

**CITY COMMISSION
REGULAR MEETING
OFFICIAL AGENDA
June 20, 2023
6:00 p.m.**

**Municipal Administration Building
Commission Chambers
201 W. Central Avenue
Lake Wales, FL 33853**

1. INVOCATION
2. PLEDGE OF ALLEGIANCE
3. CALL TO ORDER
4. ROLL CALL
5. COMMENTS AND PETITIONS

Public participation from residents, taxpayers, business owners, and utility customers is encouraged. The City Commission welcomes information that would assist them in considering agenda items, City business, and otherwise fulfilling the City's mission to make Lake Wales "a bit better or more beautiful" for its citizens.

Anyone wishing to speak should give their name, state if they are a resident, taxpayer, business owner, or utility customer and they will have 5 minutes.

Courtesy and respect is the hallmark. Speakers are expected to address the Commission and not audience members, and not engage in back and forth discussions that can deteriorate into argument, debate and accusations.

Questions about subject matter are best directed to city staff during normal business hours

Documents:

[SPEAKER CARDS 3 LAKE WALES EDITS.PDF](#)

6. CITY CLERK

- 6.I. Appointments – Airport Authority, Board Of Adjustment And Appeals, Library Board, Citizens And Police Community Relations Advisory Committee, Planning And Zoning Board

Appointment to fill vacancies due to expiration of terms and resignations.

Documents:

[MEMO-BOARD APPOINTMENTS JUNE 2023.PDF](#)
[ALVARADO LIBRARY CITIZEN BOARD APPLICATION FORM.PDF](#)
[BRONOWSKI AIRPORT CITIZEN BOARD APPLICATION FORM.PDF](#)
[C HIGBEE BOA CITIZEN BOARD APPLICATION FORM.PDF](#)
[COLBURN P AND Z CITIZEN BOARD APPLICATION FORM.PDF](#)
[GOLDSTEIN CITIZEN POLICE BOARD APPLICATION FORM.PDF](#)
[GRIMALDO AIRPORT CITIZEN BOARD APPLICATION FORM.PDF](#)
[MANDY GAUGH AIRPORT CITIZEN BOARD APPLICATION FORM.PDF](#)
[P CORWITH BOA CITIZEN BOARD APPLICATION FORM.PDF](#)
[WEIKERT AIRPORT CITIZEN BOARD APPLICATION FORM.PDF](#)

WILKINSON P AND Z CITIZEN BOARD APPLICATION FORM.PDF

7. CONSENT AGENDA

Any member of the public can ask the City Commission to pull a consent item for separate discussion and vote that they would like to make comment on.

7.I. Minutes - June 6 & June 14, 2023

[JUNE 6, 2023](#) Commission Minutes

[JUNE 14, 2023](#) Commission Workshop minutes

7.II. Community Firework Display – 4th Of July

The City Commission will consider a piggyback agreement to the City of Clearwater contract for the 4th of July Firework Display.

Documents:

[PYROTECHNICO AGENDA MEMO.PDF](#)

[PIGGYBACK AGREEMENT PYROTECHNICO 2023.PDF](#)

[PYROTECNICOS JULY 4 FIREWORKS DISPLAY AGREEMENT.PDF](#)

7.III. Permit Application From Polk State College For Start Right Campaign On Saturday July 29, 2023.

Polk State College has applied to host a special event called Start Right Campaign on Saturday July 29, 2023. They request closure of Central Avenue between 1st Street and Market Street at 4:00p.m. on Friday July 28 until Saturday July 29th at 5:00 p.m.

Documents:

[MEMO TO COMMISSION START RIGHT EVENT 2023.PDF](#)

[EVENT PERMIT START RIGHT 2023.PDF](#)

7.IV. Wastewater Manhole Rehabilitation

Staff recommends the City Commission approve Engineered Sprayed Solutions, LLC to epoxy coat fifteen manholes using polyurethane coating method.

Documents:

[AGENDA MEMO MANHOLE REHAB 2023.PDF](#)

[ENGINEERED SPRAY SOLUTIONS QUOTE.PDF](#)

[PIGGYBACK SARASOTA COUNTY 2020.PDF](#)

[RENEWAL_LETTER_AMENDMENT_NO_1_TO_CONTRACT_NO.PDF](#)

7.V. Winston Avenue And 4th St Water Line Replacement

Purchase of parts for 4th St and Winston Ave water line replacement

Documents:

[4TH STREET WATERMAIN RELOCATION FOR SIDEWALK INSTALLATION.PDF](#)

[COR AND MAIN QUOTE.PDF](#)

[FERGUSON QUOTE \(2\).PDF](#)

[FORTILINE QUOTE.PDF](#)

7.VI. Concrete Repairs At Fire Station #1

Staff recommends commission authorize the expenditure of \$26,099.00 to Semco Construction, Inc. for concrete repairs at fire station #1.

