

City Commission Agenda Work Session

Meeting Minutes

March 9, 2022

(APPROVED)

3/9/2022 - Minutes

1. CALL TO ORDER & ROLL CALL

Members Present: Robin Gibson, Mayor Eugene Fultz, Terrye Howell

Members Absent: Jack Hilligoss, Daniel Williams

Staff Present: James Slaton, City Manager, Jennifer Nanek, City Clerk, Albert C Galloway, Jr., City Attorney

Mayor Fultz called the meeting to order at 2:00 p.m.

2. City Manager Comments

James Slaton, City Manager, reported that Thompson Nursery Road improvements are approved for funding. This will be complete in 5-7 years. More information will be shared at a later meeting.

3. Presentation - Ford And Associates

Dorothy Abbott, Director of Finance, introduced Will Reid from Ford and Associates to talk about the \$18.5 million debt issuance. Nothing has happened this is just discussion. Staff will need direction from the Commission and then staff can then go in that direction.

Deputy Mayor Gibson asked as this is a CRA obligation will the City be responsible? Ms. Abbott said it is the CRA obligation but its a good idea for everyone to understand what will happen. Deputy Mayor Gibson said this is a CRA obligation. Do we need full faith and credit of the City. Ms. Abbott said some of this will be in the discussion ahead.

Will Reid, Ford and Associates, shared about his company and presented options to the Commission. There are two different avenues. Public offered bonds have lower rates but high cost of issuance. They have more stringent rules about disclosure. They allow more flexibility. We would have to get a rating issued on CRA debt. He then described a bank loan. This is a quicker process. Rate tends to be higher. Banks don't extend out too long. 25 years at the most. He shared the rates for each. The interest will be higher with a longer term. The debt will be on the CRA side. He shared examples of instances when the City takes on the debt.

Mayor Fultz said its clear what direction we need to go in. Deputy Mayor Gibson said we need to discuss and make a decision.

Ms. Abbott said the CRA gets in about \$2.2 million a year. She recommended the longer 30 year bond issuance as it gives the CRA more cash flow to do other things. It will be difficult for the CRA to be cash starved 20 years. Staff can handle additional reporting requirements.

Deputy Mayor Gibson said that the improvements will raise property values and we may include the Winter Haven Corp in the CRA. These things may provide more income to the CRA over the next few years.

Mayor Fultz asked the Deputy Mayor wanted to wait for more information before moving forward. Deputy Mayor Gibson said no but everything should be on the table. Ms. Abbott said they are fine to not rush and can provide whatever data might help the Commission including showing future trends of income. Her recommendation will stay the same. If there is more cash flow that's perfect. CRA needs room to make decisions.

James Slaton, City Manager, said he remembers when there was very little money in the CRA and everything was going to debt service.

Mayor Fultz asked about paying the debt off early. Is there a penalty? Mr. Reid said it can't be paid off early. At the 10 year mark the debt can be paid off in full with no penalty.

Mayor Fultz said this gives us the ability to pay it off if we get more income.

Deputy Mayor Gibson asked Mr. Reid if he agreed with Ms. Abbott's recommendation. Mr. Reid said he did as that would allow more flexibility given this market.

Deputy Mayor Gibson asked Ms. Abbott for future projections with improvements. Ms. Abbott said she can do that and will include inflation and get that out to the commission. We can talk about it again at the next workshop.

Commissioner Howell said she would normally prefer 20 years and get it paid off but she would rather have more money every year to do something.

Mayor Fultz said we don't want every penny going to debt service for years.

Ms. Abbott said she will provide data that is easy to understand using the CRAs CIP.

Mr. Slaton asked if the Commission wanted to wait on more information before moving forward.

Mayor Fultz said we should move forward with RFP on the 30 year bond.

Deputy Mayor Gibson agreed on the direction.

Ms. Abbott said she will get the projections to the commission.

4. Interlocal Agreement Between The City Of Lake Wales And Polk County For The Billing Of Sewer Services For The Crooked Lake Park Sewer Company Service Area.

[Begin Agenda Memo]

SYNOPSIS: The Crooked Lake Park Sewer Company service area is currently being billed for sewer service by Polk County and for water by the City of Lake Wales. This agreement would allow for the billing of all services on one bill using the meter reading that the city already collects for the water billing.

