

City Commission Work Session

Meeting minutes

June 15, 2022

(APPROVED)

6/15/2022 - Minutes

1. CALL TO ORDER & ROLL CALL

Commission Members Present: Mayor Jack Hilligoss, Robin Gibson, Terrye Howell, Daniel Williams, Danny Krueger

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

2. City Manager Comments

3. Board Appointments To Various Boards

[Begin Agenda Memo]

SYNOPSIS: Appointments to fill vacancies on the Airport Authority, Board of Zoning Adjustments and Appeals, Citizens and Police Community Relations Advisory Committee, Code Enforcement, Historic District Regulatory Board, Housing Authority and Planning and Zoning boards

RECOMMENDATION Staff recommends that the Mayor and Commission make the following appointments and reappointments as deemed appropriate.

1. Reappoint Clarke Gerard to the Airport Authority to a new term to expire July 1, 2025
2. Reappoint Nancy Baker to the Board of Zoning Adjustment and Appeals to a new term to expire July 1, 2025
3. Reappoint Sue Marino to the Board of Zoning Adjustment and Appeals to a new term to expire July 1, 2025
4. Reappoint Narvell Peterson to a new term on the Citizens and Police Community Relations Advisory Committee to expire July 1, 2024.
5. Reappoint Bruce Austell to the Code Enforcement Board to a new term to expire July 1, 2025.
6. Reappoint Ralph Marino to the Code Enforcement Board to a new term to expire July 1, 2025.
7. Reappoint Rodney Cannon to the Code Enforcement Board to a new term to expire July 1, 2025.
8. Appoint Curtis Gibson to serve as an alternate to the Code Enforcement Board for a term to expire July 1, 2025.

9. Appoint Tammy James to fill a partial term on the Historic District Regulatory board for a term expiring July 1, 2024

10.Reappoint Helen Walters to a new term on the Housing Authority for a term expiring July 1, 2026

11.Appoint 3 of 6 applicants to the Planning and Zoning Board. Two for terms to expire July 1, 2025, One to expire July 1, 2023.

BACKGROUND On July 1st many terms on the various boards, Commissions and Authorities are expiring. Here are those applying for appointment or reappointment to new terms. The Mayor makes appointments to various citizen advisory and regulatory boards, commissions, committees, and authorities with the advice and consent of the City Commission (City Charter, Sec. 3.06).

Airport Authority (City Code Sec. 2-41) –

The board consists of seven (7) voting members and one (1) non-voting member who is a City Commissioner. At least two (2) voting members must be qualified electors of the City. The remaining members chosen may be persons owning property located within the City of Lake Wales or persons having a business tax receipt issued by the City of Lake Wales, are airport tenants, or have general aviation experience. (3-year term) The non-voting City Commission member serves for the duration of his or her term as City Commissioner, unless such Commissioner desires to serve a shorter period of time. In such event, the Lake Wales City Commission shall appoint another city commissioner to serve in the same manner.

- There is no interview process requirement for applicants applying for appointment to this board.

- Members are not required to file an annual Form 1, Statement of Financial Interests

- Current Vacancies: 3 Vacancies due to expiring terms

Current Members: Fred Halde, resident 08/04/21--07/01/24, 1

Herb Gillis, non-resident, 07/01/21--07/01/24, P+1

Clarke Gerard, non-resident chair 06/05/18--07/01/22, P+1

Charles N. Clegg, resident 06/19/16--07/01/22, 1 AJ Goin, non resident 08/04/21--07/01/24, 1

Phillip Weikert, non-resident 11/17/20--07/01/23, 1

Barbara Pelisek, non-resident 07/01/20--07/01/23, P+2

Commissioner Danny Krueger, non-voting member 05/03/22 - 05/07/24,

The Airport Authority did not have a quorum at last meeting to provide a recommendation but 2 members supported Clarke Gerard for reappointment.

Applying for reappointment: Clarke Gerard, non-resident for a term expiring on 7/1/2025.

