biennial elections to reduce costs and increase voter engagement. The City of Lake Alfred has had an average voter turnout of 12% for the last two elections, compared to 18% in the biennial elections. Cities with biennial elections include Lakeland, Auburndale, Fort Meade, and Winter Haven.

If approved, the seated City Commissioners will have their terms adjusted to align with the 2027 November Municipal Election cycle. One Commissioner would be extended for approximately 18 months, while the remaining seats would be extended for approximately 7 months. The city staff anticipates a special election in April of 2027 to address the City Commission's request for a Charter Referendum to establish voting by seats.

Staff Recommendation: Pleasure of the City Commission. The ordinance is being presented for second and final reading following unanimous approval on first reading.

**LAKE ALFRED CITY COMMISSION
JANUARY 5, 2026**

2.) Public Hearing: Ordinance 1571-25: Condominiums and Cooperative Associations

Issue: The City of Lake Alfred will consider an ordinance related to condominiums and cooperative associations.

Attachments:

- Ordinance 1571-25 with exhibit "A"

Analysis: Section 553.889(11), Florida Statutes, establishes a new statutory requirement for every municipal governing body in Florida, including the City of Lake Alfred, to adopt a local ordinance implementing mandated repair timelines for certain residential buildings that undergo mandatory structural inspections by January 1, 2026.

This legislation strengthens statewide building safety protocols by ensuring that when substantial structural deterioration is identified through a phase two inspection report, corrective actions are initiated promptly to protect residents, property, and public safety.

Condominium associations, cooperative associations, and any other owners of buildings subject to Section 553.889, Florida Statutes, including multifamily residential buildings of three stories or more that fall under the state's milestone inspection requirements, are all covered by the ordinance requirements.

The City Commission approved the ordinance on first reading on December 1, 2025. This ordinance is presented to comply with the statutory requirements.

Staff Recommendation: Approve Ordinance 1571-25 on second and final reading.

LAKE ALFRED CITY COMMISSION
JANUARY 5, 2026

3.) Public Hearing: Ordinance 1572-25: Certified Recovery Residences

Issue: The City of Lake Alfred will consider an ordinance related to condominiums and cooperative associations.

Attachments:

- Ordinance 1572-25 with exhibit "A"

Analysis: Last year, the Florida Legislature enacted SB 954 (Gruters) relating to certified recovery residences, establishing uniform statewide standards for how local governments must process requests for reasonable accommodation in residential zoning districts. Certified recovery residences provide housing and supportive living environments for individuals recovering from substance use disorder, and the legislation was designed to ensure consistency, transparency, and compliance with federal fair housing requirements.

Under SB 954, counties and municipalities must adopt local ordinances by January 1, 2026. These ordinances must establish clear, objective procedures for reviewing and approving reasonable accommodation requests submitted by certified recovery residences seeking to locate within residentially zoned neighborhoods. The legislation further mandates that such requests be processed within 60 days to prevent undue delays.

In addition, SB 954 restricts local government authority by prohibiting the imposition of additional public hearing requirements beyond those already required by law to grant the accommodation. This provision is intended to ensure that the approval process remains administrative, timely, and compliant with federal and state fair housing protections. The City Commission approved the ordinance on first reading on December 1, 2025.

Staff Recommendation: Approve Ordinance 1572-25 on second and final reading.

LAKE ALFRED CITY COMMISSION
JANUARY 5, 2026

4.) Public Hearing: Ordinance 1573-26: Eden Hills Phase 3 PUD

Issue: The City Commission will consider a Planned Unit Development request for Phase 3 of the Eden Hills development.

Attachments:

- Eden Hills Phase 3 site plan & PUD application
- Staff Report
- Planning and Zoning Board Minutes Excerpt

Analysis: The City has received a Planned Unit Development (PUD) application for phase 3 of the Eden Hills Community Development District (CDD) residential development. Phase 1 is entirely constructed, and Phase 2 infrastructure is complete, with homebuilding underway.

The Phase 3 PUD application continues the next phase of the development. The applicant would have gone through the standard zoning process, but the SB 180 legislation retroactively invalidated those standards. The applicant is applying under the alternate PUD standards for active recreation, which allow 1,000 square feet of active recreation to be organized into park space, or approximately 7.02 acres of recreation across 306 units. The park space was highlighted in green in the applicant's proposed site plan submittal.

The proposed development and application are a continuation of the Eden Hills phases. They are consistent with the previous development, providing for reduced lot sizes and an approximate density of 3.36 units per acre, which is below the 4-acre density required under the VRN zoning classification.

