

# CITY OF LAKE WALES CITY COMMISSION WORKSHOP MEETING

Official Agenda  
April 12, 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. ORDINANCE 2023-11 Amendment To Chapter 23, Zoning, Land Use, And Development Regulations. 1st Reading And Public Hearing  
Ordinance 2023-11 amends Table 23-421 Permitted Uses and Special Exception Uses in Standard Zoning Districts

Documents:

[CC MEMO CHAPTER 23 AMENDMENT 1ST R 4.18.2023 2.PDF](#)  
[ORDINANCE 2023-11 TABLE 23-421.PDF](#)  
[ORDINANCE MEMO MERLE BISHOP 3.28.2023.PDF](#)

4. Highway 27 12 Final Plat  
David Holden with Quigg Engineering, agent for *Highway 27 12, LLC, owner, requests approval of the Highway 27 12 Final Plat.*

Documents:

[CC MEMO HIGHWAY 27 12 FINAL PLAT 4.18.23.PDF](#)  
[HWY 27 12 TITLE OPINION 3-17-2023.PDF](#)  
[MASTER DRAFT PLAT\\_10-10-22.PDF](#)

5. Mabel Place Final Plat  
*Mabel Place Development, LLC., owner, requests approval of the Mabel Place Final Plat.*

Documents:

[CC MEMO MABEL PLACE FINAL PLAT 4.18.23.PDF](#)  
[MABLE PLACE PLAT.PDF](#)  
[TITLE OPINION 3.16.23.PDF](#)  
[MABLE PLACE BOND.PDF](#)

6. Special Exception Use Permit Application For A Residential Planned Development Project (PDP) Oakridge. PUBLIC HEARING – Requirements Have Been Met.

*Steve Sloan, authorized agent for owner, is requesting the approval of City Commission, for a 30-unit multifamily Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP on approximately 4.26 acres of land south of Highway 60 East, west of 11th Street South, and east of Minnesota Street.*

Documents:

[CC MEMO OAKRIDGE PDP.PDF](#)  
[OAKRIDGE PDP FINAL 1.3.2023.PDF](#)  
[OAKRIDGE COMMENT RESPONSE LETTER.PDF](#)  
[OAKRIDGE ELEVATIONS.PDF](#)  
[PLUSURBIA PEER MEMO - OAKRIDGE DUPLEXES 02.02.2023.PDF](#)

7. Ordinance 2022-27 Annexation – 1st Reading And Public Hearing 67.73 Acres Of Land South Of Lake Bella Road And East Of US Highway 27.

*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 RAMA PROPERTY ANNEXATION 4.18.2023.PDF](#)  
[ORD 2022-27 REDO 1ST R RAMA PROPERTY ANNEXATION.PDF](#)  
[UTILITY MAPS - ANNEXATION 2022-27.PDF](#)

8. 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. 1st Hearing And Public Hearing  
*Property owners request approval of 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 RAMA LS CPA 4.18.2023.PDF](#)  
[ORD D2022-28 REDO 1ST R RAMA PROPERTY LS CPA 4.18..2022.PDF](#)

9. Ordinance D2022-29 Zoning Map Amendment For 67.73 Acres Of Land South Of Lake Bella Road And East Of US Highway 27. 1st Hearing And Public Hearing – Notice Requirements Have Been Met.

*Property owners request approval from City Commission to amend the Zoning Map and Future Land Use Map of the Comprehensive Plan on parcels of land totaling approximately 67.73 acres.*

Documents:

[CC MEMO D2022-29 RAMA ZONING AMENDMENT 4.18.2023.PDF](#)  
[ORD D2022-29 REDO 1ST R RAMA PROPERTY ZONING AMENDMENT 4.18.2023.PDF](#)

10. 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 4.18.2023.PDF](#)  
[ORD 2022-54 REDO 1ST R HUNT BROTHERS BP PROPERTY ANNEXATION 4.18.2023.PDF](#)  
[UTILITY MAP - ANNEXATION 2022-54.PDF](#)

11. 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 4.18.2023.PDF](#)  
[ORD D2022-35 REDO 1ST R HUNT BROTHERS PROPERTY SS CPA 4.18.2023.PDF](#)

12. Ordinance 2022-36 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 approval from 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 4.18.2023.PDF](#)  
[ORD D2022-36 REDO 1ST R HUNT BROTHERS PROPERTY ZONING AMENDMENT 4.18.2023.PDF](#)

13. Ordinance 2023-12 Zoning Map Amendment For 37.2 Acres South Of Sessoms Avenue, East Of Wetmore Street, North Of Tillman Avenue, And West Of 3rd Street. 2nd Hearing And Public Hearing

*Approval of City Commission to amend the Zoning Map on parcels of land totaling approximately 37.2 acres reflecting the text amendments made to establish a Downtown Mixed-Use district.*

Documents:

[CC MEMO 2ND R DOWNTOWN DMU ZONING 4.18.23.PDF](#)  
[ORD 2023-12 DMU REZONING - FINAL.PDF](#)  
[ATTACHMENT B DMU ZONING.PDF](#)  
[MAIN STREET LETTER OF SUPPORT DMU REZONING.PDF](#)

