

CITY OF LAKE WALES CITY COMMISSION WORKSHOP MEETING

Official Agenda
January 11, 2023
2:00 p.m.

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

1. CALL TO ORDER & ROLL CALL
2. City Manager Comments
3. RESOLUTION 2023-02 Declaring "Planning In Progress" For Preparation Of The Lake Wales Envisioned Plan
A Resolution providing that while the Lake Wales Envisioned Plan is in progress, the City staff will encourage applicants to become familiar with and follow the initial aspirations of the plan in all development proposals.

Documents:

[CC MEMO RES 2023-02 LAKE WALES ENVISIONED PLANNING IN PROGRESS.PDF](#)
[RESOLUTION 2023-02 PLANNING IN PROGRESS RESOLUTION_010623 REVISED.PDF](#)

4. Ordinance 2022-27 Annexation – 67.73 Acres Of Land South Of Lake Bella Road And East Of US Highway 27. 2nd Reading And Public Hearing
Ordinance 2022-27 proposes the voluntary annexation of approximately 67.73 acres of land south of Lake Bella Road and east of US Highway 27, and contiguous to the incorporated City limits.

Documents:

[CC MEMO ORD 2022-27 2ND R RAMA PROPERTY ANNEXATION 1.17.2023.PDF](#)
[ORD 2022-27 2ND R RAMA PROPERTY ANNEXATION.PDF](#)
[UTILITY MAPS - ANNEXATION 2022-27.PDF](#)

5. Ordinance D2022-28 - Large Scale Future Land Use Amendment For 67.73 Acres Of Land South Of Lake Bella Road And East Of US Highway 27. 2nd Hearing And Public Hearing
Property owners request a recommendation to City Commission to amend the Future Land Use Map of the Comprehensive Plan on parcels of land totaling approximately 67.73 acres.

Documents:

[CC MEMO D2022-28 2ND R RAMA LS CPA 1.17.2023.PDF](#)
[ORD D2022-28 2ND R RAMA PROPERTY LS CPA 1.17.2023.PDF](#)

6. Ordinance D2022-29 - Zoning Map Amendment For 67.73 Acres Of Land South Of Lake Bella Road And East Of US Highway 27. 2nd Hearing And Public Hearing
Property owners request a recommendation to City Commission to amend the Zoning Map on parcels of land totaling approximately 67.73 acres.

Documents:

[CC MEMO D2022-29 2ND R RAMA ZONING AMENDMENT 1.17.2023.PDF](#)
[ORD D2022-29 2ND R RAMA PROPERTY ZONING AMENDMENT 1.17.2023.PDF](#)

7. Ordinance 2023-01 - Petition To Establish The Hunt Club Grove Community Development District (CDD). 2nd 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 2ND R 2023-01 CDD HUNT CLUB.PDF](#)
[ORD 2023-01 HUNT CLUB GROVE CDD PETITION.PDF](#)
[OVERVIEW OF CDD PROCESS - 1.10.2023.PDF](#)

8. Ordinance 2023-03 Franchise Agreement – Duke Energy 1st Reading
The City Commission will consider approval of a Franchise Agreement with Duke Energy.

Documents:

[AGENDA MEMO - ORD 2023 -03 DUKE ENERGY.PDF](#)
[DUKE-LAKE WALES FRANCHISE 122022.PDF](#)

9. Resolution 2023-01 CRA Expansion Finding Of Necessity Study
At the August 9, 2022 meeting, the CRA Board authorized S&ME to determine the feasibility of expanding the community redevelopment area, called a Finding of Necessity (FON) study. Laura Canary from S&ME provided a presentation to outline the FON process, findings, and next steps to the CRA Board on January 10, 2023. The next step is for the City Commission to adopt a Resolution to accept, approve and adopt the CRA FON.

Documents:

CC MEMO CRA FON STUDY REPORT.PDF
LAKE WALES FON_RESOLUTION_CC_1.17.22.PDF
LAKE WALES CRA _FON REPORT_FINAL.PDF

10. Staff Recommends Commission Authorize The Wastewater Plant Maintenance Building Expansion To Be Performed By SEMCO Construction In The Amount Of \$186,168.00.

Documents:

AGENDA MEMO SEMCO WASTEWATER MAINTENANCE BUILDING
EXPANSION.PDF
SEMCO QUOTE MAINT. BUILDING EXPANSION.PDF

11. Elevated Water Storage Tank Maintenance
Staff is seeking commission approval for the expenditure of funds of \$38,500.00 for additional repairs to the Park Water Service Area (PWS) Water Storage Tank by Tank Rehab, LLC.

Documents:

AGENDA MEMO-PWS ADDITIONAL STORAGE TANK REPAIR(2).PDF
TANK REHAB QUOTE(3).PDF

12. City Manager Performance Evaluation
Commissioners will discuss the performance evaluation of the City Manager.

Documents:

SLATON AGENDA EVAL RESULTS 2022.PDF
RESULTS SLATON 2022..PDF

13. CITY COMMISSION AND MAYOR COMMENTS
14. ADJOURN

(The full staff memo will be incorporated into the official record)

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

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

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special

accommodations to participate in this meeting should contact the office of the City Clerk no later than 5:00 p.m. on the day prior to the meeting.