Documents:

[AGENDA MEMO SEMCO FIRE STA. 1 CONCRETE REPAIR.PDF](#)
[FIRE STA. 1 CONCRETE - MILLER CONSTR..PDF](#)
[FIRE STA. 1 CONCRETE - SEMCO.PDF](#)
[FIRE STA. 1 CONCRETE - CCS.PDF](#)

8. OLD BUSINESS

8.I. ORDINANCE 2023-06 Annexation 9.37 Acres Of Land South Of Waverly Drive And East Of US Highway 27 2nd Reading & Public Hearing

Ordinance 2023-06 proposes the voluntary annexation of approximately 9.37 acres of land south of Waverly Drive and east of US Highway 27, and contiguous to the incorporated City limits.

Documents:

[CC MEMO ORD 2023-06 WAVERLY ROAD ANNEXATION - 2ND.PDF](#)
[ORD 2023-06 2ND R WAVERLY RD ANNEXATION 6.20.2023.PDF](#)
[UTILITY MAP - ORD. 2023-06.PDF](#)

8.II. ORDINANCE 2023-07 Large Scale Future Land Use Amendment For 51.18 Acres Of Land South Of Waverly Road And East Of US Highway 27, 2nd Reading & Public Hearing

Ordinance 2023-07 Large Scale Future Land Use Amendment for 51.18 acres of land south of Waverly Road and east of US Highway 27

Documents:

[CC MEMO ORD 2023-07 WAVERLY LS CPA - 2ND.PDF](#)
[ORD 2023-07 2ND R WAVERLY LS CPA 6.20.2023.PDF](#)

8.III. ORDINANCE 2023-08 Zoning Map Amendment For 51.18 Acres Of Land South Of Waverly Road And East Of US Highway 27, 2nd Reading And Public Hearing

360 Lake Wales LLC, owner, requests approval of City Commission to amend the Zoning Map of the Comprehensive Plan on parcels of land totaling approximately 51.18 acres.

Documents:

[CC MEMO ORD 2023-08 WAVERLY ZONING AMENDMENT - 2ND.PDF](#)
[ORD 2023-08 2ND R WAVERLY ZONING AMENDMENT 6.20.2023.PDF](#)
[TABLE 23-421 PERMITTED USES UPDATED MAY 2, 2023.PDF](#)

8.IV. ORDINANCE 2023-18 Amendment To Chapter 23, Zoning, Land Use, And Development Regulations 2nd Reading And Public Hearing

Staff proposes an amendment to Table 23-421 Permitted Uses and Special Exception Uses in Standard Zoning Districts

Documents:

[CC MEMO ORD 2023-18 CHAPTER 23 AMENDMENT - 2ND READING.PDF](#)
[ORDINANCE 2023-18 TABLE 23-421.PDF](#)
[CC MEMO - DOWNTOWN DESIGN STANDARDS 9.7.22.PDF](#)
[ORDINANCE 2022-37 - EXHIBIT A.PDF](#)

- 8.V. ORDINANCE 2023-12 Zoning Map Amendment For 37.2 Acres South Of Sessoms Avenue, East Of Wetmore Street, North Of Tillman Avenue, And West Of 3rd Street - 2nd Hearing And Public Hearing

Staff proposes an amendment to the Zoning Map on parcels of land totaling approximately 37.2 acres reflecting the text amendments made to establish a Downtown Mixed-Use district.

Documents:

[CC MEMO ORD 2023-12 2ND R DOWNTOWN DMU ZONING.PDF](#)
[ORD 2023-12 2ND R DMU REZONING 6.20.2023.PDF](#)
[ATTACHMENT B DMU ZONING.PDF](#)
[MAIN STREET LETTER OF SUPPORT DMU REZONING.PDF](#)

9. NEW BUSINESS

- 9.I. ORDINANCE 2023-17 Amend Stormwater System Article IV – First Reading
Ordinance 2023-17 will amend Stormwater System Article IV. This update will add verbiage to the code providing definitions, findings, and legal authority to control discharges to the municipal separate storm sewer system (MS4).

