CITY COMMISSION
REGULAR MEETING
OFFICIAL AGENDA
November 17, 2026
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. PROCLAMATIONS AND AWARDS
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 LAKE WALES.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 3 & 11, 2026

NOVEMBER 3, 2026

NOVEMBER 11, 2026

7.II. Interlocal Agreement For Ridge Scenic Highway Connector Trail

Approval of an Amendment to the Interlocal Agreement with Polk County to cover Construction, Engineering, and Inspection (CEI) and post-design service costs not funded by the FDOT grant for the Ridge Scenic Highway (RSH) Connector Trail.

Documents:

MEMO FOR ILA AMENDMENT FOR CEI FOR RSH TRAIL.PDF
AMENDMENT 1 RSH ILA BOCC.PDF
COLW ILA FOR THE RSH CONNECTOR EXECUTED 2.PDF
452132-1 (RSH CONNECTOR TRAIL) CEI STAFFING ESTIMATE_V2.PDF
KCA RSH CONNECTOR TRAIL PDS_ 2.PDF

7.III. Orange Blossom Revue Funding

The City Commission will consider authorizing the payment of $40,000 to support Orange Blossom Revue Infrastructure needs.

Documents:

OBR 2026 FUNDING MEMO.PDF
BLOSSOM_CHARITABLE_FOUNDATION_CITY_OF_LAKE_WALES_INVOICE 1.PDF
BLOSSOM_CHARITABLE_FOUNDATION_CITY_OF_LAKE_WALES_INVOICE 2.PDF

7.IV. Police Department Annex Furniture Purchase

Staff is requesting Commission approval to purchase office furniture for the new police annex building.

Documents:

COMMISSION MEMO- FURNITURE PURCHASE PD ANNEX 2026.PDF
QUOTE RD0056- CITY OF LAKE WALES PD- ANNEX- REV 10.29.PDF

7.V. Special Event Permit Application - 2027 Lake Wales Mardi Gras Celebration, Parade, Fireworks. Temporary Street Closings And Alcohol Use

Approval of the Special Event Permit Application for the Lake Wales Mardi Gras Celebration, Parade, and Fireworks on Friday, February 5, 2027, and Saturday, February 6, 2027.

Documents:

MEMO MARDI GRAS EVENT 2026.PDF
MARDI GRAS SPECIAL EVENT APPLICATION.PDF
2027.MG.LINEUPMAP.PDF
2027.MG.SITELAYOUT.PDF
2027.MG.LETTERFORCITYPERMIT.PDF

7.VI. Event Permit Application: Christmas Cinema With Santa On December 19, 2026.

This is a request from the City of Lake Wales Recreation, to host an event at Oakley Park called Christmas Cinema with Santa on Saturday December 19, 2026. This event will involve closure of Cypress Garden Lane and a portion of Crystal Avenue from 2:00 p.m. – 8:00 p.m.

Documents:

MEMO CHRISTMAS CINEMA EVENT 2026.PDF
CHRISTMAS CINEMA SPECIAL EVENT APPLICATION.PDF
CHRISTMAS CINEMA SITE PLAN.PDF

7.VII. Approval Of Proposed Verizon Wireless Water Tower Lease Terms – Contract No. 50502

Staff recommends City Commission approval of the revised lease terms proposed by Verizon Wireless for its communications equipment located on the City's water tower at Sessoms and Market Street. Verizon has proposed increasing the monthly lease payment to $4,000.00, effective July 1, 2027, with a 15% rental increase every five years and five additional five-year renewal terms.

Documents:

AGENDA_MEMO_VERIZION_RENEWAL_LEASE.PDF
50502_5000139710_FL.COUNTYOFPOLK.CITYOFLAKEWALESWT_3RD AMENDMENT_08.03.2026.PDF
VERIZON LEASE.PDF
VERIZON TERM SHEET.PDF

7.VIII. Eagle Ridge Mall Area And Southside Force Main Cleaning

Staff recommends approval of an expenditure totaling $139,264.92 to Professional Piping Services for the cleaning of two separate wastewater force mains: the Eagle Ridge Mall Area Force Main and the Southside Force Main.

Documents:

AGENDA_MEMO_FORCEMAIN_CLEANING_11.10.2026.PDF
PROFESSIONAL PIPE QUOTE.PDF
PROFESSIONAL PIPING EXECUTED CONTRACT.PDF

7.IX. Hunt Brothers Road Utility Improvements Project- Utility Easement Valuations And Expenditure Approval

Request City Commission approval of an expenditure not to exceed $211,000 for the acquisition associated with the Hunt Brothers Road Utility Improvements Project.

Documents:

AGENDA MEMO UTILTITY VALUATIONS.REV1.PDF
HUNT BROTHERS ROAD UTILITY EASEMENT VALUATIONS.PDF

8. OLD BUSINESS

8.I. ORDINANCE 2026-40, FY25’26 Budget Amendment #1, 2nd Reading & Public Hearing

The City Commission will consider approval of the first amendment of FY 25’26 Budget that was adopted on September 16, 2025.

