

**CITY COMMISSION  
REGULAR MEETING  
OFFICIAL AGENDA  
September 20, 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. 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. BUDGET HEARINGS

- 6.I. 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](#)

- 6.II. 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

6.III. 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

7. CITY CLERK

7.I. Board Appointments - Police Pension, Fire Pension, And Library Board Appointments to fill vacancies due to expiration of terms and resignations.

Documents:

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

8. 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.

8.I. Minutes - August 10, 2022, September 7, 2022, September 14, 2022

Minutes

Commission Work Session [AUGUST 10, 2022](#)

Commission meeting [SEPTEMBER 7, 2022](#)

Commission Work Session [SEPTEMBER 14, 2022](#)

8.II. Event Permit - 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](#)  
[PIONEER DAYS MAP 2022.PDF](#)  
[CAR PARADE MAP 2022.PDF](#)

- 8.III. Blossom Charitable Foundation Application To Sponsor "Orange Blossom Revue"  
December 2 - December 3, 2022 Special Event Permit Application  
Approval of this request will allow the Blossom Charitable Foundation to hold the annual "Orange Blossom Revue" event in Lake Wales Park on Friday, December 2 and Saturday, December 3, 2022, allow a designated area for wine and craft beer sales, and allow the set up to begin on Thursday, December 1, 2022.

Documents:

[MEMO ORANGE BLOSSOM REVUE 2022.PDF](#)  
[OBR 2022 LW APP 09022022.PDF](#)  
[2022 OBR CAMPING RULES.PDF](#)

- 8.IV. 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](#)

- 8.V. 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:

[FFAGENDA2022 2023.PDF](#)  
[APPENDIX D 2022-23-PUMP OPS ELIMINATE FF3.PDF](#)

- 8.VI. 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](#)

- 8.VII. 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](#)

8.VIII. 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](#)

9. OLD BUSINESS

9.I. 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. 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](#)

9.II. Ordinance D2022-23 Zoning Amendment For 102.06 Acres Of Land North Of Mountain Lake Cutoff Road And West Of US Highway 27. 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](#)

9.III. 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 9.20.2022.PDF](#)  
[ORD 2022-24 2ND R REV FORD GROVES ANNEXATION.PDF](#)

- 9.IV. Ordinance D2022-25 Future Land Use Amendment For 17.23 Acres Of Land South Of Waverly Road And West Of C F Kinney Road. 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](#)

- 9.V. Ordinance D2022-26 Zoning Map Amendment For 17.23 Acres Of Land South Of Waverly Road And West Of C F Kinney Road. 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](#)

## 10. NEW BUSINESS

- 10.I. Preliminary Subdivision Plat Approval / Special Exception Use Permit Approval For A Residential Planned Development Project (PDP) Groves At Orchard Hills PUBLIC HEARING – Requirements Have Been Met.

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](#)  
[CBD-11 PDP SET REV 4.PDF](#)  
[INDICATORS OF URBAN SPRAWL - GROVES AT ORCHARD HILLS.PDF](#)  
[RESIDENTIAL PDP DESIGN GUIDELINES - GROVES AT ORCHARD HILLS.PDF](#)

[SITE PLAN COLOR 9-02-22.PDF](#)

- 10.II. 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.  
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](#)  
[UTILITY MAPS - ANNEXATION 2022-27.PDF](#)

- 10.III. 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. 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](#)

- 10.IV. Ordinance D2022-29 Zoning Map Amendment For 67.73 Acres Of Land South Of Lake Bella Road And East Of US Highway 27. 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](#)

- 10.V. Ordinance 2022-41 Annexation – 1st Reading And Public Hearing 0.30 Acres Of Land North Of Belleview Drive And West Of Santa Maria Road.  
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](#)

- 10.VI. 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](#)

- 10.VII. 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](#)

- 10.VIII. 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](#)

11. CITY ATTORNEY
12. CITY MANAGER
13. CITY COMMISSION COMMENTS
14. MAYOR COMMENTS
15. 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.