

# CITY OF LAKE WALES CITY COMMISSION WORKSHOP MEETING

**Official Agenda  
November 9, 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. Park Avenue / Market Plaza Streetscape Construction Agreement With Gomez Construction  
Staff is requesting City Commission approval to enter into an agreement with Gomez Construction for construction services related to the Park Avenue / Market Plaza Streetscape in accordance with the Lake Wales Connected Plan.

Documents:

[AGENDA MEMO - CITY GOMEZ CONSTRUCTION PARK AVENUE MARKET PLAZA CONSTRUCTION AGREEMENT.PDF](#)  
[GOMEZ CONTRACT DOCUMENT.PDF](#)  
[ITB 22-510 - RESULTS.PDF](#)  
[RFQ 22-507 - RESULTS.PDF](#)

4. Purchase Authorization-Asphalt Paving Systems (APS), Inc.  
The City Commission will consider authorizing staff to expend funds for a street resurfacing project.

Documents:

[PURCHASE AUTHORIZATION-ASPHALT PAVING SYSTEMS, INC. STREET RESURFACING 2022.PDF](#)  
[RS PROP624 --IN -- LAKE WALES FY23 - MILL OVERLAY CAPE DM - VAR RDS - 593K -- 10-31-22.XLS.PDF](#)

5. Northwest Neighborhood Zoning Study - Lake Wales Connected Plan Action Item #15

The proposed Northwest Neighborhood Study intends to draft and adopt changes to the City's zoning regulations to implement the Lake Wales Connected Plan (hereafter referred to as "The Plan") recommendations; update zoning requirements to permit infill buildings according to The Plan vision; and to streamline the development approval process to reduce uncertainty.

Documents:

[CC MEMO 11.15.2022 - NW NEIGHBORHOOD ZONING STUDY.PDF](#)  
[LAKE WALES TASK ORDER\\_NW NEIGHBORHOOD ZONING RECOMMENDATIONS.PDF](#)

6. Preliminary Subdivision Plat Approval / Special Exception Use Permit Approval For A Residential Planned Development Project (PDP) Bok Estates PUBLIC HEARING – Requirements Have Been Met.

Bok Estates, LLC. is requesting a recommendation of approval to City Commission, of a 280-lot single-family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP on approximately 29.94 acres of land south and west of Old Scenic Highway, and east of Scenic Highway North.

Documents:

[AGENDA MEMO BOK ESTATES PDP 11.15.22.PDF](#)  
[ARCHITECTURAL ELEVATIONS - BOK ESTATES.PDF](#)  
[BOK ESTATES PRELIMINARY SITE PLAN-REV4.PDF](#)  
[INDICATORS OF URBAN SPRAWL - BOK ESTATES.PDF](#)  
[RESIDENTIAL PDP DESIGN GUIDELINES - BOK ESTATES.PDF](#)  
[UTILITY MAPS - BOK ESTATES.PDF](#)

7. Preliminary Subdivision Plat Approval / Special Exception Use Permit Approval For A Residential Planned Development Project (PDP) Hillpointe Apartments PUBLIC HEARING – Requirements Have Been Met.

Hillpointe, LLC, owner, is requesting approval of City Commission, of a 552-unit multifamily Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP on approximately 137.5 acres of land north of Chalet Suzanne Road and east of US Highway 27.

Documents:

[AGENDA MEMO HILLPOINTE PDP 11.15.22.PDF](#)  
[RESIDENTIAL PDP DESIGN GUIDELINES - HILLPOINTE.DOCX.PDF](#)  
[02 - LAKE WALES PDP PLANS.PDF](#)  
[03 - LAKE WALES COLOR CONCEPT PLAN.PDF](#)  
[04 - PDP LEGAL DESCRIPTION.PDF](#)  
[05 - ARCHITECTURAL RENDERINGS.PDF](#)  
[INDICATORS OF URBAN SPRAWL - HILLPOINTE.PDF](#)

8. Preliminary Subdivision Plat Approval / Special Exception Use Permit Approval For A Residential Planned Development Project (PDP) Regis Apartments PUBLIC HEARING – Requirements Have Been Met.

Charles W. Millar, Jr., authorized agent for owner, is requesting approval of

City Commission, of a 272-unit multifamily Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP on approximately 12.1 acres of land north of Chalet Suzanne Road, west of Serenity Boulevard, and east of US Highway 27.

Documents:

[AGENDA MEMO REGIS PDP 11.15.22.PDF](#)  
[2022-09-22 C200 SITE PLAN - REGIS LAKE WALES.PDF](#)  
[INDICATORS OF URBAN SPRAWL - REGIS.PDF](#)  
[LANDSCAPE EXHIBIT PLAN-SITE PLAN ATWELL ORL.PDF](#)  
[RESIDENTIAL PDP DESIGN GUIDELINES - REGIS.PDF](#)  
[UPDATED ARCHITECTURAL ELEVATIONS.PDF](#)

9. Ordinance D2022-27 Future Land Use Amendment For 0.3 Acres Of Land North Of Belleview Drive, East Of Scenic Highway South, And West Of Santa Maria Road. Public Hearing – Notice Requirements Have Been Met.  
The Peak Family requests approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on approximately 0.3 acres of land.

