

**CITY COMMISSION
REGULAR MEETING
OFFICIAL AGENDA
December 5, 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. PROCLAMATIONS AND AWARDS
4. CALL TO ORDER
5. ROLL CALL

6. 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**](#)

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 - November 21 & 29, 2023

[**NOVEMBER 21, 2023**](#)

[**NOVEMBER 29, 2023**](#)

7.II. Ridgecrest Developer's Agreement – Roads And Trails

Ridgecrest is an approved 1,020 single-family and townhome PDP located on approximately 312.7 acres of land south of Russel Avenue West, west of 1st. Street South, north of Hunt Brothers Road, and east of US Highway 27.

Documents:

[CC MEMO RIDGECREST DA FOR 112923.PDF](#)
[CC MEMO RIDGECREST DA.PDF](#)
[RIDGECREST - DEVELOPMENT AGREEMENT FINAL\(2012439.2\).PDF](#)
[RIDGECREST PDP CC APPROVAL LETTER 7.5.22.PDF](#)
[RAY MARTIN RD EXHIBIT.PDF](#)

- 7.III. Special Event Permit Application - 2024 Lake Wales Mardi Gras Celebration, Parade And 5K Run. Temporary Street Closings
Approval of the Special Event Permit Application for the Lake Wales Mardi Gras Celebration, Parade and 5K Run on Friday and Saturday, February 9-10, 2024.

Documents:

[MEMO MARDI GRAS EVENT 2024.PDF](#)
[MARDI GRAS PERMIT APPLICATION 2024.PDF](#)

- 7.IV. Special Event Permit Application - Winter Feast Unity In The Community Classy Car Show Rain Date On December 23, 2023.
Approval of this Special Event Application will allow the Guiding Light Ministries to host a Car Show on December 23, on Central Avenue.

Documents:

[MEMO GUIDING LIGHT CLASSY CAR SHOW DEC 2023 RAIN DATE.PDF](#)
[WINTER FEAST RAIN DATE APPLICATION 2023.PDF](#)

- 7.V. Dr. Martin Luther King Jr. Celebration 2024 Special Event Permit Application And Temporary Road Closings
Approval of the special event permit application will allow the Annual Dr. Martin Luther King Jr. Celebration to take place between Thursday, January 11, 2024 and Monday, January 15, 2024 and allow the temporary street closings for the parade on January 15, 2024.

Documents:

[MEMO TO COMMISSION MLK EVENT 2024.PDF](#)
[MLK PARADE CELEBRATION PERMIT APPLICATION 2024.PDF](#)

- 7.VI. Leighton Landing – Final Plat
Heritage Investments of Polk II, LLC., owner, requests approval of the Leighton Landing Final Plat.

Documents:

[CC MEMO LEIGHTON LANDING FINAL PLAT 12.5.2023.PDF](#)
[LEIGHTON LANDING PERFORMANCE BOND.PDF](#)
[LEIGHTON LANDING-PLAT-09-21-2023-SHEET 1.PDF](#)
[LEIGHTON LANDING-PLAT-09-21-2023-SHEET 2.PDF](#)
[TITLE OPINION 11.29.23.PDF](#)

7.VII. Northern Service Area Force Main Cleaning

Approve the expenditure of funds for \$78,729.72 for force main cleaning performed by Professional Piping Inc.

Documents:

[AGENDA MEMO-NORTHERN SERVICE AREA FORCE MAIN
CLEANING.PDF](#)
[QUOTE 1023-3096 PROFESSIONAL PIPE.PDF](#)

7.VIII. Award Of Bid To American Tank Maintenance For The Elevated Tank Maintenance
Staff is seeking commission approval of the annual agreement with American Tank Maintenance for maintenance of the City's four elevated storage tanks.

Documents:

[AGENDA MEMO TANK MAINTENANCE.PDF](#)
[SERVICE CONTRACT AMERICAN TANK MAINTENANCE.PDF](#)

8. OLD BUSINESS

8.I. ORDINANCE 2023-19 Annexation – 2nd Reading And Public Hearing 52.94 Acres Of
Land South Of Mountain Lake Cutoff Road And West Of US Highway 27

Ordinance 2023-19 proposes the voluntary annexation of approximately 52.94 acres of land south of Mountain Lake Cutoff Road and west of US Highway 27, and contiguous to the incorporated City limits.

Documents:

[CC MEMO ORD 2023-19 2ND R LAKESIDE LANDING MT. LAKE CUTOFF RD
ANNEXATION 12.5.2023.PDF](#)
[ORD 2023-19 LAKESIDE LANDINGS MT. LAKE CUTOFF RD ANNEXATION
12.5.2023.PDF](#)
[2023-19 UTILITY MAPS.PDF](#)

8.II. ORDINANCE 2023-30 Large Scale Future Land Use Amendment For 52.94 Acres Of
Land South Of Mountain Lake Cutoff Road And West Of US Hwy 27, 2nd Reading And
Public Hearing

Shelton T. Rice, P.A., authorized agent for owner, requests approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on parcels of land totaling approximately 52.94 acres.

Documents:

[CC MEMO ORD 2023-30 2ND R LAKESIDE LANDING LS CPA
12.5.2023.PDF](#)
[ORD 2023-30 LAKESIDE LANDING LS CPA 12.5.2023.PDF](#)

8.III. ORDINANCE 2023-31 Zoning Map Amendment For 52.94 Acres Of Land South Of
Mountain Lake Cutoff Road And West Of US Highway 27, 2nd Reading And Public
Hearing

Shelton T. Rice, P.A., authorized agent for owner, requests approval of City Commission to amend the Zoning Map of the Comprehensive Plan on parcels of land totaling approximately 52.94 acres.

Documents:

[CC MEMO ORD 2023-31 2ND R LAKESIDE LANDING ZONING AMENDMENT 12.5.2023.PDF](#)
[ORD 2023-31 LAKESIDE LANDING ZONING AMENDMENT 12.5.2023.PDF](#)

9. NEW BUSINESS

9.I. [RESOLUTION 2023-19 Adoption Of Fat, Oil And Grease Manual](#)

[Staff is recommending that the City Commission adopt Resolution 2023-19 Fat, Oil and Grease Manual](#)

Documents:

[AGENDA MEMO-RESOLUTION 2023-19.PDF](#)
[RESOLUTION 2023-19 ADOPTING FOG PROGRAM AND MANUAL \(2\).PDF](#)
[LAKE WALES FOG PROGRAM MANUAL.PDF](#)

9.II. Preliminary Subdivision Plat Approval / Special Exception Use Permit Approval For A Residential Planned Development Project (PDP) Public Hearing

Shelton T. Rice, P.A., authorized agent for owner, is requesting approval from City Commission, of a 64-unit Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP on approximately 19.01 acres of land north of C F Kinney Road and west of Scenic Highway North.

Documents:

[CC MEMO OAK DEVELOPMENT PDP 12.5.2023.PDF](#)
[OAK DEVELOPMENT ASPIRATIONS MEMO.PDF](#)
[OAK DEVELOPMENT PDP FINAL 8.9.2023.PDF](#)
[OAK DEVELOPMENT PDP JUSTIFICATION MEMO.PDF](#)
[PLUSURBIA PDP REVIEW MEMO OAK DEVELOPMENT 02.15.23.PDF](#)

10. CITY ATTORNEY

11. CITY MANAGER

11.I. Commission Meeting Calendar

Documents:

[COMMISSION MEETING CALENDAR, DEC-2023.PDF](#)

12. CITY COMMISSION COMMENTS

13. MAYOR COMMENTS

14. ADJOURNMENT

(The staff memos are 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.