RECOMMENDATION

It is recommended that the Commission take the following action:

1. Approve the interlocal agreement between the City of Lake Wales and Polk County for billing of sewer services for the Crooked Lake Park Service Area.
2. Authorize the Mayor to execute the appropriate documents, on the City's behalf.

BACKGROUND

The Crooked Lake Park Sewer Company service area is currently being billed for sewer by Polk County and for water by the City of Lake Wales. These residents currently receive a bill based on a flat rate for sewer and a water bill based on a meter reading. The consolidation of both bills into one document will give the residents a more streamline billing. It will also ensure the residents are being billed based on actual usage instead of a base rate bill regardless of use. Polk County has agreed to use the City of Lake Wales outside city limit rates for this purpose. The residents in the area have been coming in expressing interest for the City to take over billing ever since the City purchased Park Water Company last February. City Staff and Polk County Staff worked together to come to an agreement that would be beneficial to both parties, and give the residents a more streamline billing process.

Staff recommends the Commission take the following action, approve the interlocal agreement between the City of Lake Wales and Polk County for billing and delinquency processing of sewer services for the Crooked Lake Park Service area and authorize the Mayor to execute the appropriate documents, on the City's behalf.

OTHER OPTIONS

The Commission could deny the interlocal agreement and those residents affected will continue to receive two bills for utility service.

FISCAL IMPACT

The City will receive 10% of the sewer fees collected as compensation for the billing and collection of sewer fees that will then be passed on to Polk County.

[End Agenda Memo]

Sarah Kirkland, Utilities Director, reviewed this item.

Deputy Mayor Gibson asked if the City's costs will be covered. Ms. Kirkland said yes with the percentage of the billing amount that we take in. She said the County reviewed nearby rates and our billing will cover their costs. If the revenues don't cover maintenance then later they will give us new rates to charge.

Deputy Mayor Gibson said he doesn't mind charging higher rates for those outside the City limits as they benefit from other services that they don't pay for. Ms. Kirkland said we won't be maintaining the system we just charge based on meter reading.

Mayor Fultz said this is a good idea.

Commissioner Howell asked if Crooked Lake is in the City. Ms. Kirkland said they are not in the City limits. Commissioner Howell asked how the County got involved. Ms. Kirkland said the plant out there fell into receivership so the County had to take it.

5. RESOLUTION 2022-04 Museum Collections Management Policy

[Begin Agenda Memo]

SYNOPSIS

Resolution 2022-04 approves the Museum Collection Management policy proposed by the Lake Wales History Museum Inc.

RECOMMENDATION

Staff recommends adoption of Resolution 2022-04.

BACKGROUND

In September 2021 the City Commission voted to lease the Lake Wales History Museum to the Friends of the Lake Wales History Museum to operate the museum and care for the artifacts beginning October 1, 2022. The City Commission chose to retain ownership of the museum's collection.

The board of the Lake Wales History Museum has recommended to the City Commission a draft Collections Management Policy. This policy will guide the acquisition, care and disposal of the more than 20,000 items in the Museum's collection.

OTHER OPTIONS

Recommend changes to the policy.

Do not approve the policy.

FISCAL IMPACT

No immediate fiscal impact.

[End Agenda Memo]

James Slaton, City Manager, reviewed this item. Anderson Hanna, Interim Director of the Lake Wales History Museum, reviewed the proposed policy and explained that the policy is in keeping with best museum practices. Anything valued below \$5000 will be approved by the Museum board for disposal. Those above \$5000 will go to a specialized board and then to the commission for approval. Several of our gift and loan forms were updated.

Deputy Mayor Gibson asked how the \$5000 is determined. Mr. Hanna said they will be estimated and reviewed the steps for deciding to keep or disposal. Deputy Mayor Gibson said the Commission will benefit from the recommendation of the Museum Board. Mr. Hanna said these items will go to the museum board, a special board before it gets to Commission.

Commissioner Howell said she will be glad for experts recommendation.

Mayor Fultz said he will be glad to make an informed decision.

6. ORDINANCE 2022-08 Establishment Of A Tree Advisory Board

[Begin Agenda Memo]

SYNOPSIS:

The Lake Wales City Commission will consider adopting Ordinance 2022-08, creating the Lake Wales Tree Advisory Board.