Documents:

[AGENDA MEMO ORDINANCE 2023-17 STORMWATER ARTICLE IV AMENDMENT.PDF](#)
[ORDINANCE 2023-17 STORMWATER UPDATE.PDF](#)

- 9.II. Resolution 2023-11, Public Transportation Grant Agreement G2K90
The City Commission will consider approving Resolution 2023-11, authorizing an agreement with the Florida Department of Transportation (FDOT) to provide funding for T-Hangar Taxilane and Taxilane Bravo Rehabilitation (Design).

Documents:

[MEMORANDUM RESOLUTION 2023-11.PDF](#)
[RESOLUTION 2023-11 FDOT GRANT AGREEMENT TAXILANE REHABILITATION.PDF](#)
[X07_G2K90_452720-1_REHAB TAXILANES_ORIG_DRAFT FOR EXECUTION.PDF](#)

- 9.III. Preliminary Subdivision Plat Approval / Special Exception Use Permit Approval For A Residential Planned Development Project (PDP), Passion Play Estates; Public Hearing
Dave Holden, Engineer and authorized agent for owner, is requesting approval of an 88-unit Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP on approximately 18.66 acres of land south of Passion Play Road, west of 11th Street South, and north of Hunt Brothers Road.

Documents:

CC MEMO PASSION PLAY PDP.PDF
PASSION PLAY PDP FINAL 4.28.2023.PDF
22FL021 (BASE)-2.0 (TH2) (R 5-12-23).PDF
UTILITY MAP - PASSION PLAY.PDF
DKP STREETScape EXAMPLE.PDF
PLUSURBIA SITE PLAN REVIEW MEMO_PASSION PLAY MIXED
USE_03.29.2023.PDF
RESOLUTION 2023-02 PLANNING IN PROGRESS COPY.PDF

- 9.IV. Preliminary Subdivision Plat Approval / Special Exception Use Permit Approval For A Residential Planned Development Project (PDP) Groves At Orchard Hills PUBLIC HEARING

Dave Schmitt, authorized agent for owner, is requesting approval of City Commission, for a 930-lot single-family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP on approximately 223.30 acres of land south of Belleview Drive, east of Scenic Highway South, north of Passion Play Road, and west of 11th Street South.

Documents:

CC MEMO GROVE AT ORCHARD HILLS PDP.PDF
CBD-11 PDP SET.PDF
COLORED SITE PLAN 5-16-23.PDF
EXHIBIT A - LANDSCAPING BERM.PDF
LANDSCAPE SET 5-15-2023.PDF
RESOLUTION 2023-02 PLANNING IN PROGRESS.PDF
THE GROVE AT ORCHARD HILLS DESIGN REVIEW_032423.PDF

- 9.V. Preliminary Subdivision Plat Approval / Special Exception Use Permit Approval For A Residential Planned Development Project (PDP) Steeple Chase, Public Hearing

Dave Schmitt Engineering, Inc., agent for owner, is requesting the approval of City Commission, for a 300-lot single-family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP, including waivers of strict compliance, on approximately 97.85 acres of land just east of Scenic Highway South and north of Belleview Drive.

Documents:

LAKE WALES - STEEPLE CHASE - DKP SUGGESTIONS 06FEB2023.PDF
RESOLUTION 2023-02 PLANNING IN PROGRESS COPY.PDF
STEEPLE CHASE LANDSCAPE SET 4-13-23 SIGNED.PDF
STEEPLE CHASE PDP FINAL 2023.PDF
STEEPLECHASE SITE RENDERINGS.PDF
CC MEMO STEEPLE CHASE PDP.PDF

10. CITY ATTORNEY
11. CITY MANAGER
12. CITY COMMISSION COMMENTS
13. MAYOR COMMENTS
14. ADJOURNMENT

(The staff memos are not incorporated into the official record)

Minutes of the City Commission meeting can be obtained from the City Clerk's Office. The minutes are recorded, but are not transcribed verbatim. Persons requiring a verbatim transcript may make arrangements with the City Clerk to duplicate the recording, or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be the expense of the requesting party.

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk's office no later than 5:00 p.m. on the day prior to the meeting.

Appeals concerning decisions on issues requiring a public hearing:

Persons who wish to appeal any decision made by the City Commission with respect to any matter considered during a public hearing at this meeting will need a record of the proceedings, and for such purpose may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.