

**CITY COMMISSION
REGULAR MEETING
OFFICIAL AGENDA
July 5, 2022
6:00 p.m.**

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

1. INVOCATION
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. CALL TO ORDER
5. 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

6. 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.

6.I. Minutes - June 29, 2022, June 21, 2022, February 15, 2022, March 30, 2022

Commission meeting [FEBRUARY 15, 2022](#)

Commission Work Session [MARCH 30, 2022](#)

Commission meeting [JUNE 21, 2022](#)

Commission Meeting [JUNE 29, 2022](#)

6.II. Janie Howard Wilson Elementary – Florida Avenue Temporary Road Closure At Scenic Highway

The City Commission will consider a request to allow the staff of Janie Howard Wilson Elementary to close Florida Avenue at Scenic Highway on school days 30 (thirty) minutes prior to school beginning until 10 (ten) minutes after and 30 (thirty)

minutes prior to dismissal until 10 (ten) minutes after.

Documents:

[COMMISSION AGENDA - JANIE HOWARD WILSON ELEMENTARY ROAD CLOSURE REQUEST 6-28-22.PDF](#)
[FLORIDA AVENUE ROAD CLOSURE MAP FOR JHW ELEM.PDF](#)
[TRAFFIC ROUTING FOR STUDENT DROP OFF AND PICK UP.PDF](#)

- 6.III. Special Event Application - Start Right Campaign
Polk State College has applied to host a special event called Start Right Campaign on July 23, 2022. They request closure of Central Avenue between Second Avenue and Market Street between 7:00 a.m. and 2:00 p.m.

Documents:

[MEMO TO COMMISSION START RIGHT EVENT 2022.PDF](#)
[PERMIT APPLICATION START RIGHT CAMPAIGN 2022.PDF](#)

7. OLD BUSINESS

- 7.I. ORDINANCE 2022-13 Annexation – 2nd Reading And Public Hearing 23.66 Acres Of Land South Of Passion Play Road And West Of 11th Street South
Ordinance 2022-13 proposes the voluntary annexation of approximately 23.66 acres of land south of Passion Play Road and west of 11th Street South, and contiguous to the incorporated City limits.

Documents:

[CC MEMO ORD 2022-13 2ND R MCKENNA PROPERTY ANNEXATION.PDF](#)
[ORD 2022-13 MCKENNA PROPERTY ANNEXATION.PDF](#)
[UTILITY MAPS - ANNEXATION 2022-13.PDF](#)

- 7.II. ORDINANCE D2022-15 1st Reading And Public Hearing - Future Land Use Amendment For 15.98 Acres Of Land North Of State Road 60 E. And East Of Evergreen Drive
Trinity Baptist Church requests approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on approximately 15.98 acres of land.

Documents:

[CC MEMO D2022-15 TRINITY BAPTIST CPA REV 7.5.2022.PDF](#)
[ORD D2022-15 TRINITY BAPTIST CPA SMALL SCALE 7.5.22.PDF](#)

- 7.III. ORDINANCE D2022-16 1st Reading And Public Hearing - Zoning Map Amendment For 15.98 Acres Of Land North Of State Road 60 E. And East Of Evergreen Drive
Trinity Baptist Church requests approval of City Commission to amend the Zoning Map on approximately 15.98 acres of land.

Documents:

[CC MEMO D2022-16 TRINITY BAPTIST ZONING REV 7.5.2022.PDF](#)
[ORD D2022-16 TRINITY BAPTIST ZONING AMENDMENT 7.5.22.PDF](#)

- 7.IV. ORDINANCE 2022-21 Annexation – 2nd Reading And Public Hearing 102.06 Acres Of Land North Of Mountain Lake Cutoff Road And West Of US Highway 27
Ordinance 2022-21 proposes the voluntary annexation of approximately 102.06 acres of land north of Mountain Lake Cutoff Road and west of US Highway 27, and contiguous to the incorporated City limits.

