

CITY COMMISSION  
REGULAR MEETING  
OFFICIAL AGENDA  
February 7, 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 - Lake Wales High School Football Team

Documents:

[LWHS FOOTBALL TEAM 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:

[SPEAKER CARDS 3 LAKE WALES EDITS.PDF](#)  
[COMMENT CARD ITEM 6.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 17, 2023 And February 1, 2023  
Commission Minutes [JANUARY 17, 2023](#)

Commission Work Session Minutes [FEBRUARY 1, 2023](#)

- 7.II. Agreement For Professional Services Provided By Dorothy Abbott, CPA, MPA  
The City Commission will consider entering into an agreement with Dorothy Abbott for accounting services within the Finance Department.

Documents:

[000 - DA- AGENDA MEMO 01-30-23.PDF](#)  
[ABBOTT CONTRACT 2023.PDF](#)

8. OLD BUSINESS

- 8.I. Ordinance 2023-03 Franchise Agreement – Duke Energy 2nd Reading And Public Hearing  
*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](#)  
[COMMENT CARD ITEM 8.1.PDF](#)

9. NEW BUSINESS

- 9.I. ORDINANCE 2022-54 Annexation – 1st Reading And Public Hearing 47.31 Acres Of Land South Of Hunt Brothers Road, West Of Scenic Highway South, And East Of US Highway 27  
Ordinance 2022-54 proposes the voluntary annexation of approximately 47.31 acres of land south of Hunt Brothers Road, west of Scenic Highway South, and east of US Highway 27, and contiguous to the incorporated City limits.

Documents:

[CC MEMO ORD 2022-54 HUNT BROTHERS BP PROPERTY ANNEXATION REV.1 2.7.2023.PDF](#)  
[ORD 2022-54 HUNT BROTHERS PROPERTY ANNEXATION REV.1.PDF](#)  
[UTILITY MAP - ANNEXATION 2022-54.PDF](#)  
[COMMENT CARD ITEM 9.1.PDF](#)

- 9.II. ORDINANCE D2022-35 Small Scale Future Land Use Amendment For 47.31 Acres Of Land South Of Hunt Brothers Road, West Of Scenic Highway South, And East Of US Highway 27. 1st Reading And Public Hearing  
*Hunt Brothers, Inc., owner, requests a recommendation to City Commission to amend the Future Land Use Map of the Comprehensive Plan on parcels of land totaling approximately 47.31 acres.*

Documents:

CC MEMO D2022-35 HUNT BROTHERS SS CPA REV.1 2.7.2023.PDF  
ORD D2022-35 HUNT BROTHERS PROPERTY SS CPA REV.1 2.7.2023.PDF  
COMMENT CARD ITEM 9.2.PDF

- 9.III. ORDINANCE D2022-36 Zoning Map Amendment For 47.31 Acres Of Land South Of Hunt Brothers Road, West Of Scenic Highway South, And East Of US Highway 27. 1st Reading And Public Hearing

*Hunt Brothers, Inc., owner, requests a recommendation to City Commission to amend the Zoning Map on parcels of land totaling approximately 47.31 acres.*

Documents:

CC MEMO D2022-36 HUNT BROTHER ZONING AMENDMENT REV.1  
2.7.2023.PDF  
ORD D2022-36 HUNT BROTHERS PROPERTY ZONING AMENDMENT REV.1  
2.7.2023.PDF  
ATTACHMENT B.PDF  
COMMENT CARD ITEM 9.3.PDF

- 9.IV. ORDINANCE 2023-04 Future Land Use Amendment For 6.51 Acres Of Land South Of Grove Avenue East And East Of 1st Street South Parcel - 1st Reading And Public Hearing

Mathews Properties & Development Inc request a recommendation to City Commission to amend the Future Land Use Map of the Comprehensive Plan on parcels of land totaling approximately 6.51 acres.

Documents:

CC MEMO 2023-04 MATTHEWS PROPERTY SS CPA REV.1 2.7.2023.PDF  
ORD 2023-04 MATHEW PROPERTY SS CPA REV.1 2.7.2023.PDF  
COMMENT CARD ITEM 9.4.PDF

- 9.V. ORDINANCE 2023-05 Zoning Map Amendment For 6.51 Acres Of Land South Of Grove Avenue East And East Of 1st Street South. 1st Reading And Public Hearing

*Mathews Properties & Development Inc. request a recommendation to City Commission to amend the Zoning Map of the Comprehensive Plan on parcels of land totaling approximately 6.51 acres.*

Documents:

CC MEMO 2023-05 1ST R MATTHEWS PROPERTY ZONING AMENDMENT  
REV.1 2.7.2023.PDF  
ORD 2023-05 MATHEW PROPERTY ZONING AMENDMENT REV.1  
1.17.2023.PDF  
COMMENT CARD ITEM 9.5.PDF

- 9.VI. RESOLUTION 2022-33 Approval Of Retreat Report And Adoption Of Strategic Priorities  
Resolution 2022-33 approves the report of the October 2022 City Commission retreat and adopts the 5 strategic priorities and milestones.

Documents:

[MEMO RESOLUTION 2022-33.PDF](#)  
[RESOLUTION 2022-33.PDF](#)  
[COMMENT CARD ITEM 9.6.PDF](#)

9.VII. RESOLUTION 2023-04 Comments And Petitions

Resolution 2023-04 revises comments and petitions to allow residents outside the City limits within the Lake Wales High School attendance zone to speak during Comments and Petitions and Public Hearings.

Documents:

[AGENDA MEMO RESOLUTION 2023-04.PDF](#)  
[COMMENTS AND PETITIONS RESOLUTION 2023-04.PDF](#)  
[LWHS ATTENDANCE ZONE.PDF](#)  
[COMMENT CARD ITEM 9.7.PDF](#)

10. CITY CLERK

10.I. 2023 Municipal Election & Canvassing Board Information

The regular Municipal Election of the City of Lake Wales is Tuesday, April 4, 2023. We will elect a Commissioner for Seat 3 and a Commissioner for Seat 5 for terms of three years beginning May 2, 2023. Members of the City Commission must be registered voters and residents of the City of Lake Wales for at least one year preceding their date of election.

Documents:

[MEMO - 2023 MUNICIPAL ELECTION ACTIVITIES-2-7-2023.PDF](#)  
[DISTRICT MAP 2022.PDF](#)

11. CITY ATTORNEY

12. CITY MANAGER

12.I. Commission Meeting Calendar

Documents:

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

13. CITY COMMISSION COMMENTS

14. MAYOR COMMENTS

15. 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.