

# CITY OF LAKE WALES CITY COMMISSION WORKSHOP MEETING

**Official Agenda  
July 13, 2022  
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. Presentation - Citywide Survey Presentation By ETC Institute

Documents:

[LAKE-WALES-COMMUNITY-SURVEY-PRESENTATION---JULY-8-2022.PDF](#)

4. Florida Development Corporation Funding Request To Open A Business Incubator On Lincoln Avenue.  
The purpose of this memorandum is to consider the funding request of \$1.2 million for the business Incubator BizLINC at 225 Lincoln Ave.

Documents:

[AGENDA ITEM - FDC BUSINESS INCUBATOR FUNDING REQUEST.PDF](#)  
[BIZLINC - OPERATING AGREEMENT\(CITY\).PDF](#)  
[EXHIBIT A - DELIVERABLE-RESULTS SPREADSHEET.PDF](#)

5. RESOLUTION 2022-24 FDOT Construction Agreement – Park Avenue / Market Plaza Streetscape  
The City Commission will consider approving Resolution 2022-24, authorizing the City Manager to execute a Construction Agreement with the Florida Department of Transportation (FDOT) regarding improvements contemplated as part of the Park Avenue / Market Plaza Streetscape project.

Documents:

AGENDA MEMO - RESOLUTION 2022-24 FDOT CONSTRUCTION AGREEMENT  
PARK AVENUE MARKET PLAZA STREETScape.PDF  
RESOLUTION 2022-24 FDOT AGREEMENT.PDF

6. RESOLUTION 2022-23 DW5303B Water Main Replacement Phase 2

In order to receive State Revolving Loan Funds (SRF) for any given project, a resolution must be adopted by the city stating its financial position and its authority to apply for these funds.

Documents:

AGENDA MEMO-RESOLUTION 2022-23 WATERMAIN REPLACEMENT PH  
2.PDF  
DW5303B WTR RP PH 2.PDF  
RESOLUTION2022-23.PDF

7. Elevated Water Storage Tank Maintenance

Staff is seeking commission approval for the expenditure of funds of \$215,000.00 for maintenance of the Park Water Service Area (PWS) Water Storage Tank by Tank Rehab, LLC.

Documents:

PWS TANK PHOTOS.PDF  
AGENDA MEMO-PWS STORAGE TANK REPAIR.PDF  
PWC TANK REHAB QUOTE.PDF

8. First Amendment To The T-Mobile Wireless Cell Site Lease

Renewal of the T-Mobile Cell Site Lease for four (4) five (5) year terms for a total of 20 years.

Documents:

AGENDA MEMO-T-MOBILE FIRST AMENDMENT..PDF  
T-MOBILE FIRST AMENDMENT-SITE LEASE.DOCX.PDF

9. SR 17 Lake Wales History Museum FDOT Stormwater Maintenance Agreement

The maintenance agreement sets forth what the City of Lake Wales will be responsible to maintain once the Stormwater infrastructure is installed to handle the flooding at the museum entrance.

Documents:

AGENDA MEMO-FDOT STORMWATER MAINTENANCE  
AGREEMENT.DOCX.PDF  
CITY OF LAKE WALES FDOT MAINTENANCE AGREEMENT.PDF

10. ORDINANCE D2022-22 1st Reading And Public Hearing - Future Land Use Amendment For 102.06 Acres Of Land North Of Mountain Lake Cutoff Road And West Of US Highway 27.  
Diane Chadwick, authorized agent for owners Lake Wales II & III Property Holdings, LLC,

requests recommendation to City Commission to amend the Future Land Use Map of the Comprehensive Plan on the above-mentioned parcels totaling approximately 102.06 acres of land.

Documents:

[CC MEMO D2022-22 LAKE WALES PROPERTY HOLDINGS LS CPA 7.19.2022.PDF](#)  
[ORD D2022-22 LAKE WALES PROPERTY HOLDINGS LS CPA 7.19.22.PDF](#)  
[LW PROPERTY HOLDINGS BOUNDARY SURVEY AND LEGAL DESCRIPTIONS.PDF](#)

11. ORDINANCE D2022-23 1st Reading And Public Hearing - Zoning Amendment For 102.06 Acres Of Land North Of Mountain Lake Cutoff Road And West Of US Highway 27.  
Diane Chadwick, authorized agent for owners Lake Wales II & III Property Holdings, LLC, requests recommendation to City Commission to amend the Zoning Map on the above-mentioned parcels totaling approximately 102.06 acres of land.

Documents:

[CC MEMO D2022-23 LAKE WALES PROPERTY HOLDINGS ZONING 7.19.2022.PDF](#)  
[ORD D2022-23 LAKE WALES PROPERTY HOLDINGS ZONING AMENDMENT 7.19.22.PDF](#)  
[LW PROPERTY HOLDINGS BOUNDARY SURVEY AND LEGAL DESCRIPTIONS.PDF](#)

12. ORDINANCE D2022-25 1st Reading And Public Hearing - Future Land Use Amendment For 17.23 Acres Of Land South Of Waverly Road And West Of C F Kinney Road.  
Sarah Case, authorized agent for owner, request approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on approximately 17.23 acres of land.

