

**CITY COMMISSION
REGULAR MEETING
OFFICIAL AGENDA
May 16, 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. Public Works Week Proclamation

Documents:

[2023 PWW PROCLAMATION.PDF](#)

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- 5.II. PROCLAMATION - Police Memorial Week

Documents:

[POLICE MEMORIAL WEEK 2023 PROCLAMATION.PDF](#)

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- 5.III. PROCLAMATION - Water Safety Month

Documents:

[WATER SAFETY MONTH PROCLAMATION.DOCX.PDF](#)

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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](#)
[ITEM 6 COMMENTS AND PETITIONS \(2\).PDF](#)

7. CITY CLERK

7.I. Appointments – Fire Pension Board

Appointment to fill vacancies due to expiration of terms.

Documents:

[MEMO-BOARD APPOINTMENTS MAY 2023.PDF](#)
[PREVATTE FIRE PENSION CITIZEN BOARD APPLICATION FORM.PDF](#)

8. 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.

8.I. Minutes - May 2, 2023 And May 10, 2023

Commission Minutes - [MAY 2, 2023](#)

Commission Work Session minutes [MAY 10, 2023](#)

8.II. Friday Night Delight Special Event Permit Application

Approval of this Special Event Application will allow the Ranch Taproom and Coffeehouse to host a Friday Night Delight event on Friday nights between June 2 & August 4, 2023

Documents:

[MEMO FRIDAY NIGHT DELIGHT 2023.PDF](#)
[FRIDAY NIGHT DELIGHT EVENT PERMIT 2023.PDF](#)
[ITEM 8.PDF](#)

8.III. Special Event Permit For Lake Wales Woman's Club Plant And Garden Festival

Lake Wales Woman's Club has submitted Special Event application to host a Plant and Garden Festival event on October 21, 2023 from 8:00 a.m. – 5:00 p.m. at their building. They request closure of a portion of Cypress Garden Lane from 3:00 p.m. on October 20, 2023 – 7:00 p.m. on October 21, 2023.

Documents:

[MEMO LW WOMANS CLUB SPECIAL EVENT PLANT AND GARDEN FESTIVAL 2023.PDF](#)
[WOMANS CLUB PLANT AND GARDEN FESTIVAL APPLICATION .PDF](#)

8.IV. Task Order - Dover, Kohl & Partners

The City Commission will consider approval of a Task Order that will authorize Dover, Kohl & Partners (DK&P) to complete Phases 3 and 4 of the Lake Wales Envisioned long-range plan.

Documents:

[AGENDA MEMO - DKP-P3-4.PDF](#)
[LAKE WALES ENVISIONED_TASK ORDER PROPOSAL PHASE 3 AND 4_050523.PDF](#)

8.V. Task Order – Inspire Placemaking Collective

The City Commission will consider approval of a Task Order that will authorize Inspire Placemaking Collective (Inspire) to assist Dover, Kohl & Partners (DK&P) in completing Phases 3 and 4 of the Lake Wales Envisioned long-range plan.

Documents:

[AGENDA MEMO - INSPIRE.PDF](#)
[INSPIRE-LAKE WALES ENVISIONED PHASES 3 AND 4-CLEAN.PDF](#)

8.VI. Award Of Bid #23-529 To SEMCO For The YMCA Hurricane Ian Damage Repair.

Staff recommends commission authorize the YMCA repairs from Hurricane Ian to be awarded to SEMCO Construction in the amount of \$27,423.00.

Documents:

[AGENDA MEMO SEMCO YMCA HURRICANE DAMAGE.PDF](#)
[23-529 BID TAB.PDF](#)
[ITB NO. 23-529 YMCA HR - SEMCO.PDF](#)

8.VII. Award Of Bid #23-530 Paul Weaver Construction, LLC Denton Ballfield Hurricane Ian Damage Repair.

Staff recommends commission authorize the Award of Bid-#23-530 for the Denton Ballfield repairs from Hurricane Ian to be performed by Paul Weaver Construction, LLC in the amount of \$20,500.00.

Documents:

[AGENDA MEMO PAUL WEAVER CONSTRUCTION HURRICANE DAMAGE DENTON BALLFIELD.PDF](#)
[23-530 BID TAB.PDF](#)
[PAUL WEAVER CONSTRUCTION BID - DENTON BALLFIELD.PDF](#)

8.VIII. Award Of Bid #23-531 To Paul Weaver Construction, LLC For Senior Ballfields Hurricane Ian Damage Repair.

Staff recommends commission authorize the Award of Bid #23-531 for the Senior Ballfield repairs from Hurricane Ian to be performed by Paul Weaver Construction, LLC in the amount of \$55,500.00.

Documents:

[AGENDA MEMO PAUL WEAVER CONSTRUCTION HURRICANE DAMAGE SENIOR BALLFIELD.PDF](#)
[23-531 BID TAB.PDF](#)
[PAUL WEAVER CONSTRUCTION BID - SENIOR BALLFIELD 23-531.PDF](#)

8.IX. Lift Station #2 Diesel Bypass Pump Installation.

Staff is recommending the commission approve the expenditure of \$77,168.00 to

Contract Management services for the installation of the diesel bypass pump at lift station 2 (LS#2).

Documents:

[AGENDA MEMO-LS 2 DIESEL PUMP INSTALLATION.PDF](#)
[BYPASS PUMP INSTALLATION QUOTES.PDF](#)

8.X. Reuse Extension Plan And Downstream Wastewater Capacity Analysis.

Staff is requesting approval to enter into an agreement with Kimley-Horn and Associates to provide a downstream wastewater capacity analysis related to the reuse extension for the planned development in the north, service area South of Thompson Nursery Rd and West of Highway 27 for \$64,500.00.