Board of Zoning Adjustment and Appeals (BOA) (City Code Sec. 23-206.1) The board consists of five (5) members. Members must be residents. (3 year term) - An interview process is necessary for new applicants only. - Members are required to file an annual Form 1, Statement of Financial Interests

- Current Vacancies: 1 vacancies

Current Members: James Boterf, resident 10/04/11 – 07/01/23, 4

Crystal Higbee, resident 07/01/21 – 07/01/23, P

Sue Marino, resident 07/01/19 – 07/01/22, P+2

Baker, Nancy, resident 11/17/20 - 07/01/22, P

Turner, Warren 07/05/17 - 07/01/23, 2

Applying for Appointment: Sue Marino for a term expiring on 7/1/2025 Nancy Baker for a term expiring on 7/1/2025 The board recommends their reappointments.

Citizens and Police Community Relations Advisory Committee (Res 2020-05) – The board consists of 6 members. Terms are 2 years. One member shall be an active police officer serving in the Lake Wales Police Department and shall be appointed by the chief of police. Each Commissioner shall recommend one appointment to the Mayor.

- There are currently 3 vacancies Current Members:

Andy Oguntola (Seat 1) 7/01/2021 – 07/01/2023 P+1

Tiffany Davis (Seat 2) 8/4/2020 – 7/1/2022 1

Narvell Peterson (Seat 3) 8/4/2020-7/1/2022 1

Al Goldstein (Seat 4) 9/21/2021 – 7/1/2023 1

Dwight Wilson (Seat 5) 8/4/2020 – 7/1/2022 1

Michael Smith (Police Chief Appointment) 5/20/21

Applying for Reappointment – Narvell Peterson for a term to expire July 1, 2024.

Commissioner Howell recommends this appointment.

Tiffany Davis has applied for a term to expire July 1, 2024.

Timothy Ratliff has applied for a term to expire July 1, 2024

Code Enforcement Board (City Code Sec. 2-56) – The board consists of seven (7) members. Whenever possible, membership shall include an architect, a businessperson, an engineer, a general contractor, a subcontractor, and a realtor. Members must be residents. (3-year term) 2 alternates can also be appointed.

- An interview process is necessary for new applicants only.

- Members are required to file an annual Form 1, Statement of Financial Interests

- Current Vacancies:

3 vacancies, residents; 2 alternate seats Current Members:

Dwight Wilson, resident 07/01/21 – 07/01/24 2

Courtney Schmitt, resident 07/01/21 – 07/01/24, 1

Rodney Cannon, resident 02/04/2020 – 07/01/2022, P

Ralph E. Marino, resident 07/01/19 – 07/01/2022 P

Bruce Austell, resident 02/04/2020 – 07/01/2022 P

Julia Paul 02/18/20 – 07/01/23 P

Sara Jones, resident 07/01/21 – 07/01/2024 1 No Alternates

Applying for Appointment: [Rodney Cannon has applied to be reappointed to a term expiring on July 1, 2025](#)

[Ralph Marino has applied to be reappointed to a term expiring on July 1, 2025](#)

[Bruce Austell has applied to be reappointed to a term expiring on July 1, 2025](#)

[Curtis Gibson has applied to serve and staff recommends that he be appointed to serve as an alternate for a term to expire July 1, 2025.](#)

Historic District Regulatory Board Historic District Regulatory Board (City Code Sec. 23-208.2) – The board consists of five (5) regular members (appointed in accordance with section 2-26). At least 50% of the members shall reside or own property within the City. Members shall be chosen to provide expertise in the following disciplines to the extent such professionals are available in the community: historic preservation, architecture, architectural history, curation, conservation, anthropology, building construction, landscape architecture, planning, urban design, and regulatory procedures. (3-year term) ? An interview process is necessary for new applicants only.

- Members are required to file an annual Form 1, Statement of Financial Interests

- Current Vacancies: 3 vacancies, resident or own property in City;

Current Members: Lawrence (Larry) Bossarte, business owner 02/04/20 – 07/01/22, 1

Jonathan Kaufman, resident 09/22/20 – 7/1/2022, P

Robert Harriage, resident 12/01/20 – 07/01/21, P

Brandon Alvarado, resident 12/18/18 - 07/01/21, 1

Scott Crews, resident 02/05/19 – 07/01/21, 1

Applying for Appointment: Tammy James, resident, for a partial term expiring on 07/01/24

Staff has interviewed the applicant and recommends her appointment.

