

CITY OF LAKE WALES CITY COMMISSION WORKSHOP MEETING

**Official Agenda
September 14, 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. Ordinance 2022-31, Adoption Of FY2022-23 Millage Rate – 2nd Reading & Public Hearing
The Commissioners will consider adopting a millage rate of 6.3626 mills for Fiscal Year 2022-23. The Commissioners will also consider adopting the proposed operating budget.

Documents:

[110 - MEMO - BUDGET AND MILLAGE RATE - SECOND READING 22-23.PDF](#)
[200 - MILLAGE RATE - ORDINANCE - FY 2022-23.PDF](#)

4. ORDINANCE 2022-32, Adoption Of FY2022-23 Budget – 2nd Reading & Public Hearing
The Commissioners will consider adopting a millage rate of 6.3626 mills for Fiscal Year 2022-23. The Commissioners will also consider adopting the proposed operating budget.

Documents:

[110 - MEMO - BUDGET AND MILLAGE RATE - SECOND READING 22-23.PDF](#)
[300 - BUDGET - ORDINANCE - FY 2022-23.PDF](#)
[400 - SCHEDULE A B 2022-23.PDF](#)
[500 - PROPOSED BUDGET 2022-2023.PDF](#)

5. ORDINANCE 2022-33, Five-Year Capital Improvement Plan FY2022/23 - FY2026/27 – 2nd Reading
The Commissioners will consider adopting the Five-Year Capital Improvement Plan for fiscal years 2022/23 through 2026/27.

Documents:

[001.5 - MEMO - 5 YEAR CIP - SECOND READING - FY 22-23.PDF](#)
[002 - ORDINANCE 2022-33 - 5 YEAR CIP - FY 22-23.PDF](#)
[003 - 5 YEAR CIP.PDF](#)

6. RESOLUTION 2022-29 Parks And Recreation Master Plan
The Parks and Recreation Master Plan identifies the prioritization of capital improvements for existing and upcoming development for recreational facilities.

Documents:

[PARKS AND RECREATION MASTER PLAN MEMO.PDF](#)
[RESOLUTION 2022-29 PARKS AND RECREATION MASTER PLAN.PDF](#)
[DRAFT LAKE WALES PARKS AND REC MP_062222.PDF](#)
[NEEDS_ASSESSMENT_SUPPLEMENT_021822.PDF](#)

7. Agreement - City Of Lake Wales/Lake Wales Professional Firefighters
The City Commission will consider ratifying the Collective Bargaining Agreement between the City and Lake Wales Professional Firefighters.

Documents:

[AGREEMENT - CITY OF LAKE WALES LAKE WALES PROFESSIONAL FIREFIGHTERS.PDF](#)
[APPENDIX D 2022-23-PUMP OPS ELIMINATE FF3.PDF](#)

8. Agreement - City Of Lake Wales/Police Benevolent Association
The City Commission will consider ratifying the Collective Bargaining Agreement between the City and West Central Florida Police Benevolent Association, Inc.

Documents:

[AGREEMENT - CITY OF LAKE WALES POLICE BENEVOLENT ASSOCIATION.PDF](#)

9. Preliminary Subdivision Plat Approval / Special Exception Use Permit Approval For A Residential Planned Development Project (PDP) - Public Hearing
Dave Schmitt, authorized agent for owner, is requesting approval from City Commission, of a 907-lot single-family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP on approximately 223.30 acres of land south of Belleview Drive, east of Scenic Highway South, north of Passion Play Road, and west of 11th Street South.

Documents:

[CC MEMO GROVES AT ORCHARD HILLS PDP 9.20.2022.PDF](#)
[INDICATORS OF URBAN SPRAWL - GROVES AT ORCHARD HILLS.PDF](#)
[CBD-11 PDP SET REV 4.PDF](#)
[RESIDENTIAL PDP DESIGN GUIDELINES - GROVES AT ORCHARD HILLS.PDF](#)
[SITE PLAN COLOR 9-02-22.PDF](#)

10. Robin's Walk Offsite Improvement Agreement

The Robin's Walk Offsite Improvement Agreement proposes terms and conditions between the City of Lake Wales (the "City") and CBD Real Estate Investment, LLC (the "Owner") for the construction of the sidewalk extension along Grant Road, from Buck Moore Road to the Robin's Walk Subdivision.

