

1. Agenda

Documents:

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



Phone: (863) 291-5270
Visit: MyLakeAlfred.com

**AGENDA
CITY COMMISSION
MONDAY, MARCH 2, 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

Consent Agenda:

- 1.) City Commission Meeting Minutes for February 17, 2026
- 2.) City Commission Announcements
- 3.) Special Event: Easter Extravaganza Application

Agenda:

- 1.) Public Hearing: Ordinance 1574-26: Tree-O Groves Annexation
- 2.) Public Hearing: Developers Agreement: Lowery Hills Utility Extension
- 3.) Public Hearing: Resolution 03-26: Community Project Funding
- 4.) Bid Award: Mackay Dock
- 5.) Department Updates

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

Commissioner Questions and Comments:

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

Adjourn

**LAKE ALFRED CITY COMMISSION
MARCH 2, 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 February 17, 2026

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 |
|------|------------------------------------|--------------------------------|-------------------|
| 3/7 | Heritage Day Festival | 120 E. Pomelo Street | 10 AM – 2 PM |
| 3/9 | Summer Camp Registration Opens | Parks and Recreation | N/A |
| 3/12 | Ridge League of Cities Dinner | Bartow | 6:00 PM – 9:00 PM |
| 3/16 | City Commission Meeting | City Hall | 7:00 PM |
| 3/17 | General Employees Retirement Board | Public Works Training Facility | 3:00 PM |
| 3/17 | Police and Fire Retirement Board | Public Works Training Facility | 4:30 PM |
| 3/26 | Planning and Zoning Board | City Hall | 6:00 PM |

LAKE ALFRED CITY COMMISSION
MARCH 2, 2026

3.) Special Event: Easter Extravaganza Application

Attachment:

- Special Event Application w/ associated attachments

Analysis: The First Baptist Church of Lake Alfred plans to host an Easter Extravaganza event on Saturday, March 28, 2026, from 11 am to 2 pm. As part of their event, they are requesting a road closure of S. Rochelle Avenue between East Haines Blvd. and E. Pierce Street (on the east side of the Church property) from 10 am to 2:15 pm.

Staff have reviewed the application and have no objections to the request. Road closures require approval by the City Commission.

Staff Recommendation: Approve the Consent Agenda

LAKE ALFRED CITY COMMISSION
MARCH 2, 2026

1.) Public Hearing: Ordinance 1574-26 Tree-O Groves Annexation

Issue: The City of Lake Alfred City Commission will consider approving the Tree O Groves Annexation on the second and final reading.

Attachments:

- Ordinance with Exhibits

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 to the City under Chapter 171.044 to request annexation of one (1) parcel into the City of Lake Alfred.

This is a triangular area of approximately 0.036± acres, northwest of White Road, and southwest of Arbutnot Lane. This parcel was included in a prospective development and is considered a ministerial clean-up.

The action currently before the City Commission is only on the annexation of the property into the City. If approved, establishing Future Land Use and Zoning designations would be considered in future action items presented to the Planning and Zoning Board and City Commission.

Staff Recommendation: Approve Ordinance 1574-26 on second and final reading.

LAKE ALFRED CITY COMMISSION
MARCH 2, 2026

2.) Public Hearing: Developer's Agreement: Lowery Hills Utility Extension

Issue: The City of Lake Alfred City Commission will consider approving a utility extension developer's agreement with Lowery Hills.

Attachments:

- Developers Agreement

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

Development is responsible for providing and extending infrastructure to and within its development including roads, water, and sewer. As a part of these infrastructure improvements the City will have a development upsize or extend infrastructure in excess of what is required to serve the development in order to accommodate future development. For example, a development may require a 6" water line to service it's needs but the City may request a 12" water line to serve future development. In these events, the City is responsible for paying for the difference between the required infrastructure and the additional capacity that is installed (i.e the cost difference between installing a 12" vs a 6" line).

In this case, the City requested a utility line extension beyond what was required of the development in order 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 for reimbursement to the owner in the amount of \$118,660.

The cost estimate was certified of a professional engineer and verified by the City's engineer. This is a growth related expense and will be paid out of water connection fees.

Staff Recommendation: Approve the Lowery Hills Developer's agreement.

LAKE ALFRED CITY COMMISSION
MARCH 2, 2026

3.) Public Hearing: Resolution 03-26: Community Project Funding

Issue: The City Commission will consider a Resolution approving the City's Community Funding Requests for the Fiscal Year 2027.

Attachments

- Resolution 03-26 with Composite Exhibit A

Analysis: On February 12, 2026, Congressman Scott Franklin (FL-18) announced the opening of the FY27 Community Project Funding requests. Community Project Funding (CPF) allows Congress to fund projects directed to a specific state or local government or an eligible non-profit recipient. Every year, each member of Congress is allowed to submit fifteen projects for funding consideration.

Staff is proposing to submit the following projects to the Office of Congressman Scott Franklin for consideration of appropriations in the FY 2027 cycle. The proposed projects are consistent with the adopted capital improvements project budget.

| Proposed Projects: | Amount Requested: |
|---|-------------------|
| 1. Lake Alfred Public Library Expansion | \$ 2,500,000 |
| 2. Police Department Evidence Shed | \$ 750,000 |

The Resolution formally adopts the City's project priority list and provides authorization for the City to submit grant applications for the FY 2027 Community Project Funding cycle.

Staff Recommendation: Approve Resolution 03-26.

LAKE ALFRED CITY COMMISSION
MARCH 2, 2026

4.) Bid Award: Mackay Dock

Issue: The City of Lake Alfred City Commission will consider approving a bid award to John Carver, LLC. for the Mackay Dock installation.

Attachments:

- Bid Summary

Analysis: On February 13, 2026, the City of Lake Alfred posted a solicitation for quotes on DemandStar for the installation of the dock at the Mackay Gardens and Lakeside Preserve.

On February 23, 2026, the following bids were received.

- | | |
|-------------------------------|-----------|
| 1. John Carver, LLC. | \$110,100 |
| 2. Fender Marine Construction | \$122,422 |

The City originally budgeted \$65,000 for this project based upon a \$59,000 dock project that was performed in 2023 by John Carver for the Lion's Park dock replacement. Based on feedback from the vendor they suggested that aluminum dock systems and related hardware has nearly doubled since the Lion's Park project. This impacts all major components, including framing, rail systems, and attachment hardware.

John Carver, LLC is the low bid and has done prior dock projects for the City. The additional funding required to complete the project will come from General Operations & Facility Maintenance capital project line item.

Staff Recommendation: Approve the bid award to John Carver, LLC., in the amount of \$110,100, to install a new floating dock at Mackay Gardens and Lakeside Preserve.

**LAKE ALFRED CITY COMMISSION
MARCH 2, 2026**

4.) Department Updates

Issue: The City Commission will hear presentations and updates from two of the City's departments. These include the Police and Fire Departments.