Documents:

[CC MEMO D2022-25 FORD GROVES SS CPA 7.19.2022.PDF](#)  
[ORD D2022-25 FORD GROVES SS CPA 7.19.22.PDF](#)

13. ORDINANCE D2022-26 First Reading And Public Hearing - Zoning Map Amendment For 17.23 Acres Of Land South Of Waverly Road And West Of C F Kinney Road.  
Sarah Case, authorized agent for owner, requests approval of City Commission to amend the Zoning Map on approximately 17.23 acres of land.

Documents:

[CC MEMO D2022-26 FORD GROVES ZONING AMENDMENT 7.19.2022.PDF](#)  
[ORD D2022-26 FORD GROVES ZONING AMENDMENT 7.19.22.PDF](#)

14. ORDINANCE 2022-36 LDR Updates Chapter 23 Land Development Regulations – 1st Reading And Public Hearing

Staff proposes amendments to the following sections of the Land Development Regulations (LDRs) (Chapter 23, Lake Wales Code of Ordinances):

- a. Section 23-303 Streets
- b. Section 23-348 Home Based Businesses
- c. Section 23-802 Definitions

Documents:

[CC MEMO ORD. 2022-36 HOME OCCS LDR UPDATES 7.19.2022.PDF](#)  
[ORDINANCE 2022-36 LDR AMENDMENTS HOME BUS. AND STREETS.PDF](#)  
[SEC\\_559-955\\_FS.PDF](#)  
[SOURCES SEC 23-348 UPDATE.PDF](#)

15. ORDINANCE D2022-15 2nd 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 request 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 2ND R TRINITY BAPTIST CPA 7.19.2022.PDF](#)  
[ORD D2022-15 2ND R TRINITY BAPTIST CPA SMALL SCALE 7.19.22.PDF](#)

16. ORDINANCE D2022-16 2nd 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 2ND R TRINITY BAPTIST ZONING AMENDMENT 7.19.2022.PDF](#)  
[ORD D2022-16 2ND R TRINITY BAPTIST ZONING AMENDMENT 7.19.22.PDF](#)

17. Ordinance D2022-19 2nd 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 approval 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 2ND R RIDGECREST SS CPA 7.19.2022.PDF](#)  
[ORD D2022-19 2ND R RIDGECREST CPA SMALL SCALE 7.19.22.PDF](#)  
[RIDGECREST LEGAL DESCRIPTIONS.PDF](#)

18. ORDINANCE D2022-20 2nd 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 approval to City Commission to amend the Zoning Map on above-mentioned parcels of land totaling approximately 16.43 acres.

Documents:

[CC MEMO D2022-20 2ND R RIDGECREST ZONING AMENDMENT 7.19.2022.PDF](#)  
[ORD D2022-20 2ND R RIDGECREST ZONING AMENDMENT 7.19.22.PDF](#)  
[RIDGECREST LEGAL DESCRIPTIONS.PDF](#)

19. ORDINANCE 2022-30 LDR Updates Chapter 23 Land Development Regulations – 2nd Reading And Public Hearing

Staff proposes amendments to the following sections of the Land Development Regulations (LDRs) (Chapter 23, Lake Wales Code of Ordinances):

- a. Section 23-421 Permitted Uses
- b. Section 23-302 Definitions

Documents:

[CC MEMO 2022-30 2ND R LDR UPDATES 7.19.2022.PDF](#)  
[ORDINANCE 2022-30 2ND R LDR AMENDMENTS 7.19.2022.PDF](#)

20. ORDINANCE 2022-35 Updates To Chapter 12 Health, Sanitation, Nuisances, And Minimum Property Maintenance Standards – 2nd 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 ORD. 2022-35 2ND R CHP. 12 UPDATES.PDF](#)  
[ORDINANCE 2022-35 CHP 12 AMENDMENTS 7.19.22.PDF](#)

21. Carpet Replacement – Municipal Administration Building

The City Commission will consider authorizing replace sections of the carpet in the Municipal Administration Building.

Documents:

[MUNICIPAL ADMIN BUILDING CARPET REPLACEMENT MEMO.PDF](#)  
[CITY HALL CARPET REPLACEMENT - PROPOSAL-22203.PDF](#)

22. Special Event Permit Application - Kiwanis Christmas Parade December 10, 2022

Approval of the special event permit application will allow the Lake Wales Kiwanis Club to present the annual Christmas Parade on Saturday December 10, 2022 and allow for the temporary closing of several streets.

Documents:

23. CITY COMMISSION AND MAYOR COMMENTS

24. 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.