Documents:

[CC MEMO - ROBINS WALK OFFSITE IMPROVEMENT AGREEMENT.PDF](#)
[ROBINS WALK - OFFSITE IMPROVEMENT AGREEMENT \(SIDEWALK\).PDF](#)

11. 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 PID: 27302300000014120, 27302300000023060, 27302300000023150, 27302300000012030, 27302300000012010, 27302400000034030, 27302400000043020
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 9.20.2022.PDF](#)
[ORD 2022-27 RAMA PROPERTY ANNEXATION.PDF](#)

12. 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 PID 27302300000014120, 27302300000023060, 27302300000023150, 27302300000012030, 27302300000012010, 27302400000034030, 27302400000043020 1st Reading And Public Hearing – Notice Requirements Have Been Met
Property owners request a recommendation to 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 D2022-28 1ST R RAMA LS CPA 9.20.2022.PDF](#)
[ORD D2022-28 RAMA PROPERTY LS CPA 9.20.2022.PDF](#)

13. Ordinance D2022-29 Zoning Map Amendment For 67.73 Acres Of Land South Of Lake Bella Road And East Of US Highway 27 PID 27302300000014120, 27302300000023060, 27302300000023150, 27302300000012030, 27302300000012010, 27302400000034030, 27302400000043020 1st Hearing And Public Hearing – Notice Requirements Have Been Met
Property owners request a recommendation to 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 1ST R RAMA ZONING AMENDMENT 9.20.2022.PDF](#)
[ORD D2022-29 RAMA PROPERTY ZONING AMENDMENT 9.20.2022.PDF](#)

14. Ordinance 2022-41 Annexation – 1st Reading And Public Hearing 0.30 Acres Of Land North Of Belleview Drive And West Of Santa Maria Road PID: 273011-915500-001150
Ordinance 2022-41 proposes the voluntary annexation of approximately 0.30 acres of land

north of Belleview Drive and west of Santa Maria Road, and contiguous to the incorporated City limits.

Documents:

[CC MEMO ORD 2022-41 PEAK PROPERTY ANNEXATION 9.20.2022.PDF](#)
[ORD 2022-41 PEAK PROPERTY ANNEXATION.PDF](#)

15. Ordinance 2022-45 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):

- *Table 23-421 Permitted and Special Exception Uses in Standard Zoning Districts*
- *Table 23-422A DIMENSIONAL AND AREA STANDARDS – RESIDENTIAL DISTRICTS*
- *Section 23-223 Land Subdivision*
- *Section 23-227 Certificate of Appropriateness*
- *Table 23-705 Level of Service Standards*
- *Section 23-802 Definitions*

Documents:

[CC MEMO 2022-45 LDR UPDATES 9.20.2022.PDF](#)
[ORDINANCE 2022-45 LDR AMENDMENTS.PDF](#)

16. Ordinance D2022-22 Future Land Use Amendment For 102.06 Acres Of Land North Of Mountain Lake Cutoff Road And West Of US Highway 27. PID 272928-000000-031020; 272928-000000-031010; 272928-000000-032000; 272928-000000-041010 2nd Reading And Public Hearing – Notice Requirements Have Been Met

Diane Chadwick, authorized agent for owners Lake Wales II & III Property Holdings, LLC, requests approval of 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 2ND R LAKE WALES PROPERTY HOLDINGS LS CPA 9.20.2022.PDF](#)
[ORD D2022-22 2ND R LAKE WALES PROPERTY HOLDINGS LS CPA 9.20.22.PDF](#)
[LW PROPERTY HOLDINGS BOUNDARY SURVEY LEGAL DESCRIPTIONS.PDF](#)

17. Ordinance D2022-23 Zoning Amendment For 102.06 Acres Of Land North Of Mountain Lake Cutoff Road And West Of US Highway 27. PID 272928-000000-031020; 272928-000000-031010; 272928-000000-032000; 272928-000000-041010 2nd Reading And Public Hearing – Notice Requirements Have Been Met

Diane Chadwick, authorized agent for owners Lake Wales II & III Property Holdings, LLC, requests approval of City Commission to amend the Zoning Map on the above-mentioned parcels totaling approximately 102.06 acres of land.

