

CITY COMMISSION
REGULAR MEETING
OFFICIAL AGENDA
November 15, 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. PROCLAMATIONS AND AWARDS
 - 5.I. Lake Wales High School Volleyball Proclamation

Documents:

[LWHS VOLLEYBALL PROCLAMATION.PDF](#)

- 5.II. Proclamation National American Indian Heritage Month

Documents:

[NATIONAL AMERICAN INDIAN HERITAGE MONTH.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. CITY CLERK

- 7.I. 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](#)

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 - November 1, 2022 And November 9, 2022

Commission Meeting Minutes [NOVEMBER 1, 2022](#)

Commission Work Session [NOVEMBER 9, 2022](#)

8.II. 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 26th 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](#)

8.III. 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](#)

8.IV. 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](#)

8.V. 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](#)

9. OLD BUSINESS

- 9.I. 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](#)

- 9.II. 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
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](#)

- 9.III. 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
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](#)

10. NEW BUSINESS

- 10.I. 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. 1st Reading And Public Hearing

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.II. 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. 1st Reading And Public Hearing

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](#)

- 10.III. 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 REV.1 11.15.2022.PDF](#)
[ORD 2022-43 C F KINNEY PROPERTY ANNEXATION.PDF](#)

- 10.IV. 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. 1st Reading And Public Hearing
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](#)

- 10.V. ORDINANCE D2022-30 Zoning Map Amendment For 19.18 Acres Of Land North Of C F Kinney Road And West Of Scenic Highway North. 1st Reading And Public Hearing
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:

- 10.VI. 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](#)
[BOK ESTATES PRELIMINARY SITE PLAN-REV4.PDF](#)
[ARCHITECTURAL ELEVATIONS - BOK ESTATES.PDF](#)
[RESIDENTIAL PDP DESIGN GUIDELINES REV.1 - BOK ESTATES.PDF](#)
[INDICATORS OF URBAN SPRAWL REV.1 - BOK ESTATES.PDF](#)
[UTILITY MAPS - BOK ESTATES.PDF](#)

- 10.VII. 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](#)
[03 - LAKE WALES COLOR CONCEPT PLAN.PDF](#)
[04 - PDP LEGAL DESCRIPTION.PDF](#)
[02 - LAKE WALES PDP PLANS.PDF](#)
[05 - ARCHITECTURAL RENDERINGS.PDF](#)
[RESIDENTIAL PDP DESIGN GUIDELINES - HILLPOINTE.DOCX.PDF](#)
[INDICATORS OF URBAN SPRAWL REV.1 - HILLPOINTE.PDF](#)

- 10.VIII. 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

11. CITY ATTORNEY

12. CITY MANAGER

12.I. Commission Meeting Calendar

Documents:

[COMMISSION MEETING CALENDAR, NOV-2022.PDF](#)

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.