

CITY COMMISSION
REGULAR MEETING
OFFICIAL AGENDA
July 19, 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. CALL TO ORDER
4. ROLL CALL
5. PROCLAMATIONS AND AWARDS
 - 5.I. PROCLAMATION - Parks And Recreation Month

Documents:

[PARKS AND RECREATION-2022-PROCLAMATION.PDF](#)

- 5.II. Proclamation - Library Director Tina Peak Retirement

Documents:

[TINA PEAK RETIREMENT 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

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 - February 18, 2022, April 6, 2022, July 5, 2022, July 13, 2022

Special City Commission meeting minutes [FEBRUARY 18, 2022](#)

City Commission minutes - [APRIL 6, 2022](#)

City Commission meeting [JULY 5, 2022](#)

City Commission Work Session [JULY 13, 2022](#)

7.II. 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](#)

7.III. Special Event Permit - 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:

[MEMO CHRISTMAS PARADE DEC 2022.PDF](#)
[PERMIT APPLICATION KIWANIS CHRISTMAS PARADE 2022.PDF](#)

7.IV. 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](#)

7.V. 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.PDF](#)

7.VI. 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.PDF](#)
[CITY OF LAKE WALES FDOT MAINTENANCE AGREEMENT.PDF](#)

- 7.VII. 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](#)

8. OLD BUSINESS

- 8.I. 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](#)

- 8.II. 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](#)

- 8.III. 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](#)

- 8.IV. 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](#)

- 8.V. 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](#)

9. NEW BUSINESS

- 9.I. Certification Of 2022 Taxable Value, Interim Millage & FY22'23 Budget Hearing Dates
The City Commission will consider approval of the Polk County property appraiser's certification of taxable value for 2022, set the interim millage rate, and set the dates for the public hearings to adopt the final millage rate and the FY22'23 budget.

Documents:

[001 - MEMO - INTERIM MILLAGE RATE FY 2022-23.PDF](#)
[002 - DR-420 FY 2022-23.PDF](#)

- 9.II. 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](#)

- 9.III. RESOLUTION 2022-25 FDOT Construction Agreement – Park Avenue / Market Plaza Streetscape
The City Commission will consider approving Resolution 2022-25, 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 2022-25 FDOT CONSTRUCTION AGREEMENT PARK AVENUE MARKET PLAZA STREETSCAPE.PDF
FDOT CONSTRUCTION AGREEMENT 0178162 CITY OF LAKE WALES PARK AVENUE.PDF
RESOLUTION 2022-25 FDOT AGREEMENT.PDF

- 9.IV. 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

- 9.V. 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

- 9.VI. 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

- 9.VII. 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](#)

9.VIII. ORDINANCE 2022-30 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 23-421 Permitted Uses
- b. Section 23-302 Definitions

Documents:

[CC MEMO 2022-30 REV 1 LDR UPDATES 7.19.2022.PDF](#)
[ORDINANCE 2022-30 REV 1 LDR AMENDMENTS 7.19.2022.PDF](#)

9.IX. 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](#)
[SOURCES SEC 23-348 UPDATE.PDF](#)
[SEC_559-955_FS.PDF](#)

10. CITY ATTORNEY

11. CITY MANAGER

11.I. Commission Meeting Calendar

Documents:

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

12. CITY COMMISSION COMMENTS

13. MAYOR COMMENTS

14. 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.