Documents:

[CC MEMO D2022-23 2ND R LAKE WALES PROPERTY HOLDINGS ZONING 9.20.2022.PDF](#)
[ORD D2022-23 2ND R LAKE WALES PROPERTY HOLDINGS ZONING AMENDMENT 9.20.22.PDF](#)
[LW PROPERTY HOLDINGS BOUNDARY SURVEY LEGAL DESCRIPTIONS.PDF](#)

18. 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 PID: 272910-000000-044040
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 9.20.2022.PDF](#)
[ORD 2022-24 2ND R REV FORD GROVES ANNEXATION.PDF](#)

19. Ordinance D2022-25 Future Land Use Amendment For 17.23 Acres Of Land South Of Waverly Road And West Of C F Kinney Road. PID 272910-000000-044040 2nd Reading And Public Hearing – Notice Requirements Have Been Met
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 2ND R FORD GROVES SS CPA 9.20.2022.PDF](#)
[ORD D2022-25 2ND R FORD GROVES SS CPA 9.20.2022.PDF](#)

20. Ordinance D2022-26 Zoning Map Amendment For 17.23 Acres Of Land South Of Waverly Road And West Of C F Kinney Road. PID 272910-000000-044040 2nd Hearing And Public Hearing – Notice Requirements Have Been Met
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 2ND R FORD GROVES ZONING AMENDMENT 9.20.2022.PDF](#)
[ORD D2022-26 2ND R FORD GROVES ZONING AMENDMENT 9.20.2022.PDF](#)

21. ORDINANCE 2022-30, Accepting The Report And Recommendation Of The 2022 Districting Commission – First Reading

This Ordinance creates revised Commission Districts based on the 2020 Census.

Documents:

[AGENDA MEMO REDISTRICTING 2022.PDF](#)
[ORDINANCE 2022-30.PDF](#)
[DISTRICT MAP 2022.PDF](#)

22. Approval Of Application For FRDAP Grant Funds To Make Improvements To The Northwest

Complex.

Approval of a grant application for \$50,000 to rehabilitate the basketball courts, tennis courts and add picnic tables at the Northwest Complex.

Documents:

[AGENDA MEMO - FRDAP 2022 NORTHWEST COMPLEX.PDF](#)
[FISCAL IMPACT - FDEP NORTHWEST SPORTS COMPLEX IMPROVEMENTS.PDF](#)
[FRDAP NORTHWEST NEIGHBORHOOD COMPLEX APPLICATION.PDF](#)

23. Lake Wales High School Homecoming Parade 2022 Special Event And Road Closings
Approval of the special event permit application and the request for street closings will allow the Lake Wales High School Homecoming Parade to be held on Thursday, September 29, 2022.

Documents:

[AGENDA MEMO HOMECOMING PARADE 2022.PDF](#)
[EVENT PERMIT HOMECOMING PARADE 2022.PDF](#)
[HOMECOMING PARADE ROUTE MAP.PDF](#)

24. 45th Annual Pioneer Days Celebration And Road Closure
Approval of this request will allow the Pioneer Days Celebration to take place on October 29 -30, 2022 in Lake Wailes Park, allow vendors to set up RV's in the park, and allow for the temporary street closings for the Antique Car Parade.

Documents:

[MEMO PIONEER DAY EVENT 2022.PDF](#)
[PIONEER DAYS EVENT APPLICATION 2022.PDF](#)
[CAR PARADE MAP 2022.PDF](#)
[PIONEER DAYS MAP 2022.PDF](#)

25. Appointments – Police Pension Board, Fire Pension Board, And Library Board
Appointments to fill vacancies due to expiration of terms and resignations.

Documents:

[MEMO-BOARD APPOINTMENTS SEPT 2022.PDF](#)
[PLUMMER POLICE CITIZEN BOARD APPLICATION FORM.PDF](#)
[MCKEON POLICE PENSION BOARD CITIZEN BOARD APPLICATION FORM.PDF](#)
[LWPO - TRUSTEE APPT ROBERT PLUMMER - 090722.PDF](#)
[LWPO - TRUSTEE APPT THOMAS MCKEON - 090722.PDF](#)
[WILKINSON FIRE CITIZEN BOARD APPLICATION FORM.PDF](#)
[KATHY MANRY LIBRARY CITIZEN BOARD APPLICATION FORM.PDF](#)

26. CITY COMMISSION AND MAYOR COMMENTS

27. 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.