Housing Authority (F.S. 421.04) – The board consists of five (5) members. Members must reside in the City, own property in the City, or hold a valid occupational license issued by the City. One (1) member must be a resident of the housing project who is current in rent payment or a person of low income who is receiving a rent subsidy through a program administered by the Authority. No member may be an officer or employee of the City. (4-year term)

- An interview process is necessary for new applicants only. - Members are required to file an annual Form 1, Statement of Financial Interests

- Current Vacancies: 1 vacancy due to expired term Primary Duties: Manage and control the city's low-rent

housing units. Current Meeting Schedule: 3rd Wednesday @ 6:00 PM;

Housing Authority Current Members: Michelle Threatt, resident 07/01/21 – 07/01/25, 1

Narvell Petersen, resident Chair 07/01/20 – 07/01/24, 1

Wanda Lawson, resident 07/01/21 – 07/01/25 3

Durinda Wells 07/01/21 – 07/01/25, 2

Helen Walters, housing resident 07/01/18 – 07/01/22, 2

Albert Kirkland, Jr., Ex-officio n/a

Commissioner Terrye Howell, City Liaison 05/05/20 – 05/02/23

Applying for Re-Appointment: Helen Walters for a new term to expire 07/01/2026 The Housing Authority and staff recommends this appointment.

Planning & Zoning Board (City Code Sec. 23-205.2) – The board consists of seven (7) members. At least four (4) members must reside in the City and three (3) members must either reside in or own real property in the city. (3 year term)

- An interview process is required for new applicants only.

- Members are required to file an annual Form 1, Statement of Financial Interests

- Current Vacancies: 3 vacancies, must reside in or own real property in the City Current Members:

Kyra Love Harriage, Resident 7/1/21 – 07/1/24 2

Casey McKibben, resident 03/02/21 – 07/01/24, P+1

Charlene Bennett, resident 02/16/10 – 07/01/22, 4

Betty Wojcik, resident 09/08/21 – 07/01/23, P resigned

Christopher Lutton, resident 07/05/17 – 07/01/23, 2

John Gravel, property owner 07/01/19 – 07/01/22, 1

Eric Rio, property owner 08/03/2021 - 07/01/24, 1

Meetings (2-133) – The planning board shall hold regular meetings at the call of the chairman on the fourth Tuesday of each month and at such other times as the planning board may determine. Special meetings may be called by the chairman or vice-chairman with twelve (12) hours of notice.

Current Meeting Schedule: - 4th Tuesday @ 5:00 p.m.; Commission Chamber Rules of procedure (City Code Sec. 23-205.3): The planning board shall elect from its membership one (1) member to serve as chairman and one (1) to serve as vice-chairman. a. The term of the chairman and vice-chairman named by the planning board shall be for a period of one (1) year with eligibility for re-election. b. The planning board shall hold regular meetings at the call of the chairman on the fourth Tuesday of each month and at such other times as the planning board may determine. Special meetings may be called by the chairman or vice-chairman with twelve (12) hours of notice. c. The planning board shall adopt rules for transaction of its business and shall keep a public record of its resolutions, transactions, findings and determinations which

record shall be filed with the official records of the city. The planning board may set a limit on the number of applications which may be scheduled for review on an agenda.

Functions, powers and duties (City Code Sec. 23-205.4) - To act as Local Planning Agency pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, F.S., ch 163, part II, and perform all functions and duties prescribed therein: 1. To advise and make recommendations to the city commission regarding applications for amendments to the official zoning map and comprehensive plan, rezoning of property, preliminary planned development projects and subdivisions; 2. To consider the need for revision or addition of regulations in these land development regulations and recommend changes to the city commission; 3. To hear and decide applications for special exception use permits and site plans in compliance with these regulations; 4. To perform any other duties which are lawfully assigned to it by the city commission

Applying for Appointment: Eugene Fultz, Larry Bossarte, Courtney McCrystal, Juanita Zwaryczuk, Curtis Gibson, Bueford Colburn

Planning and Zoning Board Recommendation – Emailed to 6 Board Members

Eugene Fultz - 1 yes, 1 no, 1 wants a new application, 3 not responded

Larry Bossarte - 2 yes, 1 no, 3 not responded

Courtney McCrystal - 2 yes, 1 no, 3 not responded

Juanita Zwaryczuk -3 yes, 3 not responded

Curtis Gibson and Bueford Colburn were not sent to the Board as their applications arrived later.

OPTIONS Do not appoint those that have applied.

FISCAL IMPACT None. These are volunteer boards.

[End Agenda Memo]

Jennifer Nanek, City Clerk, reviewed this item. Ms. Nanek said most applicants will be present Tuesday but some cannot come and are here today.