Documents:

[AGENDA MEMO-KIMLEYHORN REUSE EXTENSION AND CAPACITY ANALYSIS.PDF](#)
[LAKE WALES - REUSE EXTENSION PLAN AND DOWNSTREAM WASTEWATER ANALYSIS.PDF](#)
[ITEM 8.10.PDF](#)

8.XI. Replacement Of Two Police Vehicles

Staff is requesting Commission approval to lease purchase two (2) additional police vehicles through The Bancorp Bank.

Documents:

[COMMISSION MEMO - CRASH REPLACEMENT VEHICLES 5-2023.PDF](#)
[5423 2023 UNMARKED UTILITY K8A WORKSHEET.PDF](#)
[4223 2023 MARKED UTILITY K8A WORKSHEET.PDF](#)
[LEASE AGREEMENTS.PDF](#)

9. OLD BUSINESS

9.I. Ordinance 2022-27 Annexation – 2nd 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 2ND R RAMA PROPERTY ANNEXATION 5.16.2023.PDF](#)
[ORD 2022-27 2ND R RAMA PROPERTY ANNEXATION 5.16.2023.PDF](#)
[UTILITY MAPS - ANNEXATION 2022-27.PDF](#)

9.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

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 2ND R RAMA LS CPA 5.16.2023.PDF](#)
[ORD D2022-28 2ND R RAMA PROPERTY LS CPA 5.16..2023.PDF](#)
[ITEM 9.2, 9.3, 9.7.PDF](#)

- 9.III. Ordinance D2022-29 Zoning Map Amendment For 67.73 Acres Of Land South Of Lake Bella Road And East Of US Highway 27

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 2ND R RAMA ZONING AMENDMENT 5.16.2023.PDF](#)
[ORD D2022-29 2ND R RAMA PROPERTY ZONING AMENDMENT 5.16.2023.PDF](#)

- 9.IV. Ordinance 2022-54 Annexation – 2nd 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 2ND R HUNT BROTHERS BP PROPERTY ANNEXATION 5.16.2023.PDF](#)
[ORD 2022-54 2ND R HUNT BROTHERS BP PROPERTY ANNEXATION 5.16.2023.PDF](#)
[UTILITY MAP - ANNEXATION 2022-54.PDF](#)

- 9.V. 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

Hunt Brothers, Inc., owner, requests approval of 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 2ND R HUNT BROTHERS SS CPA 5.16.2023.PDF](#)
[ORD D2022-35 2ND R HUNT BROTHERS PROPERTY SS CPA 5.16.2023.PDF](#)

- 9.VI. 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

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 2ND R HUNT BROTHER ZONING AMENDMENT 5.16.2023.PDF](#)
[ORD D2022-36 2ND R HUNT BROTHERS PROPERTY ZONING AMENDMENT 5.16.2023.PDF](#)
[ATTACHMENT B - TABLE 23-421.PDF](#)

- 9.VII. Ordinance 2023-10 Vacation Of A Portion Of Findley Drive Right-Of-Way 2nd 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 5.16.2023.PDF](#)
[ORD 2023-10 2ND R FINDLEY DRIVE ROW VACATION 5.16.2023.PDF](#)
[FINDLEY DR ROW VACATION EXHIBIT AND DESC..PDF](#)

10. NEW BUSINESS

- 10.I. Preliminary Subdivision Plat Approval / Special Exception Use Permit Approval For A Residential Planned Development Project (PDP) Steeple Chase

Dave Schmitt Engineering, Inc., agent for owner, is requesting the approval of City Commission, for a 300-lot single-family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP, including waivers of strict compliance, on approximately 97.85 acres of land just east of Scenic Highway South and north of Belleview Drive.

Documents:

[CC MEMO STEEPLE CHASE 5.16.2023.PDF](#)
[STEEPLE CHASE PDP FINAL 2023.PDF](#)
[STEEPLE CHASE LANDSCAPE SET 4-13-23 SIGNED.PDF](#)
[STEEPLECHASE SITE RENDERINGS.PDF](#)
[RESOLUTION 2023-02 PLANNING IN PROGRESS 2.PDF](#)
[DKP STEEPLE CHASE DESIGN REVIEW 020923.PDF](#)
[ITEM 10.1.PDF](#)

- 10.II. Resolution 2023-05 – Resolution To Utilize The Uniform Method Of Collecting Non- Ad Valorem Assessments And Adopting The Special Assessment Roll.

Resolution 2023-05 declares the City's intent to utilize the uniform method of collecting non-ad valorem assessments and adopts the assessment roll for 2022.

Documents:

[2023-CC MEMO RESOLUTION 2023-05 NON-AD VALOREM.PDF](#)
[2023-NON-AD VALORAM TAX ROLL - LAKE WALES FINAL FOR COMMISSION.PDF](#)
[2023-RESOLUTION 2023-05 NON-AD VALOREM COLLECTION.PDF](#)

- 10.III. Resolution 2023-07, Public Transportation Grant Agreement G2J27

The City Commission will consider approving Resolution 2023-07, authorizing an agreement with the Florida Department of Transportation (FDOT) to provide funding for Airport airfield security fencing and access control at the Lake Wales Municipal Airport.

Documents:

[MEMORANDUM RESOLUTION 2023-07.PDF](#)
[RESOLUTION 2023-07 AIRPORT SECURITY FENCING AND ACCESS CONTROL.PDF](#)
[X07_G2J27_452975-1_SECURITY_ORIGINAL PTGA_DRAFT FOR EXECUTION.PDF](#)

11. CITY ATTORNEY

12. CITY MANAGER

12.I. City Commission Meeting Schedule

Documents:

[COMMISSION MEETING CALENDAR, MAY-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.