

**CITY COMMISSION
REGULAR MEETING
OFFICIAL AGENDA
January 17, 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. PROCLAMATIONS AND AWARDS
 - 5.I. PROCLAMATION - General Aviation Month

Documents:

[GENERAL AVIATION MONTH PROCLAMATION.PDF](#)

6. 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

Documents:

[LAKE WALES SPEAKER CARDS 2.PDF](#)

7. 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.

7.I. Minutes - January 3 & 11, 2023

Commission minutes [JANUARY 3, 2023](#)

Commission Work Session Minutes - [JANUARY 11, 2023](#)

7.II. 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](#)

7.III. 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](#)

8. OLD BUSINESS

8.I. 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](#)

8.II. 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](#)

8.III. 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](#)

8.IV. 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](#)

9. NEW BUSINESS

9.I. Staff Report Bok Estates PDP (Tabled)

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](#)

9.II. Oakridge PDP (Tabled)

This item is tabled

9.III. 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](#)
[ORDINANCE 2023-03 DUKE-LAKE WALES FRANCHISE 122022.PDF](#)

9.IV. 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](#)

9.V. 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

10. CITY ATTORNEY
11. CITY MANAGER
12. CITY COMMISSION COMMENTS
13. MAYOR COMMENTS
14. 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.