

# **CITY OF LAKE WALES CITY COMMISSION WORKSHOP MEETING**

**Official Agenda  
November 10, 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 2021-14 -Chapter 14 Code Of Ordinances Amendment Mobile Car Wash/Auto Detail Business Regulations 1st Reading And Public Hearing – Notice Requirements Have Been Met  
Ordinance 2021-14 proposes an amendment to Chapter 14 – Licenses and Business Regulations, Lake Wales Code of Ordinances. This amendment is necessary to address specific concerns of the community, and to better-regulate mobile auto detailing businesses in Lake Wales.

Documents:

[CC MEMO 1ST R 2021-14 CH. 14 MOBILECAR WASH 11-16-21.PDF](#)  
[ORD 2021-14 MOBILE CAR WASHES 11-16-21.PDF](#)

4. Gardinier Master Annexation Agreement  
The Gardinier Master Annexation Agreement contemplates the eventual annexation over the next 20 years of property located east of State Road 17, and north of Masterpiece Road.

Documents:

[CC MEMO GARDINIER MASTER ANNEXATION AGREEMENT.PDF](#)  
[211104 GARDINIER MASTER ANNEXATION AGREEMENT.PDF](#)  
[ANNEXATION MAP.PDF](#)  
[EXHIBITS FINAL.PDF](#)

5. Ordinance D2021-18 Belleview CPA First Reading And Public Hearing  
Belleview Drive LLC, owner, requests approval of City Commission to amend the Zoning Map, and the Future Land Use Map of the Comprehensive Plan to the above-mentioned parcels totaling approximately 10 acres of land.

Documents:

[CC MEMO BELLEVIEW CPA AND ZONING.PDF](#)  
[ORD D2021-18 BELLEVIEW CPA SMALL SCALE.PDF](#)

6. Ordinance D2021-19 Belleview Zoning First Reading And Public Hearing  
Belleview Drive LLC, owner, requests approval of City Commission to amend the Zoning Map, and the Future Land Use Map of the Comprehensive Plan to the above-mentioned parcels totaling approximately 10 acres of land.

Documents:

[CC MEMO BELLEVIEW CPA AND ZONING.PDF](#)  
[ORD D2021-19 BELLEVIEW ZONING MAP AMENDMENT.PDF](#)

7. Ordinance D2021- 20 Hunt Club CPA First Reading And Public Hearing  
Dave Schmitt Engineering, Inc, agent for owners, requests approval of City Commission to amend the Zoning Map, and the Future Land Use Map of the Comprehensive Plan on above-referenced parcels of land.

Documents:

[CC MEMO HUNT CLUB N S CPA ZONING.PDF](#)  
[ORD D2021-20 HUNT CLUB CPA LARGE SCALE.PDF](#)

8. ORDINANCE D2021-21 First Reading And Public Hearing – Hunt Club Zoning  
Dave Schmitt Engineering, Inc, agent for owners, requests approval of City Commission to amend the Zoning Map, and the Future Land Use Map of the Comprehensive Plan on above-referenced parcels of land.

Documents:

[CC MEMO HUNT CLUB N S CPA ZONING.PDF](#)  
[ORD D2021-21 HUNT CLUB ZONING MAP AMENDMENT.PDF](#)

9. Ordinance D2021- 22 Hunt Club South CPA First Reading And Public Hearing  
Dave Schmitt Engineering, Inc, agent for owners, requests approval of City Commission to amend the Zoning Map, and the Future Land Use Map of the Comprehensive Plan on above-referenced parcels of land.

Documents:

[CC MEMO HUNT CLUB N AND S CPA AND ZONING.PDF](#)  
[ORD D2021-22 HUNT CLUB SOUTH CPA SMALL SCALE.PDF](#)

10. Preliminary Subdivision Plat Approval / Special Exception Use Permit - Tangelo Street Subdivision  
Sloan Engineering Group, agent representing Kahler Family Trust, Mow Groves LLC, and Prince Storage LLC, owners, is requesting approval of City Commission, of a 108-lot single-family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP on 28 acres of land just east of Tangelo Street, and south of State Road 60.

Documents:

[CC MEMO TANGELO SUBDIVISION PDP 11.16.2021.PDF](#)  
[2391 BASE-PDP-PDP PLAN.PDF](#)

11. Agreement With Chastain-Skillman, Inc. (CS) Northwest Sidewalk And Street Tree Improvement Plan  
The City Commission will consider entering into an agreement with Chastain-Skillman, Inc. for Professional Engineering Services related to implementation of a portion of the Northwest Sidewalk and Street Tree Improvement Plan.

Documents:

[AGENDA MEMO - CDBG-CV CHASTAIN-SKILLMAN.PDF](#)  
[CDBG-CV CHASTAIN-SKILLMAN AGREEMENT.PDF](#)  
[CSI PROVIDED MAP OF SIDEWALKS.PDF](#)

12. EPA Brownfields Grant  
The purpose of this memorandum is to request that the City Commission authorize the submittal of an Environmental Protection Agency (EPA) Brownfields Grant in the amount of \$500,000.

Documents:

[AGENDA MEMO BROWNFIELD GRANT.PDF](#)  
[EPA-OLEM-OBLR-21-04\\_ASSESSMENT\\_V2.PDF](#)

13. RESOLUTION 2021-25 - Opioid Settlement  
Resolution 2021-25 concerns the City's participation in a unified plan for the proposed allocation and use of opioid settlement proceeds related to an action filed by the State of Florida

Documents:

[OPIOID SETTLEMENT.PDF](#)  
[OPIOID SETTLEMENT RESOLUTION 2021-25 .PDF](#)

14. ORDINANCE 2021-27, FY20'21 Budget Amendment #1, 2nd Reading & Public Hearing  
The City Commission will consider approval of the first amendment of FY 20'21 Budget that was adopted on September 22, 2020.

Documents:

15. Special Event Permit Application - Lake Wales Main Street Special Event "Make It Magical" 2021

The approval of the special event permit application will allow the Lake Wales Main Street to hold a holiday event "Make It Magical" on December 10, 2021 between the hours of 5:00 p.m. and 8:00 p.m. and allow for the temporary closing of the Marketplace, a portion of Stuart and Park Avenues and several city parking lots in the downtown area.

Documents:

MEMO MAKE IT MAGICAL EVENT PERMIT APPLICATION 2021.PDF  
MAKE IT MAGICAL PERMIT APPLICATION 2021.PDF

16. CITY COMMISSION AND MAYOR COMMENTS

17. 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.