

CITY OF LAKE WALES CITY COMMISSION WORKSHOP MEETING

Official Agenda
May 11, 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. Appointment - Charter Schools Representative
4. Appointment Of An Alternate To The Polk Regional Water Cooperative
5. ORDINANCE 2022-17 First Reading Repealing And Reenacting Subsections (A) And (B) Of Section 20-3 Of The City's Code Of Ordinances Dealing With Obstruction Of Public Streets, Highways And Roads, Which Cited Sections Allegedly Run Afoul Of The Constitution's First Amendment Free Speech Provisions

On April 18, 2022, the City received correspondence from Southern Legal Counsel asserting that § 20-3 of the Lake Wales Code of Ordinances runs afoul of the free speech provisions of the United States Constitution. The letter cites numerous recent cases which have found Code provisions similar to those of the City which are unconstitutional.

Documents:

[MEMO ORDINANCE 2022-17.PDF](#)
[ORD2022-17-FINAL VERSION.PDF](#)

6. Lease Purchase Of A 2022 F150
Staff is requesting Commission approval to lease purchase one utility vehicle to be added to the city's Master Lease Agreement.

Documents:

[2022 F150 AGENDA MEMO.PDF](#)
[5322 W1P F150 RESPONDER WORKSHEET.PDF](#)
[BANCORP LEASE SCHEDULE.PDF](#)

7. Approval Of The Florida Midland Railroad Lease

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

Documents:

[AGENDA MEMO-NW WATERMAINRR LEASE AGREEMENTREV.PDF](#)
[LINCOLN AVE.PDF](#)
[NORTH FIRST STREET.PDF](#)

8. RESOLUTION 2022-17 DW53037 Northwest Water Main Extension

In order to receive State Revolving Loan Funds (SRF) for any given project, a resolution must be adopted by the city stating its financial position and its authority to apply for these funds.

Documents:

[AGENDA MEMO-RESOLUTION 2022-17 NORTHWEST WATERMAIN EXTENSION.PDF](#)
[ATTACHMENT5-RESOLUTION2022-17.PDF](#)

9. RESOLUTION 2022-18 WW53036 Septic To Sewer Conversion With Forcemain Extension

In order to receive State Revolving Loan Funds (SRF) for any given project, a resolution must be adopted by the city stating its financial position and its authority to apply for these funds.

Documents:

[AGENDA MEMO-RESOLUTION 2022-18 SEPTIC TO SEWER CONVERSION WITH FORCEMAIN EXTENSION.PDF](#)
[ATTACHMENT5-RESOLUTION2022-18.PDF](#)

10. Ordinance 2022-12 Annexation – 1st Reading And Public Hearing 10.02 Acres Of Land North Of Linda Street And East Of Tangelo Street

Ordinance 2022-12 proposes the voluntary annexation of approximately 10.02 acres of land north of Linda Street and east of Tangelo Street, and contiguous to the incorporated City limits.

Documents:

[CC MEMO ORD 2022-12 MURPHY PROPERTY ANNEXATION 5.17.2022.PDF](#)
[ORD 2022-12 MURPHY PROPERTY ANNEXATION.PDF](#)
[UTILITY MAPS - ANNEXATION 2022-12.PDF](#)

11. ORDINANCE D2022-11 Future Land Use Amendment For 10.02 Acres Of Land North Of Linda Street And East Of Tangelo Street

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 10.02 acres of land.

Documents:

[CC MEMO D2022-11 MURPHY PROPERTY CPA 5.17.2022.PDF](#)
[ORD D2022-11 MURPHY PROPERTY CPA SMALL SCALE 5.17.22.PDF](#)

12. Ordinance D2022-12 Zoning Map Amendment For 10.02 Acres Of Land North Of Linda Street And East Of Tangelo Street
Shelton T. Rice, authorized agent for owner, requests approval of City Commission to amend the Zoning Map on approximately 10.02 acres of land.

Documents:

[CC MEMO D2022-12 MURPHY PROPERTY ZONING 5.17.2022.PDF](#)
[ORD D2022-12 MURPHY PROPERTY ZONING AMENDMENT 5.17.22.PDF](#)

13. ORDINANCE 2022-13 Annexation – 1st Reading And Public Hearing 23.66 Acres Of Land South Of Passion Play Road And West Of 11th Street South
Ordinance 2022-13 proposes the voluntary annexation of approximately 23.66 acres of land south of Passion Play Road and west of 11th Street South, and contiguous to the incorporated City limits.

Documents:

[CC MEMO ORD 2022-13 MCKENNA PROPERTY ANNEXATION 5.17.2022.PDF](#)
[ORD 2022-13 MCKENNA PROPERTY ANNEXATION.PDF](#)
[UTILITY MAPS - ANNEXATION 2022-13.PDF](#)

14. Ordinance D2022-09 Future Land Use Amendment For 23.66 Acres Of Land South Of Passion Play Road And West Of 11th Street South
The McKenna Family requests approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on parcels of land totaling approximately 23.66 acres.

Documents:

[CC MEMO D2022-09 MCKENNA PROPERTY CPA 5.17.2022.PDF](#)
[ORD D2022-09 MCKENNA PROPERTY CPA SMALL SCALE 5.17.22.PDF](#)

15. ORDINANCE D2022-10 Zoning Map Amendment For 23.66 Acres Of Land South Of Passion Play Road And West Of 11th Street South
The McKenna Family requests approval of City Commission to amend the Zoning Map on parcels of land totaling approximately 23.66 acres.

