

CITY OF LAKE WALES CITY COMMISSION WORKSHOP MEETING

Official Agenda
October 26, 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 - MainStreet Update
4. Ordinance 2022-50, FY21'22 Budget Amendment #1, 1st Reading
It is recommended that the City Commission approve Ordinance 2022-50 after first reading.

Documents:

[001 - MEMO - BUDGET AMENDMENT FY 21-22 - NO 1.PDF](#)
[002 - BUDGET AMENDMENT - ORDINANCE 2022-50.PDF](#)
[003 - EXHIBIT A AND B.PDF](#)

5. Lease Agreement With Mears Motor Leasing/The Bancorp
Staff is requesting Commission approval to lease-purchase two (2) vehicles for the Fire Department through the City's master lease agreement with Mears Motor Leasing/The Bancorp.

Documents:

[VEHICLE LEASE MEMO 2022.PDF](#)
[SCAN_1554.PDF](#)

6. Purchase Of Law Enforcement Vehicles
Staff is requesting City Commission approval to purchase and lease purchase police vehicles

Documents:

[CITY COMMISSION MEMO - POLICE VEHICLES - FY22-23.PDF](#)
[BANCORP - PD VEHICLES 22-23.PDF](#)
[20221025144853065.PDF](#)
[20221025144839683.PDF](#)
[20221025144810892.PDF](#)

7. Leoma's Landing Phase I Final Plat Approval

Hawk Leoma's, LLC, owner, requests approval of the Leoma's Landing Phase I Final Plat.

Documents:

[CC MEMO LEOMAS LANDING PHASE I FINAL PLAT 11.1.2022.PDF](#)
[LEOMAS LANDING BOND.PDF](#)
[LEOMAS LANDING PHASE 1 FINAL PLAT_REV4.PDF](#)
[PLAT LETTER-FL.PDF](#)

8. Ordinance 2022-52 Petition To Establish The Ridgecrest Community Development District (CDD) – 1st Reading And Public Hearing

Ordinance 2022-52 proposes the establishment of the Ridgecrest Community Development District (hereinafter referred to as the "CDD"), as petitioned by Ridgecrest of Lake Wales, LLC.

Documents:

[CC MEMO 1ST R 2022-52 CDD RIDGECREST.PDF](#)
[ORDINANCE 2022-52 RIDGECREST CDD.PDF](#)
[RIDGECREST - ASSEMBLED PETITION WITH EXHIBITS.PDF](#)

9. Lake Wales Care Center Redevelopment Of The 282 Park Avenue Parcel

The City of Lake Wales and the Lake Wales Care Center, Inc. ("Care Center"), have negotiated a Redevelopment Agreement for the property located at 282 East Park Avenue which incorporates the Memorandum of Understanding ("MOU") for there development of distressed properties previously approved by the City and the Lake Wales Community Redevelopment Agency. The Care Center is party to a contract to purchase this property which has been the subject of a Code Enforcement foreclosure action for some time. Upon closing of the sale and purchase, the sum of \$200,000.00 will be deposited with the City to be disbursed as redevelopment occurs in accordance with the provisions of the MOU and the Redevelopment Agreement.

Documents:

[282 PARK AVE REDEVELOPMENT.PDF](#)
[CARE CENTER MOU.PDF](#)
[CARE CENTER REDEVELOPMENT AGREEMENT.PDF](#)

10. Ordinance D2022-33 Future Land Use Amendment For 0.16 Acres Of Land South Of Park Avenue East And West Of 3rd Street North First Reading And Public Hearing

Owner requests approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on approximately 0.16 acres of land.

Documents:

[CC MEMO D2022-33 282 PARK AVENUE SS CPA 11.1.2022.PDF](#)
[ORD D2022-33 282 PARK AVE SS CPA 11.1.2022.PDF](#)

11. Ordinance D2022-34 Zoning Map Amendment For 0.16 Acres Of Land South Of Park Avenue East And West Of 3rd Street North – 1st Reading And Public Hearing
Owner requests approval of City Commission to amend the Zoning Map on approximately 0.16 acres of land.

