

CITY COMMISSION  
REGULAR MEETING  
OFFICIAL AGENDA  
August 3, 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 - Tonya Christian

Documents:

[TONYA CHRISTIAN PROCLAMATION.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 Appointments - Airport Authority, Planning And Zoning, Citizens And Police Community Relations Advisory Board  
Staff recommends that the Mayor and Commission make the following appointments and reappointments as deemed appropriate.

Documents:

MEMO-BOARD APPOINTMENTS JUL 27 2021.PDF  
HALDE AIRPORT AUTHORITY CITIZEN BOARD APPLICATION FORM.PDF  
GOIN AIRPORT AUTHORITY CITIZEN BOARD APPLICATION FORM.PDF  
RIO PNZ BOARD APPLICATION FORM.PDF  
OGUNTOLA CITIZENS AND POLICE BOARD APPLICATION FORM.PDF

8. Appointment Of An Interim City Commissioner  
Staff recommends the City Commission discuss and appoint someone to fill Seat 4 / District 27 Commission Seat.

Documents:

MEMO COMMISSION VACANCY.PDF  
DELOACH RESUME.PDF  
HILLIGOSS DISTRICT 4 COMMISSION SEAT.PDF  
J PEREZ RESUME.PDF  
WOJCIK RESUME.PDF

9. 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.

- 9.I. Minutes - July 20, 2021, July 28, 2021,  
Commission Meeting [JULY 20, 2021](#)

Special Commission Meeting [JULY 28, 2021](#)

City Commission Agenda Work Session [JULY 28, 2021](#)

- 9.II. Approval Of Contract For Law Enforcement Services: Lake Wales Housing Authority  
Authorize the Mayor to execute a Contract for Services with the Lake Wales Housing Authority for Fiscal Year 2021-2022.

Documents:

COMMISSION MEMO 21-22 LWHA CONTRACT.PDF  
21-22 CONTRACT - LAKE WALES HOUSING AUTHORITY.PDF

9.III. Memorandum Of Understanding – Senior Connect Center

The proposed Memorandum of Understanding between the City of Lake Wales Public Library and the Senior Connect Center will provide a location for Medicare eligible individuals to receive counseling on their insurance options.

Documents:

COMMISSION AGENDA CITY OF LAKE WALES PUBLIC LIBRARY AND SENIOR CONNECT CENTER MEMORANDUM OF UNDERSTANDING.PDF  
MEMORANDUM OF UNDERSTANDING LIBRARY AND SENIOR CONNECT CENTER.PDF

10. OLD BUSINESS

- 10.I. Ordinance D2021-05 Future Land Use Map Amendment – 2nd Reading And Public Hearing  
Ordinance D2021-05 proposes a comprehensive Future Land Use Map Amendment to

reassign certain residential Future Land Use designations based on the recently adopted EAR-Based Comprehensive Plan Amendments.

Documents:

[CC MEMO 2ND R D2021-05 FLUM RIGHT SIZING PROJECT.PDF](#)  
[ORD D2021-05 FLUM RIGHTSIZED.PDF](#)

10.II. Ordinance D2021-06 Future Land Use Designation – 0 3rd St. N 2nd Reading And Public Hearing

HAB Holdings LLC, owner of parcel 273002909610005030, and Development Services Staff, on behalf of the City of Lake Wales, owner of parcel 273002909610005010, request approval by City Commission to amend the Zoning Map, and the Future Land Use Map of the Comprehensive Plan on two parcels.

Documents:

[CC MEMO 3RD STREET RE-ZONING 8.3.2021.PDF](#)  
[ORD D2021-06 0 3RD STREET CPA SMALL SCALE.PDF](#)

10.III. ORDINANCE D2021-07 Zoning Designation – 0 3rd St. N, 2nd Reading And Public Hearing

HAB Holdings LLC, owner of parcel 273002909610005030, and Development Services Staff, on behalf of the City of Lake Wales, owner of parcel 273002909610005010, request approval by City Commission to amend the Zoning Map, and the Future Land Use Map of the Comprehensive Plan on two parcels.

Documents:

[CC MEMO 3RD STREET RE-ZONING 8.3.2021.PDF](#)  
[ORD D2021-07 0 3RD STREET RE-ZONE.PDF](#)

10.IV. ORDINANCE D2021-08 Zoning Designation – WH Corp 1st Reading And Public Hearing

Winter Haven Corp, owner, requests approval of City Commission to amend the Zoning Map to assign PDMU – Planned Development Mixed Use – to the above-mentioned parcels totaling,1,841+- acres of land.

Documents:

[CC MEMO WH CORP RE-ZONING 8.3.2021.PDF](#)  
[ORD D2021-08 WH CORP RE-ZONE.PDF](#)

10.V. Master Development Plan - Winter Haven Corporation - Public Hearing

Winter Haven Corporation, owner, requests approval of City Commission for a Master Development Plan (MDP) for the above-mentioned parcels totaling,1,841+- acres of land, as recommended by the Planning and Zoning Board on June 22, 2021.

Documents:

[CC MEMO MDP WH CORP 8.3.2021.PDF](#)  
[CONDITIONS OF APPROVAL WH CORP MDP 7.28.2021.PDF](#)  
[WH CORP MDP OVERALL 7.28.2021.PDF](#)

11. NEW BUSINESS

12. CITY ATTORNEY

13. CITY MANAGER

13.I. Tracking Report

Documents:

[TRACKING.PDF](#)

13.II. Social Media Tracking Report

Documents:

[SOCIAL MEDIA TRACKING 07-29-2021.PDF](#)

13.III. Commission Meeting Calendar

Documents:

[COMMISSION MEETING CALENDAR, AUG-2021.PDF](#)

14. CITY COMMISSION COMMENTS

15. MAYOR COMMENTS

16. 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.