Deputy Mayor Gibson commended the applicants for serving and invited them to say a few words about why they are serving.

Sue Marino, Board of Zoning Adjustment and Appeals, spoke about being on the board for several years and that she enjoys serving on it.

Ralph Marino, Code Enforcement Board, shared about serving on the board and that they appreciate support from the Commission.

Commissioner Krueger reported on the Airport Authority Meeting. There was not a quorum but 2 members recommended Clarke Gerard.

4. Proclamation Policy Discussion

[Begin Agenda Memo]

SYNOPSIS

Discussion of Draft Proclamation Policy

RECOMMENDATION Make suggestions/changes to the Draft Proclamation Policy

BACKGROUND The City Commission, at a recent meeting, discussed creating a policy moving forward to outline procedures and requests for Proclamations. Upon research of several municipal and county policies, a proposed draft was created for review and comment.

OTHER OPTIONS Continue without a policy.

FISCAL IMPACT There is no fiscal impact

[End Agenda Memo]

James Slaton, City Manager, reviewed this item. Mayor Hilligoss distributed proposed revisions to the draft policy.

Commissioner Howell asked what are the City "Core Values". Mr. Slaton said there are core values identified in an ordinance and there are a set of values used by the administration called making an IMPACT. Maybe the values should be a future discussion topic. Commissioner Howell said everyone should know what the values are and be on the same page.

Commissioner Howell asked about proclamations not being automatically renewed. Mr. Slaton said they are not. Proclamations have to be requested each year. Jennifer Nanek, City Clerk, confirmed this. Mr. Slaton said the Commission can change this policy if they wish.

Commissioner Howell asked if only the Mayor can approve the proclamation. Mr. Slaton confirmed that is in the draft. It is what the city has been doing. Commissioner Krueger said that is what the Mayor does. Commissioner Howell said everyone needs to know in case something goes wrong. Commissioner Howell asked to confirm that the mayor can refuse a proclamation. Mr. Slaton confirmed this.

Commissioner Williams said our mayor gets paid a bit more. This is something the Mayor should decide. We do need to agree on core values. The mayor needs to make these decisions as that is part of the job.

Commissioner Howell said it doesn't seem as the mayor has sole voice on everything. Commissioner Williams said concerning proclamations this is what we are going to decide on.

Mayor Hilligoss said that under the job description of the City Clerk one of the responsibilities is to prepare proclamations for the mayor to sign. One of the duties of mayor as listed in the Charter is that the mayor is the head of government and signs all documents. We have had a precedent for proclamations even if we haven't had a policy.

Deputy Mayor Gibson said the point of the changes 12 years was for the Mayor to be the civic and political leader of the town because in the vacuum of leadership the City manager was filling that role. We don't have a strong mayor. This effort is short of that.

Commissioner Howell asked if under procedures we shouldn't put something on the agenda and remove it. These are not a voting issue. She should have known about that. Mr. Slaton this issue is related to the next agenda item.

Commissioner Krueger said he's all sorts of stories and wanted to know what exactly happened.

Mayor Hilligoss said he spoke to the City Manager and City Clerk about this. He recommended against taking away responsibilities from the Mayor as that was done for a reason. They City does not have a policy on proclamations we do have a procedure.

5. Commission Agenda Authorization

[Begin Agenda Memo]

SYNOPSIS: The City Commission will review language in the City’s Code of Ordinances pertaining to City Commission agendas and provide staff with direction to amend the Ordinance if desired.

RECOMMENDATION It is recommended that the City Commission review and discuss the current language in the ordinance.

BACKGROUND The current ordinance language pertaining to City Commission Agendas is provided below. Staff is requesting the City Commission to review this language and provide recommendations to staff to update the language to conform to actual practice.

Staff recommendation is to identify and clarify who is responsible for approving and removing items from the City Commission agendas. The specific recommendation is for the Commission to have sole authority to approve and remove ceremonial items on the City Commission agendas and for the City Manager to have sole authority to approve and remove all action items on the City Commission agendas. Authority of the City Commissions will be established with the adoption of a Resolution.

(b) Agenda deadline. Any person may have an item placed on the agenda by submitting a request to the city clerk no later than 5:00 p.m. on the Wednesday preceding the meeting. Such request shall be in writing, shall fully explain the nature of the item to be included, and shall provide sufficient detail as to inform the city commissioners about the action to be taken on the item, if any. A request received after the deadline shall be held by the city clerk for inclusion on the agenda for the next scheduled meeting. The city manager may, at his discretion, waive the deadline requirement for requests of an emergency nature.

