

# CITY OF LAKE WALES CITY COMMISSION WORKSHOP MEETING

**Official Agenda**  
**June 1, 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. Presentation - EDC/Chamber Of Commerce
4. Presentation - Buck Moore Road Corridor Study  
This Presentation will present the findings of the Buck Moore Road Corridor study. Brent Lacy, the City's Transportation Planning Consultant, will present the Study.

Documents:

[COMPRESSED\\_CORRIDOR CAPACITY STUDY WITH FIGURES AND APPENDICES \(1\).PDF](#)

5. RESOLUTION 2022-14, Preliminary Rate Resolution – Brookshire Street Lighting District.  
It is recommended that City Commission adopt Resolution 2022-14 providing the Preliminary Rate Resolution for the Brookshire Street Lighting District.

Documents:

[MEMO - PRELIMINARY RATE RESOLUTION BROOKSHIRE.PDF](#)  
[RESOLUTION 2022-14 BROOKSHIRE STREET LIGHTING - PRELIMINARY RATE RESOLUTION.PDF](#)

6. RESOLUTION 2022-15 Preliminary Rate Resolution Fire Assessment  
Preliminary Rate Resolution for Fire Protection Services Assessment

Documents:

[MEMO - PRELIMINARY RATE RESOLUTION - FIRE PROTECTION ASSESSMENT.PDF](#)  
[RESOLUTION 2022-15 FIRE ASSESSMENT - PRELIMINARY RATE RESOLUTION.PDF](#)

7. Southside Force Main Cleaning

Staff is recommending the approval to expend funds for \$51,399.60 for the force main cleaning services provided by Professional Piping Services.

Documents:

[AGENDA MEMO-SOUTHSIDE FORCE MAIN CLEANING 2022.PDF](#)  
[QUOTE 5022-3004.PDF](#)

8. Mountain Lake Cutoff Rd Watermain Extension

Staff proposes to install approximately 2100 lf of 12" water main to assist in the expansion of the water system along Mountain Lake Cutoff Road.

Documents:

[AGENDA MEMO - MOUNTAIN LK CUTOFF EXTENSIONREV1.PDF](#)  
[DAYLN QUOTE - OPEN CUT .PDF](#)  
[LOPEZ - DIRECTIONAL DRILL.PDF](#)  
[LOPEZ QUOTE\\_OPEN CUT.PDF](#)  
[MARTIN PAVING - OPEN CUT QUOTE.PDF](#)  
[MOUNTAIN LK - SUMMARY COST - BORING.PDF](#)  
[MOUNTAIN LK - SUMMARY COST - OPEN CUT.PDF](#)

9. WWTP Chlorination Tanks Replacement

Staff seeks commission approval to expend funds for the replacement of two chlorination tanks at the Wastewater Treatment Plant facility (WWTP) for \$21,532.84.

Documents:

[AGENDA MEMO-WWTP CHLORINATION TANKS REPLACEMENT.PDF](#)  
[CHEMICAL CONTAINERS QUOTE.PDF](#)  
[ODYSSEY QUOTE.PDF](#)

10. DW53037 Northwest Water Main Extension Application Submittal

The funds for this project have been committed by the State Revolving Loan Fund Agency (SRF). It is now time for City Staff to submit the application for drafting of the contract for the Mayor's signature.

Documents:

[AGENDA MEMO-DW53037 NORTHWEST WATERMAIN EXTENSION SRF APPLICATION.PDF](#)  
[DW53037 FUNDING APPLICATION COMPLETE.PDF](#)

11. WTP #2 Aurora Split Case Pump Replacement

Staff seeks commission approval to expend funds for the replacement of an Aurora split case horizontal pump for Water Treatment Plant #2 (WTP #2) from Barney's Pumps for \$26,246.00.

Documents:

[AGENDA MEMO-WTP .PDF](#)  
[BARNEYS PUMP.PDF](#)  
[FLORIDA ARMATURE.PDF](#)  
[KAMAN DISTRIBUTION.PDF](#)

12. WW53036 Septic To Sewer Force Main Ext. SRF Funding Application

The funds for this project have been committed by the State Revolving Loan Fund Agency (SRF). It is now time for City Staff to submit the application for drafting of the contract for the Mayor's signature.

Documents:

[AGENDA MEMO-WW53036 SEPTIC TO SEWER CONVERSION FORCEMAIN EXTENSION SRF APPLICATION.PDF](#)  
[WW53036LOANAPPLICATION.PDF](#)

13. Resolution 2022-11 – Resolution To Utilize The Uniform Method Of Collecting Non-Ad Valorem Assessments And Adopting The Special Assessment Roll.

Resolution 2022-11 declares the City's intent to utilize the uniform method of collecting non-ad valorem assessments and adopts the assessment roll for 2022.

Documents:

[2022-CC MEMO RESOLUTION 2022-11 NON-AD VALOREM.PDF](#)  
[2022-RESOLUTION 2022-11 NON-AD VALOREM COLLECTION.PDF](#)  
[2022-0124-01 RAY AND SONS EXECUTED CONTRACT.PDF](#)  
[2022-NON-AD VALORAM TAX ROLL - LAKE WALES 2021.PDF](#)

14. Daly Pines Final Plat Approval

The Daly Family requests approval of the Daly Pines Final Plat.