Documents:

[CC MEMO D2022-10 MCKENNA PROPERTY ZONING 5.17.2022.PDF](#)
[ORD D2022-10 MCKENNA PROPERTY ZONING AMENDMENT 5.17.22.PDF](#)

16. Ordinance D2022-15 First Reading And Public Hearing Future Land Use Amendment For 15.98 Acres Of Land North Of State Road 60 E. And East Of Evergreen Drive
Trinity Baptist Church request approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on approximately 15.98 acres of land.

Documents:

[CC MEMO D2022-15 TRINITY BAPTIST CPA 5.17.2022.PDF](#)
[ORD D2022-15 TRINITY BAPTIST CPA SMALL SCALE 5.17.22.PDF](#)

17. ORDINANCE D2022-16 First Reading And Public Hearing - Zoning Map Amendment For 15.98 Acres Of Land North Of State Road 60 E. And East Of Evergreen Drive
Trinity Baptist Church requests approval of City Commission to amend the Zoning Map on approximately 15.98 acres of land.

Documents:

[CC MEMO D2022-16 TRINITY BAPTIST ZONING 5.17.2022.PDF](#)
[ORD D2022-16 TRINITY BAPTIST ZONING AMENDMENT 5.17.22.PDF](#)

18. ORDINANCE D2022-17 First Reading And Public Hearing - Zoning Map Amendment For 195.23 Acres Of Land North Of Chalet Suzanne Road And East Of US Highway 27
Hillpointe LLC, authorized agent for owner, requests approval of City Commission to amend the Zoning Map on approximately 195.23 acres of land.

Documents:

[CC MEMO D2022-17 HILLPOINTE ZONING 5.17.2022.PDF](#)
[ORD D2022-17 HILLPOINTE ZONING AMENDMENT 5.17.22.PDF](#)
[HILLPOINTE ZONING BOUNDARY SURVEY AND LEGAL DESCRIPTION.PDF](#)

19. Forest Lake - Preliminary Subdivision Plat Approval / Special Exception Use Permit Approval For A Residential Planned Development Project (PDP)
Charles Millar, authorized agent for owners, is requesting approval of City Commission, of a 295-lot single-family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP on approximately 97.35 acres of land south of Chalet Suzanne Road and east of US Highway 27.

Documents:

[CC MEMO FOREST LAKE PDP 5.17.22.PDF](#)
[EXHIBITS - FOREST LAKE PDP.PDF](#)
[FOREST LAKE PDP PLANS.PDF](#)
[INDICATORS OF URBAN SPRAWL - FOREST LAKE PDP.PDF](#)
[RESIDENTIAL PDP DESIGN GUIDELINES - FOREST LAKE PDP.PDF](#)

20. Jewel Ridge - Preliminary Subdivision Plat Approval / Special Exception Use Permit Approval For A Residential Planned Development Project (PDP) - Public Hearing
Shelton T. Rice, authorized agent for owner, is requesting approval of City Commission, of a 172-lot single-family Preliminary Subdivision Plat and a

Special Exception Use Permit for a Residential PDP on approximately 43.4 acres of land north of Post Salter Road and east of 11th Street South.

Documents:

[CC MEMO JEWEL RIDGE PDP 5.17.22.PDF](#)
[EXHIBITS - JEWEL RIDGE PDP.PDF](#)
[JEWEL RIDGE LANDSCAPING PLAN.PDF](#)
[RESIDENTIAL PDP DESIGN GUIDELINES - JEWEL RIDGE PDP.PDF](#)
[REVISED JEWEL RIDGE PDP PLAN 4.22.22.PDF](#)
[INDICATORS OF URBAN SPRAWL - JEWEL RIDGE PDP.PDF](#)

21. Hunt Club Grove North - Modification Of A Residential Planned Development Project (PDP) Public Hearing

Dave Schmitt Engineering, Inc, agent for owners, is requesting approval of City Commission, of a modification to a 600-lot single-family 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 MOD 5.17.22.PDF](#)
[HUNT CLUB GROVE NORTH MODIFIED PDP SITE PLAN.PDF](#)
[ORIGINAL HUNT CLUB NORTH PDP APPROVED.PDF](#)
[CC MEMO HUNT CLUB GROVE NORTH PDP 1.18.2022.PDF](#)

22. Hunt Club Grove South - Preliminary Subdivision Plat Approval / Special Exception Use Permit Approval For A Residential Planned Development Project (PDP)

Dave Schmitt Engineering, Inc, agent for owners, is requesting approval of City Commission, of a 542-lot single-family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP on approximately 104.36 acres of land just west of Hunt Brothers Road, and south of Post Salter Road.

Documents:

[CC MEMO HUNT CLUB GROVE SOUTH PDP 5.17.22.PDF](#)
[EXHIBITS - HUNT CLUB SOUTH PDP.PDF](#)
[HUNT CLUB SOUTH LANDSCAPING PLANS.PDF](#)
[HUNT CLUB SOUTH PDP SITE PLAN.PDF](#)
[INDICATORS OF URBAN SPRAWL - HUNT CLUB SOUTH.PDF](#)
[RESIDENTIAL PDP DESIGN GUIDELINES - HUNT CLUB SOUTH.PDF](#)

23. RESOLUTION 2022-16 Tangelo Street Transfer Agreement

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

Documents:

[CC MEMO RES 2022-16 TANGELO STREET TRANSFER AGREEMENT 5.17.2022.PDF](#)
[RESOLUTION 2022-16 TANGELO STREET TRANSFER.PDF](#)
[LOCATION MAP - RESOLUTION 2022-16.PDF](#)

24. CITY COMMISSION AND MAYOR COMMENTS

25. 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.