

# CITY OF LAKE WALES CITY COMMISSION WORKSHOP MEETING

**Official Agenda  
September 15, 2021  
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 2021-15, Adoption Of FY2021-22 Millage Rate – 2nd Reading & Public Hearing  
The Commissioners will consider adopting a millage rate of 6.7697 mills for Fiscal Year 2021-22.

Documents:

[MEMO - ORDINANCE 2021-15 BUDGET AND MILLAGE RATE - SECOND READING 21-22.PDF](#)  
[MILLAGE RATE - ORDINANCE 2021-15 - FY 2021-22.PDF](#)

4. ORDINANCE 2021-16, Adoption Of FY2021-22 Budget – 2nd Reading & Public Hearing  
The Commissioners will consider adopting a millage rate of 6.7697 mills for Fiscal Year 2021-22. The Commissioners will also consider adopting the proposed operating budget.

Documents:

[MEMO - BUDGET AND MILLAGE RATE - SECOND READING 21-22.PDF](#)  
[ORDINANCE 2021-16 BUDGET FY 2021-22.PDF](#)  
[400 - SCHEDULE A AND B 2021-22.PDF](#)  
[500 - PROPOSED BUDGET 21-22.PDF](#)

5. ORDINANCE 2021-17, Five-Year Capital Improvement Plan FY2021/22 - FY2025/26 – 2nd Reading

The Commissioners will consider adopting the Five-Year Capital Improvement Plan for fiscal years 2021/22 through 2025/26.

Documents:

[MEMO ORDINANCE 2021-17 5 YEAR CIP - SECOND READING - FY 21-22.PDF](#)  
[ORDINANCE 2021-17 - 5 YEAR CIP - FY 21-22.PDF](#)  
[5-YEAR CIP 21-22\(2\).PDF](#)

6. Operating And Lease Agreements Between The City And Friends Of The Lake Wales Museum, Inc.  
The City Commission will consider approval of operating and lease agreements that will empower a not-for-profit entity to operate the Lake Wales History Museum.

Documents:

[MEMO MUSEUM AGREEMENTS.PDF](#)  
[LEASE - EDITS 091321.PDF](#)  
[OPERATIONAL AGREEMENT - EDITS 091321.PDF](#)

7. Award Of Bid To Accurate Power & Technology For Generator Repair, Preventative Maintenance, And Load Bank Testing  
The City's Utilities Department made a request for bid for the repair, preventative maintenance and load bank testing of all the city's portable and stationary generators. Award of bid for this service is to go to Accurate Power & Technology.

Documents:

[AGENDA MEMO AWARD OF BID GENERATOR MAINTENANCE ITB21-487.PDF](#)  
[BID 21-487.PDF](#)

8. Award Of Bid To Odyssey Manufacturing Corporation For The Purchase Of Sodium Hypochlorite  
The City's Utilities Department made a request for bid for the purchase of sodium hypochlorite, which is a necessary chemical to aid in the water and waste water treatment process.

Documents:

[AGENDA MEMO AWARD OF BID SODIUM HYPOCHLORITE 2021.PDF](#)  
[BID 21-488.PDF](#)

9. Ordinance D2021-15 Amendments To The Comprehensive Plan – 1st Reading And Public Hearing  
Development Services Staff requests the approval of City Commission to amend the City of Lake Wales Comprehensive Plan to include a revised Future Transportation Network Map, and a proposed Property Rights Element.

Documents:

[CC MEMO CPA - TRANSPORTATION MAP PROPERTY RIGHTS ELEMENT 9.21.2021.PDF](#)

10. Ordinance D2021-16 Amendments To The Future Land Use Map Of The Comprehensive Plan, And To The Zoning Map – 1st Reading And Public Hearing  
MOW Groves LLC, Changcocco Family Trust, and Nancy D. Kahler Trust, owners, request approval of City Commission to amend the Zoning Map, and the Future Land Use Map of the Comprehensive Plan on two parcels of land totaling 28.13 acres.

Documents:

[CC MEMO MOW GROVES CHANGCOCCO CPA AND ZONING 9.21.2021.PDF](#)  
[ORD D2021-16 CPA MOW GROVES CHANGCOCCO 9.21.2021.PDF](#)

11. Ordinance D2021-17 Amendments To The Future Land Use Map Of The Comprehensive Plan, And To The Zoning Map – 1st Reading And Public Hearing  
MOW Groves LLC, Changcocco Family Trust, and Nancy D. Kahler Trust, owners, request approval of City Commission to amend the Zoning Map, and the Future Land Use Map of the Comprehensive Plan on two parcels of land totaling 28.13 acres.

Documents:

[CC MEMO MOW GROVES CHANGCOCCO CPA AND ZONING 9.21.2021.PDF](#)  
[ORD D2021-17 ZONING MOW GROVES CHANGCOCCO 9.21.2021.PDF](#)

12. Ordinance 2021-23 Annexation – 1st Reading And Public Hearing 9.97 Acres Of Land South Of Bellview Drive And West Of 11th Street  
Ordinance 2021-23 proposes the voluntary annexation of approximately 9.97 acres of land located south of Bellview Drive, west of 11<sup>th</sup> Street, and contiguous to the incorporated City limits.

Documents:

[CC MEMO 2021-23 BELLVIEW DRIVE ANNEXATION 9.21.2021.PDF](#)  
[ORD 2021-23 ANNEXATION BELLVIEW 9.21.2021.PDF](#)

13. Special Exception Use Permit – Mixed Use Planned Development Project (MUPDP) – New Oaks Pocket Neighborhood  
Mari Chael and Victor Dover, owners, request the approval of City Commission for a Special Exception Use Permit to allow a Mixed-Use Planned Development Project (MUPDP) for the above-mentioned parcel totaling 2.03 acres of land.

Documents:

[COMM MEMO MUPDP NEW OAKS 9.21.2021.PDF](#)  
[NEW OAKS MUPDP PROJECT NARRATIVE - REVISED 8.15.2021.PDF](#)  
[PLAN SET NEW OAKS MUPDP FINAL.PDF](#)  
[NEW OAKS MUPDP CONDITIONS OF APPROVAL 9.13.2021.PDF](#)

14. Board Appointments - Citizens And Police Community Relations Advisory Committee  
Appointments to fill a vacancy on the Citizens and Police Community Relations Advisory Committee

Documents:

[MEMO-BOARD APPOINTMENTS SEPT 21 2021.PDF](#)  
[GOLDSTEIN POLICE CITIZENS BOARD APPLICATION FORM.PDF](#)

15. Special Event Permit Application - Lake Wales High School 20 Year Class Reunion  
Approval of this Special Event Application will allow the Lake Wales High School Class of 2001 to host a reunion event on Park Avenue on October 16, 2021.

Documents:

[MEMO LWHS CLASS REUNION 2001.PDF](#)  
[CLASS REUNION 2021 PERMIT APPLICATION.PDF](#)

16. Special Event Application - Oktoberfest 2021  
This is a request by Main Street to have an Oktoberfest event on Friday, October 29, 2021 from 7:00 p.m. – 10:00 p.m. The event will include alcohol in the Marketplace.

Documents:

[AGENDA ITEM OKTOBERFEST 2021.PDF](#)  
[OKTOBERFEST PERMIT APPLICATION 2021.PDF](#)

17. CITY COMMISSION AND MAYOR COMMENTS
18. 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.