Documents:

[CC MEMO D2022-34 282 PARK AVENUE ZONING AMENDMENT 9.20.2022.PDF](#)
[ORD D2022-34 282 PARK AVE ZONING AMENDMENT 11.1.2022.PDF](#)

12. ORDINANCE 2022-46 Amendments To Chapter 5 – Alcoholic Beverages – Second Reading And Public Hearing
The proposed amendments to Chapter 5, Alcoholic Beverages, will provide for flexibility in allowing restaurants to serve Alcohol, and implement recently adopted changes to the Land Development Regulations for downtown.

Documents:

[CC MEMO - CHAPTER 5 ALCOHOLIC BEVERAGES ORDINANCE 11-1-22.PDF](#)
[ORDINANCE 2022-46 CHAPTER 5 ALCOHOLIC BEVERAGES.PDF](#)

13. ORDINANCE 2022-47 Amending Chapter 21 Utilities 2nd Reading And Public Hearing
The City Commission will consider Ordinance 2022-47 to amend Lake Wales Code of Ordinance Chapter 21, Section 21-27. – Connection to Sewer System and Section 21-71 Connection to Water System.

Documents:

[AGENDA MEMO-ORDINANCE 2022-47 CONNECTION TO SEWER-WATER \(DISTANCE AMENDMENT\).PDF](#)
[ORDINANCE 2022-47.PDF](#)

14. Ordinance 2022-48 Amending Sections 21-121 Reclaim Intent, 21-124 Determination Of Property To Be Served, 21-125 Extension Of Reclaimed Water, 21-128 Requirements For Reclaimed Water Facilities. 2nd Reading And Public Hearing
To encourage and promote water conservation, the City of Lake Wales is encouraged to implement programs for the use of reclaimed water. Where service is deemed available within designated service areas, staff is proposing that new development be required to install reclaim dry lines until such time that a main transmission becomes available for connection.

Documents:

[AGENDA MEMO - ORDINANCE 2022-48 RECLAIMED WATER CONNECTION CODE.PDF](#)
[ORDINANCE 2022-48.PDF](#)

15. Ordinance 2022-49 Chapter 21, Division 2 And 3 2nd Reading And Public Hearing
Staff proposes an amendment to Chapter 21, Sewer Regulations, Division 2. In conjunction with this amendment, staff proposes the addition of Division 3, Industrial Pretreatment. The addition of Division 3 will satisfy the Florida Department of Environmental Protection Permit Renewal requirement for industrial pretreatment.

Documents:

[AGENDA MEMO-ORDINANCE 2022-49 SEWER DIVISION 2 AND 3 SEWER REGULATIONS - INDUSTRIAL PRETREATMENT REVISED.PDF](#)
[ORDINANCE 2022-49.PDF](#)

16. Special Event Permit For Lake Wales Jr. Woman's Club Friendsgiving Event

Lake Wales Jr. Woman's Club has submitted Special Event application to host a Friendsgiving event on November 19, 2022 from 12:00 p.m. – 5:00 p.m. This application requests the closure of Cypress Garden Lane between the Library Entrance and First Street. The event will include alcohol.

Documents:

[MEMO LW JR. WOMANS CLUB SPECIAL EVENT FRIENDSGIVING 2022.PDF](#)
[SPECIAL EVENT PERMIT APPLICATION WOMANS CLUB FRIENDSGIVING.PDF](#)

17. ORDINANCE 2022-51 Removing Commission District Numbers Second Reading And Public Hearing

Ordinance 2022-51 will remove the district numbers as references to the areas in which Commissioners reside. Only their seat numbers will refer to those areas.

Documents:

[AGENDA ITEM ORDINANCE 2022-51 REMOVING DISTRICT NUMBERS.PDF](#)
[ORDINANCE 2022-51 REMOVING DISTRICT NUMBERS.PDF](#)

18. CITY COMMISSION AND MAYOR COMMENTS

19. 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.