(c) Withdrawal of agenda item. The person requesting placement of an item on the agenda may withdraw the item prior to the meeting by notifying the city clerk.

OTHER OPTIONS

FISCAL IMPACT None.

[End Agenda Memo]

James Slaton, City Manager, reviewed this item.

Commissioner Howell asked who is responsible for putting ceremonial items on the agenda. This is saying Commission when it was just discussed that it was the Mayor. Mr. Slaton said authority will be established via Resolution. This language allows the Commission to be modified by resolution. We can put in the Ordinance the language the Commission wants. Commissioner Howell said we all need to understand what this means.

6. Second Amended And Restated Implementation Agreement For The Southeast Wellfield

[Begin Agenda Memo]

SYNOPSIS: The changes to the Implementation Agreement are to establish anchor partners at the recommendation of the lending partners, WIFIA (EPA) and SRF (FDEP).

RECOMMENDATION It is recommended that the Commission take the following action:

1. Approve signing the Polk Regional Water Cooperative (PRWC) Second Amended and Restated

Implementation Agreement for the Southeast Wellfield

2. Authorize the Mayor to execute the appropriate documents, on the City's behalf.

BACKGROUND It is anticipated there will be a need for additional supply given future expected development and system expansion. Alternatives for future additional supply may potentially include bulk water purchases from the PRWC (Polk Regional Water Cooperative). While the City is a participant of the PRWC who is developing the Southeast Wellfield Project, the status of the City to the Southeast Wellfield project is listed as Project Associate. Signing the implementation agreement as a Project Associate allows the City time to perform some due diligence as to the feasibility of a City funded Alternative Water Source project. The Commission approved for the City to be represented as a project associate at the April 20, 2021 city commission meeting. The agreement is being brought back before the commission because of some minor changes made to the agreement. While there have been changes to the agreement, it does not affect the city's position to continue as a project associate at this time. The changes to the Implementation Agreements are minor and are being made to comply with edits provided to the PRWC by the lending partners, WIFIA (EPA) and SRF (FDEP). The most significant change is the concept of "anchor project participants". For the Southwest Wellfield the anchor project participants are Auburndale, Davenport, Haines City, Winter Haven, and Polk County. As provided for on page 21 of the redlined version attached, there can be no reduction of an anchor project participants water allocation without approval of the lender. This change was made to maintain the overall credit worthiness of the project.

Staff recommends the Commission take the following action, approve the signing of Second Amended and Restated Implementation Agreement and authorize the Mayor to execute the appropriate documents, on the City's behalf.

OTHER OPTIONS None

FISCAL IMPACT Becoming a Project Associate will not obligate the City for any of the debt at this time. If at any time the City changes its position and chooses the option to become a Project Partner of the Southeast Wellfield project, it is at that time financial responsibility will be determined

[End Agenda Memo]

Sarah Kirkland, Utilities Director, reviewed this item.

Deputy Mayor Gibson asked if we cared. Ms. Kirkland said no. She said our position is not changed. James Slaton, City Manager, said this change is not from us.

Deputy Mayor Gibson said hopefully we won't have to mess with this but are potentially with them. Ms. Kirkland said our status as project associate is unchanged. Mr. Slaton said we can come back in later but we have time to do our due diligence.

7. Purchase Of Excavator

[Begin Agenda Memo]

SYNOPSIS: Staff is requesting Commission approval to purchase (1) Caterpillar 303 Mini Hydraulic Excavator under the Florida Sheriffs Contract FA20-EQU18.0.

RECOMMENDATION It is recommended that the City Commission take the following action(s): 1. Approve the purchase of (1) Caterpillar 303 Mini Hydraulic Excavator.

BACKGROUND City Commission approved \$52,000 in the Streets Capital budget for Heavy Equipment. Staff recommends the purchase of (1) Caterpillar 303 Mini Hydraulic Excavator in the amount of \$53,134.00.

OTHER OPTIONS Commission may choose to not approve the purchase of the Caterpillar 303 Mini Hydraulic Excavator.

FISCAL IMPACT A budgeted amount of \$52,000 is included in the FY 2021/2022 budget. The additional \$1,134.00 will be covered from funds allocated in the Street's Operating Supplies – Equipment.