Notable conditions for the PUD include, but are not limited to:

- Florida Water Star requirements on residential units for water conservation.
- Required roadway improvements to Old Lake Alfred Road and Cass Road in accordance with county requirements.
- Park Space built to ULDC standards (sidewalks, playground pieces, exercise equipment, picnic tables, etc.)

On December 8, 2025, the Planning and Zoning Board voted 4:1 to recommend approval and forward the PUD to the City Commission for consideration. Because the property is in the Green Swamp Area of Critical State Concern, the ordinance will be transmitted to the Florida Department of Commerce for review.

Staff Recommendation: Approval of the Ordinance 1573-26, with the proposed conditions, on first reading.

**LAKE ALFRED CITY COMMISSION
JANUARY 5, 2026**

5.) Resolution 01-26: Safe Routes to School Support Application

Issue: The City of Lake Alfred will consider a resolution in support of submitting a Safe Routes to School application for the installation of sidewalks.

Attachments:

- Resolution 01-26

Analysis: The proposed resolution authorizes the City of Lake Alfred to submit a Safe Routes to School (SRTS) funding application to the Florida Department of Transportation (FDOT). The proposed project will run from the Highlands Subdivision on the west side of Lake Swoope Drive and continue to the entrance of Magnolia Ridge, thereby completing connectivity to the four local schools along Evenhouse Road.

City staff including public safety and various consultants including a surveyor and transportation engineer evaluated the proposed project. City staff has requested letters of support from law enforcement, local schools, the Friends of the Library, and the Lions Club.

The grant award announcements are anticipated in September of 2026. Adoption of this resolution provides formal support from the City Commission and affirms the City's commitment to improving safe connectivity for students traveling to and from area schools.

Staff Recommendation: Approve Resolution 01-26.

**LAKE ALFRED CITY COMMISSION
JANUARY 5, 2026**

6.) Bid Award: Street Resurfacing

Issue: The City of Lake Alfred will consider awarding the street resurfacing bid to G &G Site Development.

Attachments:

- Bid Submissions
- Street Resurfacing Schedule
- Map
- Bid Opening Minutes

Analysis: On October 14, 2025, the City solicited sealed bids for the City's resurfacing project based on the street resurfacing priority list maintained by the Public Works Department. Streets or portions of streets included in the scope of services were: East Hoffman, East Columbia, East Sanford, South Winona Avenue, North Echo, and South Charmil Avenue.

The project was advertised on Demand Star, which is an online procurement platform. On Monday, December 8, 2025, the following bids were opened.

1. G&G Site Development, Inc.	\$278,769.87
2. H&S Investment, dba AAA Top Quality Asphalt	\$346,283.00
3. Hubbard Construction Company	\$415,623.45
4. Ajax Paving Industries of Florida, LLC	\$417,736.25
5. M&M Asphalt, dba All County	\$443,909.45
6. Asphalt 365, Inc.	\$451,096.10
7. C.W. Roberts Contracting, Inc.	\$474,595.00
8. Blacktop Dynasty, LLC	\$478,118.00
9. Tucker Pacing, Inc.	\$525,721.46
10. U.S. Asphalt, dba U.S. Pave	\$685,208.80

The City has budgeted approximately \$275,000 for the resurfacing project from current year and carry over funding from the previous fiscal year. The city has had previous positive experiences with the proposed company that is also the low bidder on the job.

Staff Recommendation: Approval of the bid award for street resurfacing to G&G Site Development for \$278,769.87.

LAKE ALFRED CITY COMMISSION
JANUARY 5, 2026

6.) Developers Agreement: Lowery Hills Utility Upsize

Issue: The City of Lake Alfred will consider entering into a developers agreement for utility upsizing credit.

Attachments:

- Developer's Agreement

Analysis: The Lowery Hills development is a Community Development District (CDD) comprising approximately 217.5 acres and 678 single-family homes upon buildout. The development is generally located north of the railroad tracks and south of Lake Lowery along Old Lake Lowery Road.

The subdivision was developed under the master-planned community (cluster) provision, and staff have worked with the applicant to ensure compliance with the Unified Land Development Code (ULDC). As a part of the development process, the owner agreed to upsize certain utility lines from 8" to 12" to support future connections.

The City requested these enhancements to facilitate future connections consistent with our utility master plans. The cost difference between what was required to serve the development and the upgrades requested to provide future capacity is available as a credit back to the owner.

Staff Recommendation: Approval of the Utility Upsize Developers Agreement with Lowery Hills.