

**CITY COMMISSION
REGULAR MEETING
OFFICIAL AGENDA
January 18, 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. Proclamation - School Choice Week January 23-29, 2022

Documents:

[LAKE WALES SCHOOL CHOICE WEEK 2022.PDF](#)

6. PRESENTATION/REPORT
 - 6.I. PRESENTATION - McLaughlin Middle School

7. 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

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 - January 4, 2022. November 10, 2021
Commission Meeting Minutes of [JANUARY 4, 2022](#)

8.II. Approval Of The Florida Midland Railroad Lease

Staff seeks commission approval to enter into two railroad right-of-way leases associated with the Northwest Watermain Extension project.

Documents:

[AGENDA MEMO-NW WATERMAINRR LEASE AGREEMENT.PDF](#)
[FLORIDAMIDLAND1STSTREET.PDF](#)
[FLORIDAMIDLANDLINCOLNAVE.PDF](#)

8.III. Agreement For Annual Property Maintenance Services For Privately Owned Properties With Ray And Sons Lawn Service, LLC

The proposed Property Maintenance Services Agreement will provide the Code Compliance Division with a company qualified to perform abatement services requested.

Documents:

[2022 - CC MEMO - RAY AND SONS CONTRACT 2022.PDF](#)
[2022 - ANNUAL PROPERTY MAINTENANCE CONTRACT JAN. 2022 COMPLETE.PDF](#)

9. OLD BUSINESS

10. NEW BUSINESS

10.I. Preliminary Subdivision Plat Approval / Special Exception Use Permit Approval For A Residential Planned Development Project (PDP) Hunt Club Grove North

Dave Schmitt Engineering, Inc., agent representing owners, is requesting approval of City Commission, of a 600-lot single-family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP on approximately 130.38 acres of land just west of Hunt Brothers Road, and south of State Road 60.

Documents:

[CC MEMO HUNT CLUB GROVE NORTH PDP 1.18.2022.PDF](#)
[2021-11-29 CBD-7 PDP.PDF](#)
[CBD-7 LANDSCAPE PLANS.PDF](#)
[EXHIBITS - HUNT CLUB NORTH.PDF](#)
[INDICATORS OF URBAN SPRAWL - HUNT CLUB NORTH.PDF](#)
[RESIDENTIAL PDP DESIGN GUIDELINES - HUNT CLUB NORTH.PDF](#)

10.II. Ordinance 2022-01 Annexation – 1st Reading And Public Hearing 29.94 Acres Of Land South Of Old Scenic Highway And East Of Scenic Highway North

Ordinance 2022-01 proposes the voluntary annexation of approximately 29.94 acres of land located south of Old Scenic Highway, east of Scenic Highway North, and contiguous to the incorporated City limits.

Documents:

[CC MEMO 2022-01 STORY FAMILY LLLC PROPERTY ANNEXATION.DOCX.PDF](#)
[ORD 2022-01 ANNEXATION STORY FAMILY LLLC PROPERTY.PDF](#)
[UTILITY MAPS - ANNEXATION 2022-01.PDF](#)

- 10.III. ORDINANCE 2022-02 Annexation – 1st Reading And Public Hearing 236.57 Acres Of Land South Of Belleview Drive, East Of Scenic Highway South, North Of Passion Play Road, And West Of 11th Street South

Ordinance 2022-02 proposes the voluntary annexation of approximately 236.57 acres of land located south of Belleview Drive, east of Scenic Highway South, north of Passion Play Road, and west of 11 Street South, and contiguous to the incorporated City limits.

Documents:

[CC MEMO 2022-02 HUNT BROTHERS PROPERTIES ANNEXATION 1.18.2022.PDF](#)
[ORD 2022-02 ANNEXATION HUNT BROTHERS PROPERTIES.PDF](#)
[UTILITY MAPS - ANNEXATION 2022-02.PDF](#)

- 10.IV. ORDINANCE 2022-03 Amendments To Ch 23 LDR - 1st Reading And Public Hearing
Staff proposes amendments to the following sections of the Land Development Regulations (LDRs) (Chapter 23, Lake Wales Code of Ordinances):

Table 23-242 Establishment of review fees

Section 23-303 Streets

Documents:

[CC MEMO LDR UPDATES 1.18.2022.PDF](#)
[SR 60 - 11TH STREET ROADWAY NETWORK MAP.PDF](#)
[ORDINANCE 2022-03 LDR AMENDMENTS.PDF](#)

- 10.V. Legal Action Against Dixie-Walesbilt, LLC

The City Commission will determine a course of legal action against Dixie-Walesbillt, LLC.

Documents:

[MEMO-DWLLC-CC-011822.PDF](#)
[CITY AND HOTEL PARTNERSHIP POINTS.PDF](#)

11. CITY ATTORNEY

12. CITY MANAGER

12.I. Tracking Report

Documents:

[TRACKING.PDF](#)

12.II. Commission Meeting Calendar

Documents:

[COMMISSION MEETING CALENDAR, JAN-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.