14. Ordinance 2023-13 Proposed Amendments To Land Development Regulations – Crystal Lake Overlay 2nd Reading & Public Hearing  
*Ordinance 2023-13 amends the following sections of the Land Development Regulations (LDRs) (Chapter 23, Lake Wales Code of Ordinances):*

*1) Section 23-423.d. Downtown Mixed-Use Design Standards: Crystal Lake Overlay*

Documents:

[AGENDA MEMO ORDINANCE 2023-13 2ND R CRYSTAL LAKE OVERLAY AMENDMENTS 4.5.2023 REVISED.PDF](#)  
[ORDINANCE 2023-13 CRYSTAL LAKE OVERLAY AMENDMENT 4.18.2023.PDF](#)  
[CRYSTAL LAKE OVERLAY TEXT AMENDMENT\\_02282023.PDF](#)  
[MAIN STREET LETTER OF SUPPORT CRYSTAL LAKE AMENDMENT\\_01.19.2023.PDF](#)  
[CRYSTAL LAKE OVERLAY AMENDMENTS POWERPOINT SUMMARY CITY COMMISSION 1ST READING 03.21.2023.PDF](#)  
[PLANTATION INN PROPERTY HISTORIC OVERLAY.PDF](#)

15. Ordinance 2023-09 Vacation Of A Portion Of Harding Avenue Right-Of-Way. 2nd Reading & Public Hearing  
*Manwello Brown, property owner, has petitioned for the vacation of a portion of Harding Avenue located north of Harding Avenue, west of D Street, and south of 415 D Street.*

Documents:

[CC MEMO 2ND R HARDING AVE ROW VACATION 4.18.2023.PDF](#)  
[ORD 2023-09 HARDING AVE ROW VACATION.PDF](#)  
[415 D STREET HARDING ROW BOUNDARY DESCRIPTION.PDF](#)

16. Ordinance 2023-10 Vacation Of A Portion Of Findley Drive Right-Of-Way. 1st Reading & Public Hearing  
*Kendall Phillips, authorized agent for owner, has petitioned for the vacation of a portion of Findley Drive located east of Scenic Highway North.*

Documents:

[CC MEMO PAMLICO FINDLEY DR ROW VACATION 4.18.2023.PDF](#)  
[ORD 2023-10 FINDLEY DRIVE ROW VACATION.PDF](#)  
[FINDLEY DR ROW VACATION EXHIBIT DESC..PDF](#)

17. Lift Station #3 (LS#3), Lift Station #6 (LS#6) And Lift Station #15 (LS#15) Diesel Bypass Pump Purchase  
Staff is recommending the commission approve the expenditure of \$172,061.00

to Thompson Pump & Manufacturing Co., for the purchase and installation of diesel bypass pumps for Lift station #3, Lift station #6 and Lift station #15.

Documents:

[AGENDA MEMO-DIESEL PUMPS PURCHASE.PDF](#)  
[LIFT STATION 15.PDF](#)  
[LIFT STATION 6.PDF](#)  
[LIFT STATION 3.PDF](#)

18. Lightning Suppression Devices

Authorizing the expenditure of \$84,990.00 to the Avanti Company for the purchase of the EMP Defense model CMCE-120 Lightning Suppression Devices and/or EMP Defense model CMCE-55 Lightning Suppression Devices be installed at all of the water and wastewater treatment plants.

Documents:

[AGENDA MEMO LIGHTNING SUPPRESSION.PDF](#)  
[QUOTES SOLE SOURCE.PDF](#)

19. Lease Agreement Of John Deere Tractor

Staff is requesting Commission approval to lease (1) John Deere 5075E Cab Utility Tractor under the Florida State Contract Pricing (FL Ag & Lawn Equip. 25101900-21-STC(PG F2 CG 22)).

Documents:

[JOHN DEERE TRACTOR AGENDA MEMO.PDF](#)  
[SCHEDULEEQUIPMENT46596.PDF](#)  
[JOHN DEERE QUOTE.PDF](#)

20. Resolution 2023-06, Adopting A Revised Transition Plan For Removing Obstacles To Accessibility Of Public Buildings.

Approval of Resolution 2023-06 will adopt a revised Transition Plan for Removing Obstacles to Accessibility of Public Buildings.

Documents:

[MEMO RESOLUTION 2023-06 TRANSITION PLAN.PDF](#)  
[RESOLUTION 2023-06 UPDATING ADA TRANSITION PLAN.PDF](#)  
[04-11-23-504PLANUPD C.PDF](#)

21. Special Event Permit For Lake Wales Jr. Woman's Club Fall Festival Event

*Lake Wales Jr. Woman's Club has submitted Special Event application to host a Fall Festival event on October 14, 2023 from 8:00 a.m. – 5:00 p.m. in Lake Wailes Park. The event will include alcohol.*

Documents:

[MEMO LW JR. WOMANS CLUB SPECIAL EVENT FALL FESTIVAL 2023.PDF](#)  
[JR WOMANS CLUB FALL FESTIVAL EVENT PERMIT APPLICATION.PDF](#)

22. CITY COMMISSION AND MAYOR COMMENTS

23. 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.