

CITY OF LAKE WALES CITY COMMISSION WORKSHOP MEETING

Official Agenda
January 26, 2022
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. Conclusion Of The Seminole Hotel Foreclosure
A Warranty Deed transferring title to the City of Lake Wales was recorded on January 19, 2022, if Official Records Book 12078, at Page 453, of the Public Records of Polk County, Florida.

Documents:

[MEMO -CONCLUSION OF ACTION.PDF](#)

4. Agreement With Cobb Construction For Construction Of The Park Avenue Connector Trail.
The City Commission will consider entering into an agreement with Cobb Construction related to building the Park Avenue Connector Trail.

Documents:

[AGENDA MEMO - COBB CONSTRUCTION PARK AVENUE CONNECTOR TRAIL.PDF](#)
[AGREEMENT TO PRESENT TO COMMISSION - PARK AVENUE CONNECTOR TRAIL CONSTRUCTION.PDF](#)

5. Rotor Replacement For Oxidation Ditch
Staff recommends the commission approve expending funds of \$91,780.00 to Lakeside Equipment Corporation for the rotor replacement in the oxidation ditch

located at the wastewater treatment plant.

Documents:

[AGENDA MEMO OXIDATIONDITCHROTORREPLACEMENT2.PDF](#)
[Q22000081 86-275 LAKE WALES, FL.PDF](#)
[Q22000085 86-275 LAKE WALES, FL.PDF](#)

6. CCTV System Purchase

Staff recommends the commission approve expending funds of \$15,613.00 to Texas Underground for the purchase of CCTV equipment replacement.

Documents:

[AGENDA MEMO CCTV CAMERA REPLACEMENT.PDF](#)
[CUES.PDF](#)
[ENVIROSITE.PDF](#)
[TEXAS UNDERGROUND.PDF](#)

7. Supervisory Control And Data Acquisition (SCADA) Equipment Lease Agreement Through Data Flow Systems.

Staff is seeking commission approval to enter into an equipment lease agreement in the amount of \$630.00 a month for 48 months for the Supervisory Control and Data equipment with Data Flow Systems.

Documents:

[AGENDA MEMO-SCADA EQUIPMENT LEASEPWC.PDF](#)
[SCADA SYSTEM EQUIPMENT LEASE WITH PURCHASE OPTION \(PARK WTP\) \[106813\].PDF](#)

8. Water Supply Facilities Work Plan Task Order #5

Hoyle Tanner & Associates, Inc. will prepare the Water Supply Facilities Work Plan (Plan) update due to the Southwest Florida Management District by May 17, 2022.

Documents:

[AGENDA MEMO-HOYLETANNERTASKORDER5.PDF](#)
[LAKE WALES TO 5_SIGNED.PDF](#)

9. Ordinance 2022-04 Annexation – 1st Reading And Public Hearing 217.94 Acres Of Land South Of Lake Mabel Loop Road, East Of Scenic Highway North, North Of Masterpiece Road, And West Of Tower Road

Ordinance 2022-04 proposes the voluntary annexation of approximately 217.94 acres of land located south of Lake Mabel Loop Road, east of Scenic Highway North, north of Masterpiece Road, west of Tower Road, and contiguous to the incorporated City limits.

Documents:

[CC MEMO 2022-04 GARDINIER WEST ANNEXATION.PDF](#)
[ORDINANCE 2022-04 GARDINIER WEST ANNEXATION.PDF](#)
[UTILITY MAPS - ANNEXATION 2022-04.PDF](#)
[EXHIBIT A - LEGAL DESCRIPTIONS.PDF](#)

10. Ordinance 2022-05 Annexation – 1st Reading And Public Hearing 0.16 Acres Of Land North Of Hickory Hammock Road And West Of Nursery Road

Documents:

[CC MEMO 2022-05 STAR LAKE INC ANNEXATION.PDF](#)
[ORD 2022-05 STAR LAKE INC ANNEXATION.PDF](#)
[UTILITY MAPS - ANNEXATION 2022-05.PDF](#)

11. Future Land Use & Zoning For 8.84 Acres Of Land North Of Mountain Lake Cutoff Road And West Of US Highway 27

Laurent Meyer, authorized agent for owners, requests approval of City Commission to amend the Zoning Map, and the Future Land Use Map of the Comprehensive Plan to the above-mentioned parcel totaling approximately 8.84 acres of land.