RECOMMENDATION

It is recommended the City Commission take the following action(s):

1. Approve Ordinance 2022-08 after first reading

BACKGROUND

It is the City's goal to become an officially recognized "Tree City" by the Arbor Day Foundation. To qualify for this designation, the City is required to have a tree board or department. The Lake Wales Tree Advisory Board will meet quarterly and provide analysis & recommendations to the City's Horticulturist.

Responsibilities include providing analysis & recommendations for the following:

- a. Inventory of trees on city maintained property
- b. Development and maintenance of a written plan for the care, preservation, pruning, planting, replanting, removal of trees in parks, in city ROW and other public areas.
- c. Promote awareness of the city's tree canopy and develop educational programs to communicate the benefits of trees
- d. The beautification of the City through maintenance of the city's trees
- e. Aide the City in its goal to achieve membership in organizations such as Tree City USA, and America in Bloom
- f. Aide the City in pursuit of relevant grant opportunities
- g. Advise city Horticulturist on matters concerning trees and related resources
- h. Keep abreast of current trends in urban forestry through appropriate training and development

OTHER OPTIONS

The City Commission may direct staff not to move forward with Ordinance 2022-08.

FISCAL IMPACT

Significant fiscal impact is not anticipated. Minor expenses related to Tree Advisory Board members may be incurred.

[End Agenda Memo]

Michael Manning, Assistant to the City Manager, reviewed this item. James Slaton, City Manager, asked if this can help us with grants. Mr. Manning said yes.

7. Approval Of The Duke Energy Market Plaza Alley Easement

[Begin Agenda Memo]

SYNOPSIS:

Commission approval to grant an easement to Duke Energy regarding utility work on the Market Plaza / Park Avenue Streetscape project.

RECOMMENDATION

It is recommended the City Commission take the following action(s):

1. Approve the easement agreement
2. Authorize the City Manager to execute the agreement on the City's behalf

BACKGROUND

In accordance with the Lake Wales Connected Plan, the City has designed significant improvements to Market Plaza as part of the Park Avenue Streetscape. As part of the new Market Plaza design, the overhead power lines that cut through the plaza will be relocated underground to allow for new cathedral live oaks.

Duke Energy's relocation of power lines requires an easement from the City of Lake Wales for the work taking place within the alley.

OTHER OPTIONS

The City Commission may decide to deny the easement.

FISCAL IMPACT

There is no fiscal impact associated with the easement.

ATTACHMENTS

[End Agenda Memo]

Michael Manning, Assistant to the City Manager, reviewed this item.

Deputy Mayor Gibson expressed support for this project.

8. Preliminary Subdivision Plat Approval / Special Exception Use Permit Approval For A Residential Planned Development Project (PDP) Belleview Subdivision

[Begin Agenda Memo]

SYNOPSIS: Collier Engineering & Design, agent representing Belleview Drive LLC, owner, is requesting a recommendation of approval to City Commission, of a 155-lot single-family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP on approximately 43 acres of land just west of 11th Street South, and north and south of Belleview Drive.

RECOMMENDATION

The applicant requests approval of City Commission of a 155-lot single family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP, with conditions of approval, as recommended by the Planning and Zoning Board at a regular meeting on January 22, 2022.

BACKGROUND

General:

The 43-acre vacant grove land is located just west of 11th Street South, north and south of Belleview Drive, and south of the Whispering Ridge Subdivision. A portion of the subject properties were annexed into the City through petition by the owners on October 5, 2021. At a regular meeting on October 26, 2021, Planning Board made a recommendation to City Commission to approve a zoning of R-1B, and a future land use designation of LDR low-density residential at a maximum of 5 units per gross acre. The request to amend land use and zoning designations were approved by City Commission at first reading on November 11, 2021 and adopted at second reading on December 7, 2021.

The proposed single-family subdivision is designed as a Planned Development Project, including requested Waivers of Strict Compliance.

Maximum density allowed on the site is calculated at 5 units per gross acre, or 217 homes, under the Comprehensive Plan for LDR Low-Density Residential; a density of only 3.6 dwelling units per acre, or 155 homes, is proposed.

Typical lot sizes range from 5,175 square feet to 6,900 square feet, with lot widths ranging from 45-foot-wide to 60-foot-wide. All lots meet the standard R-1B standards for rear setbacks at 20 feet and the 60' lots meet the standard side setback of 10 feet. The 50' and 60' lots meet the minimum street frontage of 50 feet. Waivers are being requested for all other standards of the R-1B zoning district.

