

# **CITY OF LAKE WALES CITY COMMISSION WORKSHOP MEETING**

**Official Agenda  
October 13, 2021  
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. RESOLUTION 2021-22 Public Hearing - Resolution 2021-22, Amending The Lake Wales Community Redevelopment Plan (The "Redevelopment Plan") To Include Certain Capital Improvement Projects And To Extend The Time Certain For Completion Of Redevelopment Activities Funded By Tax Increment In Areas 1, 2 And 3, Respectively.

The City Commission will consider a resolution amending the Redevelopment Plan to include certain capital improvement projects to be undertaken by the Lake Wales Community Redevelopment Agency prior to September 30, 2051 and to extend the time certain for completion of all redevelopment activities to September 30, 2051.

Documents:

[AGENDA MEMO - RESOLUTION 21-22 AMENDING CRA PLAN TO INCLUDE CERTAIN CAPITAL IMPROVEMENT PROJECTS.PDF](#)  
[RESOLUTION 21-22 PLAN AMENDMENT 10 01 21.PDF](#)

4. RESOLUTION 2021-24 - City Bond  
Resolution 2021-24, recommending that the City Commission of the City of Lake Wales (the "City") adopt a resolution approving issuance of the CRA's Redevelopment Revenue Note, Series 2021, in a principal amount not to exceed \$18,500,000 (the "Note"), and authorizing execution of an interlocal agreement between the CRA and the City pertaining to the Note.

Documents:

[AGENDA MEMO - CRA REVENUE NOTE 2021 AND INTERLOCAL AGREEMENT.PDF](#)  
[INTERLOCAL AGREEMENT.PDF](#)  
[RESOLUTION 2021-24- CITY BOND.PDF](#)

5. Ordinance 2021-24, 2nd Reading And Public Hearing Approving The Continued Existence Of The Lake Wales Community Redevelopment Agency  
The City Commission will consider an ordinance to approve the continued existence of the Lake Wales Community Redevelopment Agency (CRA) through September 30, 2051.

Documents:

[ORDINANCE 2021-24 EXTENDING AGENCY 10 01 21.PDF](#)  
[AGENDA MEMO - SECOND READING ORDINANCE 2021-24 APPROVING THE CONTINUED EXISTENCE OF THE LW CRA.PDF](#)

6. ORDINANCE 2021-25 - 1st Reading And Public Hearing-Proposes Amendments To The Following Sections Of The Land Development Regulations (LDRs) (Chapter 23, Lake Wales Code Of Ordinances)

ORDINANCE 2021-25 1st reading and Public Hearing-Proposes amendments to the following sections of the Land Development Regulations (LDRs) (Chapter 23, Lake Wales Code of Ordinances):

- Table 23-421 Permitted and Special Exception Uses in Standard Zoning Districts
- Section 23-802 Definitions

Documents:

[CC MEMO ORD 2021-25 LDR UPDATES.PDF](#)  
[ORDINANCE 2021-25 LDR TEXT AMENDMENTS.PDF](#)  
[CRA III MAP.PDF](#)

7. ORDINANCE 2021-26 Ordinance 2021-26 Annexation – 1st Reading And Public Hearing 62.8 Acres South Of State Road 60 E And East Of Hamlin Street  
Ordinance 2021-26 proposes the voluntary annexation of approximately 62.8 acres of land located south of State Road 60, east of Hamlin Street, and contiguous to the incorporated City limits.