Documents:

[CC MEMO ORD 2022-21 2ND R LAKE WALES PROPERTY HOLDINGS ANNEXATION 7.5.2022.PDF](#)
[ORD 2022-21 LAKE WALES PROPERTY HOLDINGS ANNEXATION.PDF](#)
[LEGAL DESCRIPTIONS - ANNEXATION 2022-21.PDF](#)
[UTILITY MAPS - ANNEXATION 2022-21.PDF](#)

- 7.V. ORDINANCE D2022-09 2nd Reading And Public Hearing - Future Land Use Amendment For 23.66 Acres Of Land South Of Passion Play Road And West Of 11th Street South
The McKenna Family requests approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on parcels of land totaling approximately 23.66 acres.

Documents:

[CC MEMO D2022-09 2ND R MCKENNA PROPERTY CPA 7.5.2022.PDF](#)
[ORD D2022-09 2ND R MCKENNA PROPERTY CPA SMALL SCALE 7.5.22.PDF](#)

- 7.VI. ORDINANCE D2022-10 2nd Reading And Public Hearing Zoning Map Amendment For 23.66 Acres Of Land South Of Passion Play Road And West Of 11th Street South
The McKenna Family requests approval of City Commission to amend the Zoning Map on parcels of land totaling approximately 23.66 acres.

Documents:

[CC MEMO D2022-10 2ND R MCKENNA PROPERTY ZONING 7.5.2022.PDF](#)
[ORD D2022-10 2ND R MCKENNA PROPERTY ZONING AMENDMENT 7.5.22.PDF](#)

- 7.VII. ORDINANCE D2022-13 2nd Reading And Public Hearing - Future Land Use For Approximately 208 Acres Of Land South Of Lake Mabel Loop Road, East Of Scenic Highway North, North Of Masterpiece Road, And West Of Tower Road
Shelton T. Rice, authorized agent for owner, requests approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on the above-mentioned parcels totaling approximately 208 acres of land.

Documents:

[CC MEMO D2022-13 2ND R VALENCIA HILLS CPA 7.5.22.PDF](#)
[ORD D2022-13 2ND R VALENCIA HILLS CPA LARGE SCALE 7.5.22.PDF](#)
[LEGAL DESCRIPTIONS - VALENCIA HILLS.PDF](#)
[UTILITY MAPS - VALENCIA HILLS.PDF](#)

- 7.VIII. ORDINANCE D2022-14 2nd Reading And Public Hearing - Zoning Amendment For 208 Acres Of Land South Of Lake Mabel Loop Road, East Of Scenic Highway North, North

Of Masterpiece Road, And West Of Tower Road

Shelton T. Rice, authorized agent for owner, requests approval of City Commission to amend the Zoning Map on the above-mentioned parcels totaling approximately 208 acres of land.

Documents:

[CC MEMO D2022-14 2ND R VALENCIA HILLS ZONING AMENDMENT 7.5.2022.PDF](#)
[ORD D2022-14 2ND R VALENCIA HILLS ZONING AMENDMENT 7.5.22.PDF](#)
[LEGAL DESCRIPTIONS - VALENCIA HILLS.PDF](#)
[UTILITY MAPS - VALENCIA HILLS.PDF](#)

8. NEW BUSINESS

8.I. RESOLUTION 2022-19 - Release Of Mineral Rights

Resolution 2022-19 is for the purpose of releasing and disclaiming statutory mineral reservations which impact portions of the former Mayfair development property.

Documents:

[MINERAL RELEASE RES 2022-19.PDF](#)
[RESOLUTION 2022-19 RELEASING MINERAL RIGHTS.PDF](#)

8.II. RESOLUTION 2022-24 Proclamation Policy

Resolution 2022-24 adopts a Proclamation Policy.

