

**CITY COMMISSION  
REGULAR MEETING  
OFFICIAL AGENDA  
January 3, 2023  
6:00 p.m.**

**Municipal Administration Building  
Commission Chambers  
201 W. Central Avenue  
Lake Wales, FL 33853**

1. INVOCATION
2. PLEDGE OF ALLEGIANCE
3. CALL TO ORDER
4. ROLL CALL
5. COMMENTS AND PETITIONS

**Public participation from residents, taxpayers, business owners, and utility customers is encouraged. The City Commission welcomes information that would assist them in considering agenda items, City business, and otherwise fulfilling the City's mission to make Lake Wales "a bit better or more beautiful" for its citizens.**

**Anyone wishing to speak should give their name, state if they are a resident, taxpayer, business owner, or utility customer and they will have 5 minutes. Courtesy and respect is the hallmark. Speakers are expected to address the Commission and not audience members, and not engage in back and forth discussions that can deteriorate into argument, debate and accusations.**

**Questions about subject matter are best directed to city staff during normal business hours**

6. CONSENT AGENDA

Any member of the public can ask the City Commission to pull a consent item for separate discussion and vote that they would like to make comment on.

6.I. Minutes - December 20, 2022

City Commission Minutes - [DECEMBER 20, 2022](#)

6.II. Special Event Permit: Park Avenue Groundbreaking

This is a request by Main Street to have a special event called Park Avenue Groundbreaking Street Party on Thursday, January 12, 2023 from 5:00 p.m. – 7:30 p.m. The event will include alcohol but in the stores and businesses only.

Documents:

[AGENDA ITEM PARK AVE GROUNDBREAKING EVENT.PDF](#)  
[EVENT PERMIT APPLICATION PARK AVE GROUNDBREAKING.PDF](#)  
[SITE PLAN PARK AVE. GROUNDBREAKING.PDF](#)

6.III. Generator Replacement For Water Reclamation Facility

Staff is recommending the commission approve the replacement purchase of the generator at the Water Reclamation Facility.

Documents:

[AGENDA MEMO GENERATOR PURCHASE WWTF.PDF](#)  
[ACCURATE POWER AND TECHNOLOGY QUOTE \(1\).PDF](#)  
[MID FLORIDA DIESEL QUOTE.PDF](#)  
[TRADEWINDS POWER CORP.PDF](#)

6.IV. Sewer Evaluation For Lift Station Service Areas 1,2 And 3

Staff is recommending the commission approve entering into an agreement with Kimley-Horn and Associates for the submittal to the State Revolving Loan Funding for evaluation of the gravity sewer lines for lift station service areas 1,2, and 3.

Documents:

[AGENDA MEMO-SEWER EVALUATION LS AREA 1,2, AND 3.PDF](#)  
[LAKE WALES - SEWER LINING EVALUATION OF LIFT STATIONS 1,2, AND 3 SEWER SHEDS.PDF](#)

7. OLD BUSINESS

- 7.I. Ordinance 2022-52 – Florida Water Star Certification 2nd Reading And Public Hearing  
*Ordinance 2022-52 Amends Chapter 23 Article VI to require Florida Water Star Certification for new construction or renovation of residential and commercial structures.*

Documents:

[MEMO WATER STAR ORDINANCE 2022-52 FOR SECOND READING.PDF](#)  
[ORDINANCE 2022-52 FLORIDA WATER STAR FOR SECOND READING.PDF](#)  
[FWS LAKE WALES 12.14.2022.PDF](#)

- 7.II. Resolution 2022-34 Comments And Petitions

Resolution 2022-draft was submitted to the City Commission for discussion at its Agenda Study Workshop on December 13, 2022. Resolution 2022-34 incorporates the revisions suggested by the Commission and addresses some other concerns which were raised.

Documents:

[MEMO COMM AND PETITIONS RESOLUTION 2022-34.PDF](#)  
[COMM AND PETITIONS RESOLUTION 2022-34 .PDF](#)  
[LAKE WALES SPEAKER CARD AND AFFIDAVIT 2.PDF](#)  
[SPEAKER CARDS 2 LAKE WALES EDITS.PDF](#)

8. NEW BUSINESS

- 8.I. Preliminary Subdivision Plat Approval / Special Exception Use Permit Approval For A Residential Planned Development Project (PDP) Bok Estates  
*Bok Estates, LLC. is requesting a recommendation of approval to City Commission, of a 280-lot single-family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP on*

*approximately 29.94 acres of land south and west of Old Scenic Highway, and east of Scenic Highway North.*

Documents:

[STAFF REPORT BOK ESTATES PDP \(TABLED\) 1.5.2023.PDF](#)

- 8.II. Ordinance 2023-01 Petition To Establish The Hunt Club Grove Community Development District (CDD) – 1st Reading And Public Hearing

Ordinance 2023-01 proposes the establishment of the Hunt Club Grove Community Development District (hereinafter referred to as the “CDD”), as petitioned by Hunt Club Grove North at Lake Wales LLC and Hunt Club Grove South at Lake Wales LLC.

Documents:

[CC MEMO 1ST R 2023-01 CDD HUNT CLUB.PDF](#)

[ORD 2023-01 HUNT CLUB GROVE CDD PETITION.PDF](#)

[UPDATED PETITION TO ESTABLISH HUNT CLUB GROVE CDD 12.28.22.PDF](#)

- 8.II.i. Report On CDDs

Submitted by David Price

Documents:

[LEROY COLLINS INST CDDS JULY 2014.PDF](#)

9. CITY ATTORNEY

10. CITY MANAGER

- 10.I. Commission Meeting Calendar

Documents:

[COMMISSION MEETING CALENDAR, JAN-2023.PDF](#)

11. CITY COMMISSION COMMENTS

12. MAYOR COMMENTS

13. ADJOURNMENT

**(The staff memos are not incorporated into the official record)**

Minutes of the City Commission meeting can be obtained from the City Clerk's Office. The minutes are recorded, but are not transcribed verbatim. Persons requiring a verbatim transcript may make arrangements with the City Clerk to duplicate the recording, or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be the expense of the requesting party.

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk's office no later than 5:00 p.m. on the day prior to the meeting.

Appeals concerning decisions on issues requiring a public hearing:

Persons who wish to appeal any decision made by the City Commission with respect to any matter considered during a public hearing at this meeting will need a record of the proceedings, and for such purpose may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.