Documents:

[CC MEMO 2021-26 HUNT CLUB GROVE ANNEXATION.PDF](#)  
[ORDINANCE 2021-26 ANNEXATION HUNT CLUB GROVE.PDF](#)

8. Ordinance D2021-11- 2nd Reading And Public Hearing Future Land Use 61+/- Acres North Of Mammoth Grove Road And East Of Masterpiece Road  
Everything and All LLC, owner, requests to amend the Zoning Map, and the

## Future Land Use Map of the Comprehensive Plan on 61+/- acres of land.

Documents:

[CC MEMO MAMMOTH GROVE CPA AND ZONING 10.19.2021.PDF](#)  
[ORDINANCE D2021-11 CPA MAMMOTH GROVE RD PROPERTY 7.20.2021.PDF](#)

9. Ordinance D2021-12 Zoning Designation – 61+/- Acres North Of Mammoth Grove Road And East Of Masterpiece Road - 2nd Reading And Public Hearing  
Everything and All LLC, owner, requests to amend the Zoning Map, and the Future Land Use Map of the Comprehensive Plan on 61+/- acres of land.

Documents:

[CC MEMO MAMMOTH GROVE CPA AND ZONING.PDF](#)  
[ORDINANCE D2021-12 ZONING MAMMOTH GROVE RD PROPERTY.PDF](#)

10. Ordinance D2021-16 Amendments To The Future Land Use Map Of The Comprehensive Plan, And To The Zoning Map – 2nd Reading And Public Hearing  
MOW Groves LLC, Changcocco Family Trust, and Nancy D. Kahler Trust, owners, request approval of City Commission to amend the Zoning Map, and the Future Land Use Map of the Comprehensive Plan on three parcels of land totaling 28.13 acres.

Documents:

[CC MEMO MOW GROVES CHANGCOCCO CPA AND ZONING 10.19.2021.PDF](#)  
[ORDINANCE D2021-16 CPA MOW GROVES CHANGCOCCO.PDF](#)

11. Ordinance D2021-17 Amendments To The Future Land Use Map Of The Comprehensive Plan, And To The Zoning Map – 2nd Reading And Public Hearing  
Ordinance D2021-17 Amendments to the Future Land Use Map of the Comprehensive Plan, and to the Zoning Map – 2nd Reading and Public Hearing

Documents:

[CC MEMO MOW GROVES CHANGCOCCO CPA AND ZONING 10.19.2021.PDF](#)  
[ORDINANCE D2021-17 ZONING MOW GROVES CHANGCOCCO.PDF](#)

12. Approve Construction Administration Agreement With Hoyle, Tanner And Associates, Inc.  
The City Commission will consider approving an agreement with Hoyle, Tanner and Associates, Inc. for professional engineering services pertaining to construction administration services for the East Apron Rehabilitation at the Lake Wales Municipal Airport.

Documents:

[MEMO HTA-CONSTRUCTION ADMINISTRATION AGREEMENT-EAST APRON CONSTRUCTION.PDF](#)  
[HOYLETANNER\\_CONTRACT.PDF](#)

13. Approve Construction Contract Agreement With Ajax Paving Industries Of Florida, LLC.  
The City Commission will consider approving an agreement with Ajax Paving Industries of Florida, LLC for construction services for the East Apron Rehabilitation project at the Lake Wales Municipal Airport.

Documents:

[MEMO AJAX PAVING INDUSTRIES OF FLORIDA, LLC CONSTRUCTION SERVICES AGREEMENT.PDF](#)  
[55729022-RECOMMENDATION TO AWARD.PDF](#)  
[AJAX\\_CONTRACT.PDF](#)

14. RESOLUTION 2021-23 Authorizing Submission Of A CDBG Coronavirus Relief Funding Application  
RESOLUTION 2021-23 will authorize the submission of an application for funding of a CDBG Coronavirus relief grant

Documents:

[MEMO RESOLUTION 2021-23 CDBG APPLICATION.PDF](#)  
[LW CDBG-CV ENABLING RESOLUTION.PDF](#)

15. Board Appointments - Census Redistricting Committee  
Appointments to fill vacancies on the Census Redistricting Committee

Documents:

[MEMO-BOARD APPOINTMENTS OCT 19 2021.PDF](#)  
[DICK HOWELL CITIZEN BOARD APPLICATION FORM.PDF](#)

16. CITY COMMISSION AND MAYOR COMMENTS

17. 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.