Documents:

[AGENDA MEMO RESOLUTION 2022-24 PROCLAMATION POLICY.PDF](#)
[RESOLUTION 2022-24 PROCLAMATION POLICY.PDF](#)
[PROCLAMATION POLICY.PDF](#)

8.III. ORDINANCE 2022-35 Updates To Chapter 12 Health, Sanitation, Nuisances, And Minimum Property Maintenance Standards – 1st Reading And Public Hearing

Staff proposes amendments to sections of the Health, Sanitation, Nuisances, and Minimum Property Maintenance Standards (Chapter 12, Lake Wales Code of Ordinances).

Documents:

[CC MEMO 6.27.22 2022-35 CHP. 12 UPDATES.PDF](#)
[ORDINANCE 2022-35 CHP 12 AMENDMENTS 6.27.22.PDF](#)

8.IV. ORDINANCE D2022-19 1st Reading And Public Hearing - Future Land Use Amendment For 16.43 Acres Of Land North Of Hunt Brothers Road, East Of US Highway 27 And Miami Street.

Bryan Hunter, authorized agent for owner, is requesting a recommendation to City Commission to amend the Future Land Use Map of the Comprehensive Plan on above-mentioned parcels of land totaling approximately 16.43 acres.

Documents:

[CC MEMO D2022-19 RIDGECREST SS CPA 7.5.2022.PDF](#)
[ORD D2022-19 RIDGECREST CPA SMALL SCALE 7.5.22.PDF](#)
[RIDGECREST LEGAL DESCRIPTIONS.PDF](#)

- 8.V. ORDINANCE D2022-20 1st Reading And Public Hearing - Zoning Amendment For 16.43 Acres Of Land North Of Hunt Brothers Road, East Of US Highway 27 And Miami Street. Bryan Hunter, authorized agent for owner, is requesting a recommendation to City Commission to amend the Zoning Map on above-mentioned parcels of land totaling approximately 16.43 acres.

Documents:

[CC MEMO D2022-20 RIDGECREST ZONING AMENDMENT 7.5.2022.PDF](#)
[ORD D2022-20 RIDGECREST ZONING AMENDMENT 7.5.22.PDF](#)
[RIDGECREST LEGAL DESCRIPTIONS.PDF](#)

- 8.VI. Ridgcrest - Preliminary Subdivision Plat Approval / Special Exception Use Permit Approval For A Residential Planned Development Project (PDP) - Public Hearing Bryan Hunter, authorized agent for owner, is requesting a recommendation of approval to City Commission, of a 1,020-lot single family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP on approximately 312.7 acres of land south of Russell Avenue West, west of 1st Street South, north of Hunt Brothers Road, and east of US Highway 27.

Documents:

[CC MEMO RIDGECREST PDP 7.5.2022.PDF](#)
[EXHIBIT A - RIDGECREST PDP.PDF](#)
[INDICATORS OF URBAN SPRAWL - RIDGECREST.PDF](#)
[RESIDENTIAL PDP DESIGN GUIDELINES - RIDGECREST.PDF](#)
[RIDGECREST PDP PLANS_5-12-2022.PDF](#)
[UTILITY MAPS - RIDGECREST.PDF](#)

- 8.VII. ORDINANCE 2022-24 Annexation – 2nd Reading And Public Hearing 17.23 Acres Of Land South Of Waverly Road And West Of C F Kinney Road
Ordinance 2022-24 proposes the voluntary annexation of approximately 17.23 acres of land south of Waverly Road and west of C F Kinney Road, and contiguous to the incorporated City limits.

Documents:

[CC MEMO ORD 2022-24 2ND R FORD GROVES ANNEXATION 7.5.2022.PDF](#)
[ORD 2022-24 FORD GROVES ANNEXATION.PDF](#)
[UTILITY MAPS - ANNEXATION 2022-24.PDF](#)

9. CITY ATTORNEY
10. CITY MANAGER
10.I. Commission Meeting Calendar

Documents:

[COMMISSION MEETING CALENDAR, JULY-2022.PDF](#)

11. CITY COMMISSION COMMENTS

12. MAYOR COMMENTS

13. 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.