Proposed Standards

45' wide lot / 55' wide lot / 60' wide lot:

Minimum lot size – 5,175 sq. ft. / 6,325 sq. ft. / 6,900 sq. ft. Minimum lot width – 45 ft. / 55 ft. / 60 ft.

Minimum lot depth – 115 ft. Minimum front setback – 20 ft.

Minimum side setback – 7.5 ft. / 7.5 ft. / 10 ft. Minimum rear setback – 20 ft.

Minimum corner front-side setback – 15 ft. Minimum living area – 1,400 sq. ft.

Maximum lot coverage – 55%

Roadways & Access:

The northern portion of the development will have an entrance from Belleview Drive. The southern portion will have two entrances, one on Belleview Drive and another on Grove Road Three. G R Road to the west will be closed to limit the amount of access points along Belleview.

Five-foot-wide sidewalks will be constructed on both sides of interior streets, as well as along both sides of Belleview Drive west of the trail. Five-foot-wide sidewalks will also be provided along project boundaries for 11th Street South and Grove Road Three.

Lastly, the development designates additional right-of-way for Belleview Drive and Grove Road Three. Grove Road Three will be required to be improved and will be included in the developer's agreement.

Landscaping and Buffering:

A landscape plan will be required at Site Development Plan submittal, and will be reviewed and approved by Staff after consultation with the City's horticulturist. The proposed buffer may be a wall or berm, and will be planted with shrubs, canopy trees, and understory trees.

Residential tree density requirements will be enforced at building permit issuance, pursuant to section 23-307.2.a.3: a minimum of two, two-inch caliper shade trees, minimum of eight feet at planting. Amendments to this code section, which propose to increase the minimum tree density

standards, were approved at second and final reading by City Commission at the March 1, 2022 Commission Meeting.

The buffer proposed on the plan designates one overstory tree every 30 linear feet in excess of our required standard of one overstory tree every 50 linear feet.

Recreation:

The project is designed with 2.93 acres of recreation tracts, including parks for both portions of the development and a trail which interconnects with the interior and exterior sidewalk system. The neighborhood park will feature playground equipment, and the trail will include some benches.

More than 25% of the site will remain as open space, where 20% open space is required at a minimum by code.

Waivers of Strict Compliance:

The applicant requests the following Waivers of Strict Compliance from certain dimensional and area standards in the R-1B zoning district:

- 1.) Minimum lot size: 5,175 square feet for 45' lots, 6,325 square feet for 55' lots, and 6,900 square feet for 60' lots is requested where 9,000 square feet is required by code.
- 2.) Minimum street frontage: 45 feet wide is requested for specific lots where 50 feet wide is required by code.
- 3.) Minimum lot width at building line: 45 feet wide, 55 feet wide, and 60 feet wide is requested where 75 feet wide is required by code.
- 4.) Minimum living area: 1,400 is requested where 1,500 is required by code.
- 5.) Front building setback: 20 feet is requested where 30 feet is required by code.
- 6.) Side building setback: 7.5 feet is requested for 45' and 55' lots where 10 feet is required by code.
- 7.) Corner lot functional side-yard setback of 15 feet is requested where 30 feet is required by code.
- 8.) Maximum Lot Coverage: 55% is requested where 40% is required.
- 9.) Allow the neighborhood park to be further than 600 feet from some lots it serves.
- 10.) Eliminate the visitor parking requirement at recreation areas.

(Code reference: 23-443.1.d. Parking spaces. In single-family and duplex PDPs where reductions in minimum lot size are granted, and in all multi-family PDPs, visitor parking areas with spaces in a ratio of one space per 10 dwelling units shall be provided in each neighborhood in addition to the minimum of 2 parking spaces for each dwelling unit. In projects of 100 units or more, parking spaces shall be provided at the recreation area in a ratio of one space per ten dwelling units. Recreation area parking in projects with less than 100 units may be used to meet the visitor parking requirement.)

Proposed Superior Design Standards:

In exchange for the consideration of the above-mentioned Waivers of Strict Compliance requested, the applicant provided justification within the project narrative delineating the ways in which the plan is superior

to a standard subdivision:

"The Belleview Subdivision will be superior to a standard subdivision in many ways. Most significantly, this project will add a variety of single-family unit types and lot sizes to the housing stock and extensive recreation options for a subdivision of its size.