Documents:

[CC MEMO DALY PINES FINAL PLAT 6.7.2022.PDF](#)  
[DALY PINES FINAL PLAT.PDF](#)  
[DALY PINES TITLE OPINION LETTER.PDF](#)

15. Ordinance 2022-12 Annexation – 2nd 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 2ND R MURPHY PROPERTY ANNEXATION 6.7.2022.PDF](#)  
[ORD 2022-12 MURPHY PROPERTY ANNEXATION.PDF](#)  
[UTILITY MAPS - ANNEXATION 2022-12.PDF](#)

16. ORDINANCE 2022-30 LDR Updates Chapter 23 Land Development Regulations –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):

- a. Section 23-306 Off-street and vehicular areas
- b. Section 23-421 Permitted Uses
- c. Section 23-302 Definitions

Documents:

[CC MEMO 6.7.2022 LDR UPDATES 1ST R.PDF](#)  
[ORDINANCE 2022-30 LDR AMENDMENTS 6.7.2022.PDF](#)

17. ORDINANCE D2022-12 – First Reading And Public Hearing - 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 6.7.2022.PDF](#)  
[ORD D2022-12 MURPHY PROPERTY ZONING AMENDMENT 6.7.22.PDF](#)

18. ORDINANCE D2022-03 – Second Reading And Public Hearing: Future Land Use For 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

Dave Schmitt Engineering, authorized agent for owners, requests approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on the above-mentioned parcels totaling approximately 236.57 acres of land.

Documents:

[CC MEMO D2022-03 2ND R GROVE AT ORCHARD HILLS CPA 6.7.22.PDF](#)  
[ORD D2022-03 2ND R GROVES AT ORCHARD HILLS CPA LARGE SCALE 6.7.22.PDF](#)

19. ORDINANCE D2022-06 Second Reading And Public Hearing - Zoning For 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

Dave Schmitt Engineering, authorized agent for owners, requests approval of City Commission to amend the Zoning Map on the above-mentioned parcels totaling

approximately 236.57 acres of land.

Documents:

[CC MEMO D2022-06 2ND R GROVE AT ORCHARD HILLS ZONING 6.7.22.PDF](#)  
[ORD D2022-06 2ND R GROVES AT ORCHARD HILLS ZONING AMENDMENT 6.7.22.PDF](#)

20. ORDINANCE D2022-04 Second Reading And Public Hearing - Future Land Use For 97.35 Acres Of Land South Of Chalet Suzanne Road And East Of US Highway 27  
Charles Millar with Atwell, authorized agent for owners Lake Wales Realty Investors LLC and Star Lake Inc., requests approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on the above-mentioned parcels totaling approximately 97.35 acres of land.

Documents:

[CC MEMO D2022-04 2ND R FOREST LAKE CPA 6.7.22.PDF](#)  
[ORD D2022-04 2ND R FOREST LAKE CPA LARGE SCALE 6.7.22.PDF](#)

21. ORDINANCE D2022-07 Second Reading And Public Hearing - Zoning For 97.35 Acres Of Land South Of Chalet Suzanne Road And East Of US Highway 27  
Charles Millar with Atwell, authorized agent for owners Lake Wales Realty Investors LLC and Star Lake Inc., requests approval of City Commission to amend the Zoning Map on the above-mentioned parcels totaling approximately 97.35 acres of land.

Documents:

[CC MEMO D2022-07 2ND R FOREST LAKE ZONING 6.7.22.PDF](#)  
[ORD D2022-07 2ND R FOREST LAKE ZONING AMENDMENT 6.7.22.PDF](#)

22. ORDINANCE D2022-11 Second Reading And Public Hearing - 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 2ND R MURPHY PROPERTY CPA 6.7.2022.PDF](#)  
[ORD D2022-11 2ND R MURPHY PROPERTY CPA SMALL SCALE 6.7.22.PDF](#)

23. ORDINANCE D2022-17 Second 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 2ND R HILLPOINTE ZONING 6.7.2022.PDF](#)  
[ORD D2022-17 2ND R HILLPOINTE ZONING AMENDMENT 6.7.22.PDF](#)  
[HILLPOINTE ZONING BOUNDARY SURVEY AND LEGAL DESCRIPTION.PDF](#)

24. Lake Wales Public Library Touch-A-Truck Event

The Lake Wales Public Library is requesting a special event permit for a Touch a Truck event to be held on July 21st, 2022 from 10:30 a.m. - 11:30 a.m. This event will close Cypress Garden Lane and the parking lot west of the Library across Cypress Garden Lane.

Documents:

[MEMO TOUCH A TRUCK EVENT 2022.PDF](#)  
[SPECIAL EVENT APPLICATION TOUCH A TRUCK LIBRARY 2022.PDF](#)

25. Lake Wales Public Library Treasure Hunt Event

The Lake Wales Public Library is requesting a special event permit for a Treasure Hunt Sand & Foam Party event to be held on July 14th, 2022 from 10:30 a.m. - 11:30 a.m. This event will close Cypress Garden Lane and the parking lot west of the Library across Cypress Garden Lane.

Documents:

[MEMO TREASURE HUNT EVENT 2022.PDF](#)  
[SPECIAL EVENT APPLICATION LIBRARY SAND PARTY 2022.PDF](#)

26. Community Firework Display – 4th Of July

The City Commission will consider a piggyback agreement to Collier County contract for the 4<sup>th</sup> of July Firework Display.

Documents:

[EXPOSHOW AGENDA MEMO.PDF](#)  
[PRODUCTION AGREEMENT - 2022 CITY OF LAKE WALES JULY 4TH](#)  
[FIREWORKS - EXPOSHOWS INC.PDF](#)  
[SCIF COLLIER COUNTY 2022-2023.PDF](#)

27. CITY COMMISSION AND MAYOR COMMENTS

28. 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.