

**CITY COMMISSION  
REGULAR MEETING  
OFFICIAL AGENDA  
November 1, 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. PRESENTATION/REPORT
  - 5.I. Presentation - Communications

Documents:

[COMUNICATIONS PLATFORMS-COMMUNICATIONS\\_110122.PDF](#)

- 5.II. Presentation - Land Use Study

Documents:

[LAKE\\_WALES\\_LAND\\_USE\\_STUDY\\_CC\\_PRESENTATION\\_110122.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 - October 18, 2022 Work Session October 26, 2022 And Retreat Days October

17 & 18, 2022

Commission Meeting [OCTOBER 18, 2022](#)

Commission Work Session [OCTOBER 26, 2022](#)

Commission Retreat Day 1 [OCTOBER 17, 2022](#)

Commission Retreat Day 2 [OCTOBER 18, 2022](#)

7.II. 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](#)

7.III. 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.IV. 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](#)

7.V. Cleaning / Closed Circuit Television (CCTV) And Cured In Place Piping (CIPP) Lining On 10" Clay Sewer Line

Documents:

[AGENDA MEMO SLIPLINING- MLK BLVD WALKER ST SOUTH \(002\).PDF](#)  
[VORTEX QUOTE.PDF](#)

## 8. OLD BUSINESS

### 8.I. 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](#)

### 8.II. 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](#)

### 8.III. 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](#)

### 8.IV. 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

8.V. 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

9. NEW BUSINESS

9.I. 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

9.II. 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.III. 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 the redevelopment of distressed properties previously approved by the City and the Lake Wales Community Redevelopment Agency.

Documents:

282 PARK AVE REDEVELOPMENT.PDF  
CARE CENTER MOU.PDF  
CARE CENTER REDEVELOPMENT AGREEMENT.PDF

9.IV. ORDINANCE D2022-33 Future Land Use 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 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.PDF](#)  
[ORD D2022-33 282 PARK AVE SS CPA 11.1.2022.PDF](#)

- 9.V. 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.PDF](#)  
[ORD D2022-34 282 PARK AVE ZONING AMENDMENT 11.1.2022.PDF](#)

- 9.VI. 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](#)

10. CITY ATTORNEY

11. CITY MANAGER

- 11.I. Commission Meeting Calendar

Documents:

[COMMISSION MEETING CALENDAR, NOV-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.