The lot sizes, lot widths and setbacks are varied, providing housing options and a visual aesthetic to avoid monotony. To compensate for lot widths narrower than the traditional R-1B measurement, the lot depths are 115-120 at a minimum, allowing for roomier backyards, which exceeds the norm and contributes to the low density despite the narrower lot widths.

Even with the challenging shape of the overall tract, the design respects and leverages the surrounding uses and provides an interconnecting park to the adjacent subdivision. This will create more of a neighborhood feel. The layout mitigates the existence of the railroad by placing one of the ponds, the trail and two parks as buffers. The road design also provides visual interest and avoids long monotonous blocks.

The large amount of greenspace, four parks and a trail nearly one-half mile long, are benefits that this PDP offers above traditional R-1B subdivisions. Most lots face or abut a park or pond so that virtually every lot has added value. The trail is substantial and offers an opportunity to connect to other trails and neighborhoods as well as providing a buffer from the tracks".

Additionally, the plan will provide recreation and open space in excess of the minimum standards.

- Recreation required: 0.68 acres; Recreation provided: 2.93 acres
- Open space required: 20% of site; Open space provided: 25.72% of site

Staff Findings

1. The use is compatible with the intentions of Policy I.1.2.12 Low Density Residential of the City's Comprehensive Plan.
2. This site is located within the City's utility service area and will connect to municipal water and sewer.
3. The development will maximize existing infrastructure investments by connecting to municipal water, sewer, and reuse lines.
4. Recreation trail and sidewalk system promotes walkability and bike-ability.
5. Lots sizes are reduced so to minimize the area of land consumed for new development.

Recommended Conditions of Approval

6. Staff recommends the following plan revisions:
 - a. Waiver #7 shall exclude the words 'the front setback' as the request from 30' to 15' applies only to the corner lot functional side yard and as waiver #6 already requests the front setback to be reduced from 30' to 20'.
 - b. A waiver shall be included for the proposed maximum lot coverage of 55% from the standard 40%.
 - c. Note #1 shall include corner lot conditions of one tree per each frontage.
7. Staff and Planning & Zoning Board recommends the following conditions of approval:

- a. Fences must be setback a minimum of 15 feet behind the front building expression line.
- b. Housing will adhere to the City's anti-monotony standards.
- c. Landscape Plan is required at Site Development plan submittal and will be reviewed and approved by Staff and the City's horticulturist.
- d. Decorative, dark sky friendly street lighting to minimize glare and reduce light pollution.

Street lighting design/type to be approved by the City, and maintained by the HOA.

- e. Garages shall be recessed from the front building expression line unless oriented away from the street.
- f. Mechanical equipment shall be located at the rear of the home and not permitted within side yards.
- g. Staggered front building setbacks at a minimum of two feet difference between adjacent lots.
- h. A street tree plan is required at landscape plan submittal.
- i. Park D shall remain open and unobstructed along the western property line to allow for future community connectivity through open space.

j. The traffic study must be approved by the Administrative Official prior to issuance of the Site Development Permit.

k. A development agreement is required for all off-site improvements, including, but not limited to, sidewalks installed on both sides of Belleview Drive – west of the trail; sidewalks installed along project boundaries for 11th Street South and Grove Road Three; and the roadway improvement of Grove Road Three.

l. The developer shall vacate G R Road and dedicate the additional right-of-way, designated on plans, for Belleview Drive and Grove Road Three.

m. The development shall enter into a utility capacity queue agreement.

n. A utility agreement shall include, but is not limited to, the transfer of wells if any exist on site and the required instillation of reuse lines.

o. The entrance on Grove Road Three shall be moved further west from the intersection, location to be determined by staff.

p. An enhanced traffic calming device shall be utilized for the crosswalk on Belleview Drive.

OTHER OPTIONS

Decline to recommend approval of the preliminary subdivision plat and PDP.

FISCAL IMPACT

Approval of the preliminary plat and PDP would enable the development of this property and the potential increase in property value. Specifically, estimating an average of \$200,000 in taxable value per unit, it could potentially result in over \$31 million in taxable value, and generate \$209,860 in ad valorem taxes.

*Adjusted values for potential homesteaded properties have not been factored into this estimate.