Documents:

[CC MEMO D2022-01 D2022-02 GREEN GABLES CPA AND ZONING.PDF](#)

- 11.I. ORDINANCE D2022-01 (CPA/Future Land Use Map Amendment For Approximately 8.84 Acres Of Land North Of Mountain Lake Cutoff Road And West Of US Highway 27) 1st Reading And Public Hearing

Laurent Meyer, authorized agent for owners, requests approval of City Commission to amend the Zoning Map, and the Future Land Use Map of the Comprehensive Plan to the above-mentioned parcel totaling approximately 8.84 acres of land.

Documents:

[ORD D2022-01 GREEN GABLES CPA SMALL SCALE.PDF](#)

- 11.II. ORDINANCE D2022-02 (Zoning Map Amendment For Approximately 8.84 Acres Of Land North Of Mountain Lake Cutoff Road And West Of US Highway 27) 1st Reading And Public Hearing

Laurent Meyer, authorized agent for owners, requests approval of City Commission to amend the Zoning Map, and the Future Land Use Map of the Comprehensive Plan to the above-mentioned parcel totaling approximately 8.84 acres of land.

Documents:

[ORD D2022-02 GREEN GABLES ZONING MAP AMENDMENT.PDF](#)

12. RESOLUTION 2022-01 Spratt Road Transfer Agreement

The Spratt Road Transfer Agreement contemplates the transfer of Spratt Road, a public County road, to the City of Lake Wales.

Documents:

[CC MEMO RES 2022-01 SPRATT ROAD TRANSFER AGREEMENT.PDF](#)
[RESOLUTION 2022-01 SPRATT ROAD TRANSFER.PDF](#)

13. ORDINANCE 2022-01 Annexation – 2nd 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.PDF](#)
[ORD 2022-01 ANNEXATION STORY FAMILY LLLC PROPERTY.PDF](#)
[UTILITY MAPS - ANNEXATION 2022-01.PDF](#)

14. Ordinance 2022-02 Annexation – 2nd 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 11th 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](#)

15. Ordinance 2022-03 Land Development Regulation Updates – 2nd 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 2022-03 ROUND 1 LDR UPDATES 2ND R 2.1.2022.PDF](#)
[ORDINANCE 2022-03 2ND R LDR AMENDMENTS 2.1.2022.PDF](#)

16. 2022 Lake Wales Art Show At Lake Wailes Park Special Event Permit Application
Approval of this Special Event Application will allow the 51st Annual Lake Wales Art Show to be held in Lake Wailes Park Friday, March 11, 2022 to Sunday, March 13, 2022.

Documents:

[MEMO ART SHOWEVENT PERMIT 2022.PDF](#)
[ART SHOW PERMIT APPLICATION.PDF](#)

17. 2022 Municipal Election & Canvassing Board Information

The regular Municipal Election of the City of Lake Wales is Tuesday, April 5, 2022. We will elect a Mayor for Seat 1 (at-large) to serve a term of three years, and an Interim Commissioner for Seat 4 (District 27) to complete a term of two (2) years at most beginning May 3, 2022.

Documents:

[MEMO - 2022 MUNICIPAL ELECTION ACTIVITIES-2-1-2022.PDF](#)
[DISTRICT MAP 2012 \(FULL VIEW\).PDF](#)
[DISTRICTBOUNDARIES.PDF](#)

18. CITY COMMISSION AND MAYOR COMMENTS

19. 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.