

CITY COMMISSION  
REGULAR MEETING  
OFFICIAL AGENDA  
November 16, 2021  
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. PROCLAMATION - American Indian Heritage Month 2021

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. 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 - November 2, 2021

The Commission minutes of [NOVEMBER 2, 2021](#)

- 7.II. 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](#)

7.III. 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](#)

7.IV. 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](#)

7.V. 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](#)

7.VI. Grant Application - EPA Brownfields

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:

8. OLD BUSINESS

- 8.I. 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:

MEMO - BUDGET AMENDMENT FY 20-21 - NO 1 - SECOND READING.PDF  
BUDGET AMENDMENT - ORDINANCE 2021-27.PDF  
003 - EXHIBIT A AND B.PDF

- 8.II. 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

9. NEW BUSINESS

- 9.I. 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

Here is a link to the information from the Office of the Attorney General [OPIOID  
SETTLEMENT STATE OF FLORIDA](#)

Documents:

OPIOID SETTLEMENT.PDF  
OPIOID SETTLEMENT RESOLUTION 2021-25(2).PDF  
INTERLOCALOPIOID (V OCT 2021).PDF

- 9.II. 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

- 9.III. 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](#)

- 9.IV. Ordinance D2021-20 First Reading And Public Hearing Hunt Club Grove North Large-Scale CPA

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](#)

- 9.V. 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.VI. 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. CITY ATTORNEY

11. CITY MANAGER

11.I. Tracking Report

Documents:

[TRACKING.PDF](#)

11.II. Commission Meeting Calendar

Documents:

[COMMISSION MEETING CALENDAR, NOV-2021.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.