

1. Agenda

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



Phone: (863) 291-5270  
Visit: My Lake Alfred.com

**AGENDA  
CITY COMMISSION  
MONDAY, FEBRUARY 6, 2023  
7:00 PM  
CITY HALL**

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**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

Black History Month

**Consent Agenda:**

- 1.) City Commission Meeting Minutes for January 24, 2023
- 2.) City Commission Announcements
- 3.) Fireworks Application

**Agenda:**

- 1.) Ordinance 1512-23: Florida Club Major Modification
- 2.) Resolution 09-23: Colonel John H. Dame, Sr. Memorial Park

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

**Commissioner Questions and Comments:**

Vice Mayor Eden  
Commissioner Maultsby  
Commissioner Daley  
Mayor Dearmin  
Commissioner Fuller

**Adjourn**

**LAKE ALFRED CITY COMMISSION  
FEBRUARY 6, 2023**

**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 January 24, 2023**

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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 City Clerk Linda Bourgeois at (863) 291-5270.

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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
2/9	Ridge League of Cities Dinner	UF/IFAS	6:00 PM – 9:00 PM
2/9	Planning and Zoning Board	City Hall	6:00 PM
2/13 – 2/17	Election Qualifying	City Administration	Monday 8:30 AM to Friday 12:00 PM
2/16	Code Enforcement Special Magistrate	City Hall	3:00 PM
2/20	City Commission Meeting	City Hall	7:00 PM

**LAKE ALFRED CITY COMMISSION**  
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**3. Special Event Application: Adam's Estate Fireworks**

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**Attachment:**

- Special Event Application w/ associated attachments

**Analysis:** Section 34.6 of the Code of Ordinances prohibits the discharge or use of firecrackers, rockets, torpedoes, roman candles, or other fireworks or substance designed and intended for pyrotechnic display. However, the City Commission may permit the public display of fireworks by properly qualified individuals if such display shall not be hazardous to surrounding property or endanger any person.

The City has received a special event application for a fireworks display at a wedding at the Adams Estate on February 19, 2023 between 9:45 pm and 10:00 pm. The application was submitted by Four Seasons Display Inc. which has general liability insurance in the amount of 5 million dollars and a valid federal explosives license/permit. Four Seasons was previously approved for similar events at Adam Estate. No issues or complaints arose from the past events and they worked well with Staff.

The site proposed for the display is within Lake Alfred approximately 200' north of the Adams Estate wedding venue. The applicant would like to use Lions Park for setup and for launching. The pyrotechnic crew would like to setup the display on a 8' x 24' floating platform. The Fire Department would be able to inspect the platform prior to launching.

Staff has reviewed the applications and is providing the following considerations/comments:

- The fireworks display would be easily seen and heard by residents within one mile of the site. This would cover Water Ridge to the northwest and reach Shinn Blvd. on the southwest. While some residents may welcome the fireworks display others may not.
- While the fireworks could be enjoyed by the public it is not an advertised event nor is it associated with a typical date that would have fireworks (e.g. 4<sup>th</sup> of July, New Years). Individuals with pets or sensitivity to loud noises may not be aware of the event.
- If approved, the boat ramp at Lion's Park would be closed to limit boat activity in proximity to the barge and/or require public safety personnel to be in the Lake to maintain the perimeter around the barge at the applicant's expense.

**Staff Recommendation:** Approve consent agenda.

**LAKE ALFRED CITY COMMISSION**  
**FEBRUARY 6, 2023**

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**1.) Ordinance 1512-23: Florida Club Major Modification**

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**Issue:** The City will consider a major amendment to the Planned Unit Development (PUD-MU) for the Florida Club.

**Attachments:**

- Ordinance 1512-23
- Staff Report
- Planning and Zoning Board Excerpts

**Analysis:** On April 1, 2019, the City Commission approved Ordinance 1413-19 approving request for a Mixed Use Planned Unit Development (PUD-MU). The PUD-MU was designed to accommodate an age restricted (55+) manufactured home community with an 18-hole public golf course. The golf course and related amenities such as a Pro Shop would be open to the public. Amenities within the development include a clubhouse, pool(s), and along Lake Cummings and Lake George. The Master Development Plan proposed a maximum of 970 residential units for a gross density of 2.38 units per acre on 407 acres. Staff approved a minor modification to the PUD to remove condition #18 for joint access to Hartridge Academy. The properties were sold on August 19, 2022. Subsequently, the City received an application for a Major Modification to the PUD-MU.

The applicant submitted the major modification to (1) Revise the approved Master Site Development Plan to reflect a new amenity package; and (2) Clarifications to the Conditions of Approval and amendments to the Conditions of Approval reflecting changes to the Master Site Development Plan.” The Staff Report provides further details based on the application package, Master Site Development Plan, and Conditions of Approval modifications. Details are provided for the following topics.

- Recreation and open space (Amenity Package)
- Clubhouse / Shelter Requirements
- Entrance and Roadways
- Code Clarifications
- Landscaping

On Thursday January 12, 2023, the City of Lake Alfred Planning and Zoning Board held a public hearing. The Board unanimously voted (6-0) to amend the Conditions of Approval specifically Condition 7(d) to provide that no more than two boat docks/piers shall be constructed on each lake and to Condition 7(e) to provide that boat ramps shall be prohibited. Details regarding the shelter facility were also discussed. The Board then voted (4-2) to provide a recommendation of approval with the approved amendment to the Lake Alfred City Commission.

Staff has coordinated with the Applicant regarding the proposed Master Development Plan and the Conditions of Approval. Additional clarifications to the Conditions of Approval have been suggested based on additional comments or questions raised at the Board meeting (highlighted in yellow). The Applicant plans to develop the project in phases and will present additional details as each phase is reviewed.

**Recommendation:** Approve Ordinance 1512-23 on first reading.

**LAKE ALFRED CITY COMMISSION**  
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**2.) Resolution 09-23: Colonel John H. Dame, Sr. Memorial Park**

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**Issue:** The City Commission will consider establishing a city park in the conservation area across from the historic bridge at the end of Mackay Blvd. and naming it after Colonel John H. Dame.

**Attachments:**

- Resolution 09-23

**Analysis:** On May 16, 2022, the City Commission discussed establishing a community park at the conservation area across from the historic bridge at the Mackay Gardens and Lakeside Preserve. It was also proposed to be named the “Colonel John H. Dame, Sr. Memorial Park” in honor of our former City Commissioner and advocate of the City of Lake Alfred.

John H. Dame, Sr. had an extensive background of service to his country and community and served on several boards and committees, including the City Commission for ten years. Colonel Dame was also a strong advocate for natural spaces and conservation within our community.

With the adoption of this Resolution, it would establish the area as a City park and designate the name: Colonel John H. Dame, Sr. Memorial Park. If approved, city staff will coordinate with the Mackay Volunteer group to make some improvements to the area (i.e. trails & benches) and we would look to formally open and dedicate the park later in the year.

**Recommendation:** Approve Resolution 09-23.