Documents:

[CC MEMO D2022-27 PEAK SS CPA 11.15.2022.PDF](#)  
[ORD D2022-27 PEAK SS CPA 11.15.2022.PDF](#)

10. Ordinance D2022-28 Zoning Map Amendment For 0.3 Acres Of Land North Of Belleview Drive, East Of Scenic Highway South, And West Of Santa Maria Road. Public Hearing – Notice Requirements Have Been Met.  
The Peak Family requests approval of City Commission to amend the Zoning Map on approximately 0.3 acres of land.

Documents:

[CC MEMO D2022-28 PEAK ZONING AMENDMENT 11.15.2022.PDF](#)  
[ORD D2022-28 PEAK ZONING AMENDMENT 11.15.2022.PDF](#)

11. Ordinance D2022-29 Future Land Use Amendment For 19.18 Acres Of Land North Of C F Kinney Road And West Of Scenic Highway North. Public Hearing – Notice Requirements Have Been Met.  
Shelton T. Rice, authorized agent for owner, requests approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on approximately 19.18 acres of land.

Documents:

[CC MEMO D2022-29 C F KINNEY SS CPA 11.15.2022.PDF](#)  
[ORD D2022-29 C F KINNEY SS CPA 11.15.2022.PDF](#)

12. Ordinance D2022-30 Zoning Map Amendment For 19.18 Acres Of Land North Of C F Kinney Road And West Of Scenic Highway North. Public Hearing – Notice Requirements Have Been Met.  
Shelton T. Rice, authorized agent for owner, requests approval of City Commission to amend the Zoning Map on approximately 19.18 acres of land.

Documents:

[CC MEMO D2022-30 C F KINNEY ZONING AMENDMENT 11.15.2022.PDF](#)  
[ORD D2022-30 C F KINNEY ZONING AMENDMENT 11.15.2022.PDF](#)

13. Ordinance 2022-43 Annexation – 1st Reading And Public Hearing 19.18 Acres Of Land North Of C F Kinney Road And West Of Scenic Highway North.  
Ordinance 2022-43 proposes the voluntary annexation of approximately 19.18 acres of land north of C F Kinney Road and west of Scenic Highway North, and contiguous to the incorporated City limits.

Documents:

[CC MEMO ORD 2022-43 C F KINNEY PROPERTY ANNEXATION 11.15.2022.PDF](#)  
[ORD 2022-43 C F KINNEY PROPERTY ANNEXATION.PDF](#)

14. Ordinance D2022-33 Future Land Use Amendment For 0.16 Acres Of Land South Of Park Avenue East And West Of 3rd Street North. 2nd Reading & Public Hearing – Notice Requirements Have Been Met.  
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 2ND R 282 PARK AVENUE SS CPA 11.15.2022.PDF](#)  
[ORD D2022-33 2ND R 282 PARK AVE SS CPA 11.15.2022.PDF](#)

15. Ordinance D2022-34 Zoning Map Amendment For 0.16 Acres Of Land South Of Park Avenue East And West Of 3rd Street North. 2nd Reading & Public Hearing – Notice Requirements Have Been Met.  
Owner requests approval of City Commission to amend the Zoning Map on approximately 0.16 acres of land.

Documents:

[CC MEMO D2022-34 2ND R 282 PARK AVENUE ZONING AMENDMENT 11.15.2022.PDF](#)  
[ORD D2022-34 2ND R 282 PARK AVE ZONING AMENDMENT 11.15.2022.PDF](#)

16. Ordinance 2022-50, FY21'22 Budget Amendment #1, 2nd Reading & Public Hearing  
*The City Commission will consider approval of the first amendment of FY 21 '22 Budget that was adopted on September 21, 2021.*

Documents:

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

17. Special Event Permit Application From The First Institutional Missionary Baptist Church For Their Community Carnival Event On Saturday November 26th, 8:00 A.m. – 4:00 P.m.  
Approval of the special event permit application will allow the First Institutional

Missionary Baptist Church to host their event that will include a road closure of Lincoln Avenue from E Street to D Street on Saturday November 26<sup>th</sup> from 8:00 a.m. – 4:00 p.m

Documents:

[MEMO TO COMMISSION FIRST INSTITUTIONAL MISSIONARY BAPTIST CHURCH CARNIVAL EVENT.PDF](#)  
[PERMIT APPLICATION CHURCH CARNIVAL 2022.PDF](#)

18. Board Appointment - Board Of Adjustment And Appeals  
Appointments to fill a vacancy on the Board of Zoning Adjustment and Appeals

Documents:

[MEMO-BOARD APPOINTMENTS NOV 15 2022.PDF](#)  
[PATRICK CORWITH BOA CITIZEN BOARD APPLICATION FORM.PDF](#)

19. CITY COMMISSION AND MAYOR COMMENTS
20. 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.