

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 20, 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

**Consent Agenda:**

- 1.) City Commission Meeting Minutes for February 6, 2023
- 2.) City Commission Announcements
- 3.) Parks and Recreation Board Appointment
- 4.) Parks and Recreation Board Meeting Schedule

**Agenda:**

- 1.) Public Hearing: Ordinance 1512-23: Florida Club Major Modification
- 2.) Growers Fertilizer Acquisition (Tentative)
- 3.) Department Updates

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

**Commissioner Questions and Comments:**

Commissioner Maultsby  
Commissioner Daley  
Mayor Dearmin  
Commissioner Fuller  
Vice Mayor Eden

**Adjourn**

**LAKE ALFRED CITY COMMISSION  
FEBRUARY 20, 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 February 6, 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
3/6	City Commission Meeting	City Hall	7:00 PM
3/7	Parks and Recreation Board	City Hall	6:00 PM
3/9	Planning and Zoning Board	City Hall	6:00 PM
3/14	General Employee Retirement	Public Works Training Facility	3:00 PM
3/14	Police and Fire Retirement	Public Works Training Facility	4:30 PM
3/23	Code Enforcement Special Magistrate	City Hall	3:00 PM
2/20	City Commission Meeting	City Hall	7:00 PM

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**3. Parks and Recreation Board Appointment  
4. Parks and Recreation Board Meeting Schedule**

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**Attachment:**

- Board Application(s)  
Cynthia Pereira

**Analysis:** Parks and Recreation Board Section 2-112 Composition; appointment, term of members states that “Each member of the parks and recreation board shall be an elector of the city who has resided within the city’s municipal limits for not less than one full calendar year. For the purposes of this section, reside shall mean the elector maintains his or her primary residential home within the municipal city limits. The membership of the parks and recreation board shall consist of five members and may have up to two alternate members. The members shall be appointed by the city commission, and each member shall serve for a term of three years.

On January 19, 2023, the Parks and Recreation Board requested for staff to fill the alternate positions on the board. We one volunteer that has agreed to serve and will fill the alternate position number one with the following term expiration.

Alternate Position #1: Cynthia Pereira	Term Expiration	12/31/25
Alternate Position #2: Vacant	Term Expiration	12/31/24

In addition, the Board discussed the meeting schedule and times and requested to change their meeting dates from the third Thursday of every other month to the first Tuesday of every other month and leave the time at 6:00 PM.

Tuesday, March 7, 2023	6:00 PM	
Tuesday, May 2, 2023	6:00 PM	
Tuesday, July 4, 2023	6:00 PM	(Rescheduled date TBD by the P&R Board)
Tuesday, September 5, 2023	6:00 PM	
Tuesday, November 7, 2023	6:00 PM	

**Staff Recommendation:** Approve consent agenda.

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**1.) Public Hearing: 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
- Staff Response: Storm Shelter Concerns

**Analysis:** On April 1, 2019, the City Commission approved Ordinance 1413-19 approving a 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. 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 (i.e. remove golf); 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.

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.
- Condition 7(e) to provide that boat ramps shall be prohibited.
- Details regarding the shelter facility were also discussed. The staff has provided a brief response to those concerns attached to this item.
- 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.

On February 6, 2023, the City Commission approved the ordinance on the first reading accepting the Planning and Zoning Board’s recommendations. Additionally, it was requested to make some clarifications to the language within the conditions. Those clarifications were added by the City Attorney.

**Recommendation:** Approve Ordinance 1512-23 on the second and final reading

**LAKE ALFRED CITY COMMISSION**  
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**2.) Growers Fertilizer Acquisition (Tentative)**

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**Issue:** The City Commission will consider the purchase of the Growers Fertilizer Property.

**Attachments:**

- Purchase and Sale Agreement: Growers Fertilizer
- Appraisal (3/23/22)

**Analysis:** The Growers Fertilizer property is located in a critical area of Lake Alfred being located near the intersection of US 17/92 and CR 557 as well as being adjacent to the city owned Lions Park. Acquisition of the property by the City will allow for several opportunities including:

- Incorporating the property into Lions Park allowing for a primary entrance off of CR 557
- Allowing for more recreational options and configuration of Lions Park including the placement of the community center identified in the Parks Master Plan and 10-Year Facility Plan
- Improving the aesthetic of one of the primary gateways to Downtown Lake Alfred and allowing for a view of the lake from the gateway.
- The acquisition includes other parcels in the vicinity of the CR 557 and US 17 intersection which will be important when partnering with the County/State on improving that intersection.
- Allows for a more competitive bid in a rail stop and intermodal transportation opportunities due to its proximity to the intersection of major roads, the city park, and the railway (i.e. park and ride).

A 2022 appraisal estimated the value of the property to be \$1,495,000 of which \$910,000 was land value. The City also received a bid of approximately \$800,000 for demolition of the building, the large cost was due to presence of asbestos in portions of the building. The owners performed a Phase 2 environmental study and performed some soil remediation. Our environmental consultant has reviewed that report and determined the City will need to perform our own Phase 1 and Phase 2 Environmental Studies to be eligible for state and federal programs to help environmentally remediate the site.

In negotiating with the owners, city staff looked at the land value, the cost of demolition, remediation, the reduced cost of remediation to the City through state/federal programs, and the possible value to the owners of right of way acquisition for the County 557 expansion project and agreed to a purchase price of \$500,000.

Funding is available in remaining ARPA funds and parks and recreation impact fees for the acquisition. If approved, the City would have a 180 day due diligence period to complete a Phase 1 and Phase 2 Environmental study and is coordinating with our consultant and the Central Florida Regional Planning Council for grant and program applications (similar to the downtown property remediation).

**Recommendation:** Approve the purchase of Growers Fertilizer in the amount of \$500,000.

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**3.) Presentation: Department Updates**

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**Issue:** The City Commission will hear presentations and updates from several of the City's departments.