[End Agenda Memo]

James Slaton, City Manager, reviewed this item.

8. Purchase Of Message Sign

[Begin Agenda Memo]

SYNOPSIS: Staff is requesting Commission approval to purchase (1) PCMS-1500 Trailer-Mounted Message Sign under the Florida Sheriffs Contract FA20-EQU18.0.

RECOMMENDATION It is recommended that the City Commission take the following action(s): 1. Approve the purchase of (1) PCMS – 1500 Trailer-Mounted Message sign.

BACKGROUND City Commission approved \$22,000 in the Streets Capital budget for a new message board. Staff recommends the purchase of (1) PCMS-1500 Trailer-Mounted Message sign in the amount of \$21,230.00. The City's current message sign is continuously at Fleet for maintenance and no longer reliable.

OTHER OPTIONS Commission may choose not to approve the purchase of the PCMS-1500 Trailer-Mounted Message Sign

FISCAL IMPACT A budgeted amount of \$22,000 is included in the FY 2021/2022 budget.

[End Agenda memo]

James Slaton, City Manager, reviewed this item.

9. ORDINANCE 2022-24 Annexation – 1st Reading And Public Hearing 17.23 Acres Of Land South Of Waverly Road And West Of C F Kinney Road

[Begin Agenda Memo]

SYNOPSIS: Ordinance 2022-24 proposes the voluntary annexation of approximately 17.23 acres of land south of Waverly Road and west of C F Kinney Road, and contiguous to the incorporated City limits.

RECOMMENDATION Staff recommends approval at first reading, and adoption after second reading of Ordinance 2022-24 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 Ford Groves, LLC petitioned annexation into the corporate city limits of Lake Wales on March 29, 2022. "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 property is valued at \$182,817, 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 development.

[End Agenda Memo]

Mark Bennett, Development Services Director, reviewed this item.

Deputy Mayor Gibson asked how people go in and out. Mr. Bennett said either Waverly Road or CF Kinney Road.

Mayor Hilligoss asked about current zoning. Mr. Bennett said its in the County and probably rural residential. mayor Hilligoss asked about how many homes can go there. Mr. Bennett said thy have no site plan yet. There may be looking for R-1C zoning which allows for 8000 SF lot size. Mayor Hilligoss asked about nearby annexed areas. Deputy Mayor Gibson asked if we are close to the town of Waverly. Mr. Bennett said that we are already there. He showed nearby areas in the City limits.

10. 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

[Begin Agenda Memo]

SYNOPSIS: 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.

RECOMMENDATION Staff recommends approval at first reading, and adoption after second reading of Ordinance 2022-13 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 The McKenna Family petitioned annexation into the corporate city limits of Lake Wales on November 11, 2021. "Attachment A" to the ordinance shows the property's location. It is contiguous to the City Limits along its northern and eastern boundaries.

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 \$194,022, 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 development.

[End Agenda Memo]

Mark Bennett, Development Services Director, reviewed this item.

Deputy Mayor Gibson asked how sewer will get to this property. James Slaton, City Manager said that its within a mile so the developer will pay the costs to connect to sewer. Deputy Mayor Gibson confirmed that it will all be on city sewer. Mr. Bennett confirmed this.

11. ORDINANCE 2022-21 Annexation – 1st Reading And Public Hearing 102.6 Acres Of Land North Of Mountain Lake Cutoff Road And West Of US Highway 27

[Begin Agenda Memo]

SYNOPSIS:

Ordinance 2022-21 proposes the voluntary annexation of approximately 102.06 acres of land north of Mountain Lake Cutoff Road and west of US Highway 27, and contiguous to the incorporated City limits.

RECOMMENDATION Staff recommends approval at first reading, and adoption after second reading of Ordinance 2022-21 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 Lake Wales II Property Holdings, LLC and Lake Wales III Property Holdings, LLC applied for annexation on April 12, 2022. The previous owners petitioned annexation into the corporate city limits of Lake Wales on June 4, 2021 and June 7, 2021. "Attachment A" to the ordinance shows the property's location. It is contiguous to the City Limits along its northern and western boundaries.

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 \$298,634 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 development.

[End Agenda Memo]

Mark Bennett, Development Services Director, reviewed this item.