[End Agenda memo]

Autumn Cochella, Assistant Director of Development Services, reviewed this item.

9. ORDINANCE 2022-07 Annexation – 1st Reading And Public Hearing 15.98 Acres Of Land North Of State Road 60 East And East Of Evergreen Drive

[Begin Agenda Memo]

SYNOPSIS: Ordinance 2022-07 proposes the voluntary annexation of approximately 15.98 acres of land located north of State Road 60 East and east of Evergreen Drive, and contiguous to the incorporated City limits.

RECOMMENDATION

Staff recommends approval at first reading, and adoption after second reading of Ordinance 2022-07 following a public hearing. Public Hearing notice requirements have been met.

A recommendation from the Planning and Zoning Board is not required for an annexation ordinance.

BACKGROUND

Trinity Baptist Church of Lake Wales Inc, owner, petitioned annexation into the corporate city limits of Lake Wales on January 11, 2022.

“Attachment A” to the ordinance shows the property’s location. It is contiguous to the City Limits along its southern boundary.

[End Agenda memo]

Autumn Cochella, Assistant Director of Development Services, reviewed this item.

10. ORDINANCE D2022-03 1st 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

[Begin Agenda Memo]

SYNOPSIS: 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.

RECOMMENDATION

Approval at first reading, and adoption at second reading, following a public hearing to re-assign the following land use designation, as recommended by the Planning and Zoning Board at a regular meeting on February 22, 2022:

Current Land Use: Polk County RS/TCC Proposed Land Use: LDR

BACKGROUND

The subject property is located south of Belleview Drive, east of Scenic Highway South, north of Passion

Play Road, and west of 11th Street South. These parcels are between the Belle Lago and Whispering Ridge subdivisions.

The property owner petitioned annexation into the corporate city limits of Lake Wales on December 9, 2021 and was officially annexed on February 1, 2022. The next step in the process is to assign Land Use and Zoning which has been presented to the Planning and Zoning Board at a regular meeting on February 22, 2022.

These parcels will become part of a larger residential development that would come before the Planning Board for recommendation of approval to City Commission for a Planned Development Project.

A Future Land Use Designation of LDR – Low Density Residential is compatible with the surrounding area.

CODE REFERENCES AND REVIEW CRITERIA

The City Commission assigns future Land Use designations by ordinances upon a recommendation from the Planning & Zoning Board. The adopted ordinance is transmitted to the state's Department of Economic Opportunity (DEO) for review. The DEO reviews the designations as appropriate with reference to the City's Comprehensive Plan.

FISCAL IMPACT

Re-assignment would enable the redevelopment of this property and the potential increase in property value.

[End Agenda Memo]

Autumn Cochella, Assistant Director of Development Services, reviewed this item.

11. ORDINANCE D2022-06 1st 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

[Begin Agenda Memo]

SYNOPSIS: 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.

RECOMMENDATION

Approval at first reading, and adoption at second reading, following a public hearing to re-assign the following land use designation, as recommended by the Planning and Zoning Board at a regular meeting on February 22, 2022:

Current Zoning: Polk County RS/TCC Proposed Zoning: R-1B

BACKGROUND

The subject property is located south of Belleview Drive, east of Scenic Highway South, north of Passion Play Road, and west of 11th Street South. These parcels are between the Belle Lago and Whispering Ridge subdivisions. The property owner petitioned annexation into the corporate city limits of Lake Wales on December 9, 2021 and was officially annexed on February 1, 2022. The next step in the process is to assign Land Use and Zoning which has been presented to the Planning and Zoning Board at a regular meeting on February 22, 2022.

These parcels will become part of a larger residential development that would come before the Planning Board for recommendation of approval to City Commission for a Planned Development Project.

A Zoning designation of R-1B is compatible with the surrounding area.

CODE REFERENCES AND REVIEW CRITERIA

The City Commission assigns Zoning designations by ordinances upon a recommendation from the Planning & Zoning Board.

FISCAL IMPACT

Re-assignment would enable the development of this property and the potential increase in property value.

[End Agenda Memo]

Autumn Cochella, Assistant Director of Development Services, reviewed this item.

12. ORDINANCE D2022-04 1st Reading And Public Hearing - Future Land Use For 97.35 Acres Of Land South Of Chalet Suzanne Road And East Of US Highway 27

[Begin Agenda Memo]

SYNOPSIS: 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.