Deputy Mayor Gibson asked how this relates to the Winter Haven Corporation Project. Mr. Bennett said this property has the same owner as the Winter Haven corporation project.

Deputy Mayor Gibson asked how our relationship is with the purchasers or owners. Mr. Bennett said its pretty good.

12. Ordinance D2022-09 - 1st Reading And Public Hearing Future Land Use Amendment For 23.66 Acres Of Land South Of Passion Play Road And West Of 11th Street South

[Begin Agenda Memo]

SYNOPSIS:

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.

RECOMMENDATION Approval at first reading, and adoption at second reading, following a public hearing to re-assign to re-assign the following land use designations, as recommended by the Planning and Zoning Board at a regular meeting on April 26, 2022: Current Land Use: Polk County Residential Suburban (RS) Proposed Land Use: LDR & NAC

BACKGROUND The subject property is located west of 11th Street South, south of Passion Play Road, and north of Hunt Brothers Road. This parcel is adjacent to city limits on its eastern and northern boundaries and is located south of the Congregation of Jehovah's Witness.

The owners petitioned annexation into the corporate city limits of Lake Wales on November 11, 2021 and has requested that the annexation, land use amendment, and zoning amendment be presented together.

There are no immediate development plans for this parcel. However, if development is contemplated for this property, the developer or owner would be required to engage in conversations with the City to discuss development processes.

Approximately 10 acres in the northwestern portion of the site, along Passion Play Road, will have a land use designation of LDR (Low-Density Residential). The remaining 13.66 acres of the site along 11th Street South and Hunt Brothers Road will have a land use designation of NAC (Neighborhood Activity Center). Neighborhood commercial uses at the corner of 11th Street South and Hunt Brothers Road provides a transition from the existing residential homes on the west from the industrial lands to the east. It will also provide support commercial uses for the growing residential communities in the surrounding areas north of the site. The portion designated as low-density residential is compatible with the assigned land use and

zoning north of Passion Play Road.

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]

Mark Bennett, Development Services Director, reviewed this item.

Deputy Mayor Gibson asked what is in neighborhood commercial. Mr. Bennett read a list from the comp plan. Uses include stores, drug stores, bakery, professional offices or personal services. Deputy Mayor Gibson said those uses would shorten trips and get cars off the highway.

13. Ordinance D2022-10 1st Reading And Public Hearing - Zoning Map Amendment For 23.66 Acres Of Land South Of Passion Play Road And West Of 11th Street South

[Begin Agenda Memo]

SYNOPSIS: The McKenna Family requests approval of City Commission to amend the Zoning Map on parcels of land totaling approximately 23.66 acres.

RECOMMENDATION Approval at first reading, and adoption at second reading, following a public hearing to re-assign to re-assign the following zoning designation, as recommended by the Planning and Zoning Board at a regular meeting on April 26, 2022:

Current Zoning: Polk County Residential Suburban (RS) Proposed Zoning: R-1A & C-4

BACKGROUND The subject property is located west of 11th Street South, south of Passion Play Road, and north of Hunt Brothers Road. This parcel is adjacent to city limits on its eastern and northern boundaries and is located south of the Congregation of Jehovah's Witness. The owners petitioned annexation into the corporate city limits of Lake Wales on November 11, 2021 and has requested that the annexation, land use amendment, and zoning amendment be presented together. There are no immediate development plans for this parcel. However, if development is contemplated for this property, the developer or owner would be required to engage in conversations with the City to discuss development processes.

Approximately 10 acres of land on the northwestern portion of the site, along Passion Play Road, will have a zoning designation R-1A, allowing the least intensive residential zoning district. The remaining 13.66 acres of the site, along 11th Street South and Hunt Brothers Road, will have a zoning designation of C-4. The portion zoned for residential is compatible with the existing homes along Hunt Brothers Road and the lands zoned residential to the north. Neighborhood commercial uses at the corner of 11th Street South and Hunt Brothers Road provides a transition from the existing residential homes on the west from the industrial lands to the east. It will also provide support commercial uses for the growing residential communities in the surrounding areas north of the site.

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 redevelopment of this property and the potential increase in property value.

[End Agenda Memo]

Mark Bennett, Development Services Director, reviewed this item.

Deputy Mayor Gibson expressed concern that we aren't building a donut. We need to make the center attractive for infill. We need construction that benefits our community.

14. ORDINANCE D2022-12 2nd Reading And Public Hearing Zoning Map Amendment For 10.02 Acres Of Land North Of Linda Street And East Of Tangelo Street

[Begin Agenda Memo]

SYNOPSIS: Shelton T. Rice, authorized agent for owner, requests approval of City Commission to amend the Zoning Map on approximately 10.02 acres of land.

RECOMMENDATION Adoption at second reading, following a public hearing to reassign the following zoning designation, as recommended by the Planning and Zoning Board at a regular meeting on April 26, 2022: Current Zoning: Polk County Residential Suburban (RS) Proposed Zoning: R-1A The first reading to reassign zoning by City Commission was approved at a regular meeting on June 7, 2022.

BACKGROUND The subject property is located north of Linda Street and east of Tangelo Street. This parcel is adjacent to city limits on its western boundary and is located approximately one mile south of the Walmart.

The owners petitioned annexation into the corporate city limits of Lake Wales on March 19, 2022 and have requested that the annexation, land use amendment, and zoning amendment be presented together. The Planning and Zoning Board recommended approval to city commission to reassign the land use and zoning designations at a regular meeting on April 26, 2022. The request to reassign land use was approved at first reading by City Commission at a regular meeting on May 17, 2022 and approved at second reading on June 7, 2022. The first reading to reassign zoning was approved at a regular meeting on June 7, 2022.

There are no immediate development plans for this parcel.

However, if development is contemplated for this property, the developer or owner would be required to engage in conversations with the City to discuss development processes.

A Zoning designation of R-1A is appropriate with existing R-1A zoning to the west and compatible with the existing county development to the south.

CODE REFERENCES AND REVIEW CRITERIA The City Commission assigns future Land Use and 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]

Mark Bennett, Development Services Director, reviewed this item.

Deputy Mayor Gibson asked who represents this project. Mr. Bennett said Shelton Rice. Deputy Mayor Gibson said he is someone we can work with. Mr. Bennett confirmed this and said he represents several projects we are working on. This was discussed.

15. Resolution 2022-22 - Support For Expansion Of The Central Polk Parkway East

[Begin Agenda Memo]

SYNOPSIS Adopt a Resolution of Support for Expansion of the Central Polk Parkway East

RECOMMENDATION – Approve Resolution 2022-22 in support of the expansion of the Central Polk Parkway East

BACKGROUND - The US 27 Advocacy Group met last month and encouraged each municipality to adopt a Resolution in support of the expansion of the Central Polk Parkway East as it will impact and improve traffic flow in the eastern portion of Polk County. The City of Davenport has already adopted a similar resolution. Once approved, a copy will be provided to the Florida Department of Transportation to demonstrate a united front from the eastern cities in Polk County.

OTHER OPTIONS - Approve or deny the Resolution 2022-22.

FISCAL IMPACT - There is no Fiscal Impact.

[End Agenda Memo]

James Slaton, City Manager, reviewed this item.

16. Special Event Permit The Vibe Food Truck Rally

[Begin Agenda memo]

SYNOPSIS:

A special event permit application from the Lincoln Community Development Corporation to sponsor a Food Truck Rally on July 16th from 5:00 p.m. – 8:00 p.m. 2022. This event will require the closing of Lincoln Avenue from B Street to D Street from 8:00 a.m. to 9:30 p.m.

RECOMMENDATION

Staff recommends approval of the Special Event permit for the Vibe Food Truck Rally on the 16th of July, and the closure of Lincoln Avenue from B Street to D Street from 8:00 a.m. to 9:30 p.m.

BACKGROUND

The Lincoln Community Development Corporation has submitted a special event permit application to sponsor a food truck event on July 16th on Lincoln Avenue from 5:00 p.m. to 8:00p.m. This event will require the closing of Lincoln Avenue from B Street to D Street and C Street at Lincoln Ave. from 8:00 a.m. to 9:30 p.m.

The event will include a DJ.

OTHER OPTIONS

Do not approve the permit.

FISCAL IMPACT

This is a budgeted event for the 2021-2022 Fiscal year.

[End Agenda Memo]

Jennifer Nanek, City Clerk, reviewed this item.

17. CITY COMMISSION AND MAYOR COMMENTS

Commissioner Williams said he is glad the commission has the goals if not the same opinions.

18. ADJOURN

The meeting was adjourned at 3:30 p.m.

Mayor

ATTEST

City Clerk