RECOMMENDATION

Approval at first reading, and adoption at second reading, following a public hearing to re-assign the following land use designation, as recommended by the Planning and Zoning Board at a regular meeting on February 22, 2022:

Current Land Use: RAC Proposed Land Use: MDR

BACKGROUND

The subject property is located south of Chalet Suzanne Road and east of US Highway 27. This parcel is between Eagle Ridge Mall and Carlsburg Estates, across the street from the Preserve townhomes. The property owner petitioned annexation of 0.16 acres into the corporate city limits of Lake Wales on December 2, 2021 and was officially annexed on February 15, 2022.

These parcels will become part of a larger residential development that would come before the Planning Board for recommendation of approval to City Commission for a Planned Development Project.

A Future Land Use Designation of MDR – Medium Density Residential is compatible with the surrounding area and will act as a transitional land use from RAC to LDR.

CODE REFERENCES AND REVIEW CRITERIA

The City Commission assigns future Land Use designations by ordinances upon a recommendation from the Planning & Zoning Board. The adopted ordinance is transmitted to the state's Department of Economic Opportunity (DEO) for review. The DEO reviews the designations as appropriate with reference to the City's Comprehensive Plan.

FISCAL IMPACT

Re-assignment would enable the redevelopment of this property and the potential increase in property value.

[End Agenda Memo]

Autumn Cochella, Assistant Director of Development Services, reviewed this item.

13. ORDINANCE D2022 -07 1st Reading And Public Hearing Zoning For 97.35 Acres Of Land South Of Chalet Suzanne Road And East Of US Highway 27

[Begin Agenda Memo]

SYNOPSIS: 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.

RECOMMENDATION

Approval at first reading, and adoption at second reading, following a public hearing to re-assign the following Zoning designation, as recommended by the Planning and Zoning Board at a regular meeting on February 22, 2022:

Current Zoning: C-2 Proposed Zoning: R-3

BACKGROUND

The subject property is located south of Chalet Suzanne Road and east of US Highway 27. This parcel is between Eagle Ridge Mall and Carlsburg Estates, across the street from the Preserve townhomes. The property owner petitioned annexation of 0.16 acres into the corporate city limits of Lake Wales on December 2, 2021 and was officially annexed on February 15, 2022.

These parcels will become part of a larger residential development that would come before the Planning Board for recommendation of approval to City Commission for a Planned Development Project.

A Zoning designation of R-3 is compatible with the surrounding area and serves as a transitional zoning from commercial to residential.

CODE REFERENCES AND REVIEW CRITERIA

The City Commission assigns Zoning designations by ordinances upon a recommendation from the Planning & Zoning Board.

FISCAL IMPACT

Re-assignment would enable the development of this property and the potential increase in property value.

[End Agenda Memo]

14. ORDINANCE D2022-05 1st Reading And Public Hearing - Future Land Use For 29.94 Acres Of Land South Of Old Scenic Highway And East Of Scenic Highway North

[Begin Agenda Memo]

SYNOPSIS: Story Family Limited Partnership, LLC., owner, requests approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on the above-mentioned parcel of land totaling approximately 29.94 acres.

RECOMMENDATION

Approval at first reading, and adoption at second reading, following a public hearing to re-assign the following land use designation, as recommended by the Planning and Zoning Board at a regular meeting on February 22, 2022:

Current Land Use: Polk County A/RR Proposed Land Use: MDR

BACKGROUND

The subject property is located south of Old Scenic Highway and east of Scenic Highway North. This parcel is south of Mountain Lake Estates and east of Al's Place.

The property owner petitioned annexation into the corporate city limits of Lake Wales on November 22, 2021 and was officially annexed on February 1, 2022. The next step in the process is to assign Land Use and Zoning which has been presented to Planning and Zoning Board at a regular meeting on February 22, 2022.

This parcel will become part of a residential development; however, development plans have not yet been submitted to the City. Plans would need to be presented to the Planning & Zoning Board for recommendation of approval to City Commission for a Planned Development Project.

A Land Use designation of MDR is compatible with the surrounding area and serves as a transitional land use from commercial to residential.

CODE REFERENCES AND REVIEW CRITERIA

The City Commission assigns future Land Use designations by ordinances upon a recommendation from the Planning & Zoning Board. The adopted ordinance is transmitted to the state's Department of Economic Opportunity (DEO) for review. The DEO reviews the designations as appropriate with reference to the City's Comprehensive Plan.

FISCAL IMPACT

Re-assignment would enable the redevelopment of this property and the potential

[End Agenda Memo]

Autumn Cochella, Assistant Director of Development Services, reviewed this item.

- 15. ORDINANCE D2022-08 1st Reading And Public Hearing Zoning For 29.94 Acres Of Land South Of Old Scenic Highway And East Of Scenic Highway North

[Begin Agenda Memo]

SYNOPSIS: Story Family Limited Partnership, LLC., owner, requests approval of City Commission to amend the Zoning Map on the above-mentioned parcel of land totaling approximately 29.94 acres.

RECOMMENDATION

Approval at first reading, and adoption at second reading, following a public hearing to re-assign the

following Zoning designation, as recommended by the Planning and Zoning Board at a regular meeting on February 22, 2022:

Current Zoning: Polk County A/RR Proposed Zoning: R-3

BACKGROUND

The subject property is located south of Old Scenic Highway and east of Scenic Highway North. This parcel is south of Mountain Lake Estates and east of Al's Place.

The property owner petitioned annexation into the corporate city limits of Lake Wales on November 22, 2021 and was officially annexed on February 1, 2022. The next step in the process is to assign Land Use and Zoning which has been presented to Planning and Zoning Board at a regular meeting on February 22, 2022.

This parcel will become part of a residential development; however, development plans have not yet been submitted to the City. The development plans would need to go through the Planned Development Project procedure to be approved by Planning and Zoning Board and City Commission.

A Zoning designation of R-3 is compatible with the surrounding area and serves as a transitional zoning from commercial to residential.

CODE REFERENCES AND REVIEW CRITERIA

The City Commission assigns Zoning designations by ordinances upon a recommendation from the Planning & Zoning Board.

FISCAL IMPACT

Re-assignment would enable the development of this property and the potential increase in property value.

[End Agenda Memo]

Autumn Cochella, Assistant Director of Development Services, reviewed this item.

16. ORDINANCE 2022-04 Annexation – 2nd Reading And Public Hearing Approximately 208 Acres Of Land South Of Lake Mabel Loop Road, East Of Scenic Highway North, North Of Masterpiece Road, And West Of Tower Road

[Begin Agenda Memo]

SYNOPSIS: Ordinance 2022-04 proposes the voluntary annexation of approximately 208 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.

RECOMMENDATION

Staff recommends adoption after second reading of Ordinance 2022-04, following a public hearing.

Public Hearing notice requirements have been met.

Commission approved Ordinance 2022-04 at first reading on February 1, 2022. A recommendation from the Planning and Zoning Board is not required for an annexation ordinance.

BACKGROUND

Gardinier Florida Citrus, Inc., owner, petitioned annexation into the corporate city limits of Lake Wales on November 30, 2021.

"Attachment A" to the ordinance shows the property's location. It is contiguous to the City Limits along its western boundary.

OTHER OPTIONS

Decline to annex the property.

FISCAL IMPACT

The annexation will add to the City's tax roll. The properties are valued at a total of \$1,690,775, which would bring in additional property taxes. Additionally, the approval of the annexation would allow the applicant to assemble a tract of land for potential residential development.

[End Agenda Memo]

Autumn Cochella, Assistant Director of Development Services, reviewed this item.

17. CITY COMMISSION AND MAYOR COMMENTS

Deputy Mayor Gibson requested a Resolution in support of the new Charter Schools Superintendent. James Slaton, City Manager, said he will work on bringing this Tuesday.

Commissioner Howell asked about supporting SunRail. Mayor Fultz said that Congressman Soto is trying to get a stop near Posner Park. We could do a resolution in support of this. Congressman Soto can use it. One for Lakeland is being discussed. He asked the City Clerk to put a resolution on the next agenda.

Mayor Fultz expressed frustration at the lack of attendance at the workshop by Commission members. Commissioner Howell asked if the time should be changed. James Slaton, City Manager, said he will brief the other Commission members before Tuesday's meeting.

Jennifer Nanek, City Clerk, reminded the Commission to turn in the evaluations of the City Attorney.

18. ADJOURN

The meeting was adjourned at 3:15 p.m.