Documents:

MEMO - BUDGET AMENDMENT FY 25-26 - NO 1 - SECOND READING.PDF

ORDINANCE 2026-40 BUDGET AMENDMENT FY25-26.PDF
003 - EXHIBIT A AND B - FY 25-26.PDF

9. NEW BUSINESS

9.I. ORDINANCE 2026-35 Future Land Use Map Amendment To Assign .5+/- Acres RO Residential Office – 1st Reading And Public Hearing

Catherine Coyle, BBE-Boggs Engineering LLC, authorized agent, is requesting approval of City Commission to reassign the future land use on .5+- acres of land from MDR Medium Density Residential to RO Residential Office and to reassign the zoning on .5+- acres of land from R-3 residential to PF Professional.

Documents:

CC MEMO ORD 2026-35 AND 36 MIDFLORIDA FLUM AND ZONING.PDF
ORDINANCE 2026-35 FLUM MIDFLORIDA PARKING.PDF
MIDFLORIDA PARKING LOT ABUTTER LETTERS.PDF

9.II. ORDINANCE 2026-36 Zoning Map Amendment To Assign .5+- Acres Of Land PF Professional – 1st Reading And Public Hearing

Catherine Coyle, BBE-Boggs Engineering LLC, authorized agent, is requesting approval of City Commission to reassign the future land use on .5+- acres of land from MDR Medium Density Residential to RO Residential Office and to reassign the zoning on .5+- acres of land from R-3 residential to PF Professional.

Documents:

CC MEMO ORD 2026-35 AND 36 MIDFLORIDA FLUM AND ZONING.PDF
ORDINANCE 2026-36 ZONING MIDFLORIDA PARKING.PDF
MIDFLORIDA PARKING LOT ABUTTER LETTERS.PDF

9.III. ORDINANCE 2026-41 Amendments To Chapter 23 Land Development Regulations -1st Reading & PUBLIC HEARING

Request to amend certain sections of the Land Development Regulations.

Documents:

CC MEMO ORD 2026-41 LDR AMENDMENTS.PDF
ORDINANCE 2026-41 LDR AMENDMENTS.PDF

9.IV. ORDINANCE 2026-32 - Annexation Oakwood Ridge - 1st Reading And Public Hearing

Helmut Wyzisk III, President of Signature H Property Group and authorized agent for owners, FLOWCC, LLC and VZCREATE, LLC, requests approval of City Commission for annexation, to amend the Future Land Use Map and Zoning Map, and a Preliminary Subdivision Plat to allow 558 single-family homes, and 5.195 acres of support neighborhood commercial on 393+/- acres of land.

Documents:

CC MEMO OAKWOOD RIDGE ANNEX, FLUM, ZONING, AND PSP.PDF

ORDINANCE 2026-32 ANNEX OAKWOOD RIDGE.PDF

9.V. ORDINANCE 2026-33 Oakwood Ridge FLUM 1st Reading And Public Hearing

Helmut Wyzisk III, President of Signature H Property Group and authorized agent for owners, FLOWCC, LLC and VZCREATE, LLC, requests approval of City Commission for annexation, to amend the Future Land Use Map and Zoning Map, and a Preliminary Subdivision Plat to allow 558 single-family homes, and 5.195 acres of support neighborhood commercial on 393+/- acres of land.

Documents:

CC MEMO OAKWOOD RIDGE ANNEX, FLUM, ZONING, AND PSP.PDF
ORDINANCE 2026-33 FLUM OAKWOOD RIDGE.PDF

9.VI. ORDINANCE 2026-34 - Oakwood Ridge Zoning - 1st Reading And Public Hearing

Helmut Wyzisk III, President of Signature H Property Group and authorized agent for owners, FLOWCC, LLC and VZCREATE, LLC, requests approval of City Commission for annexation, to amend the Future Land Use Map and Zoning Map, and a Preliminary Subdivision Plat to allow 558 single-family homes, and 5.195 acres of support neighborhood commercial on 393+/- acres of land.

Documents:

CC MEMO OAKWOOD RIDGE ANNEX, FLUM, ZONING, AND PSP.PDF
ORDINANCE 2026-34 ZONING OAKWOOD RIDGE.PDF

9.VII. ORDINANCE 2026-37 – Oakwood Ridge FLUM Commercial - 1st Reading And Public Hearing

Helmut Wyzisk III, President of Signature H Property Group and authorized agent for owners, FLOWCC, LLC and VZCREATE, LLC, requests approval of City Commission for annexation, to amend the Future Land Use Map and Zoning Map, and a Preliminary Subdivision Plat to allow 558 single-family homes, and 5.195 acres of support neighborhood commercial on 393+/- acres of land.

Documents:

CC MEMO OAKWOOD RIDGE ANNEX, FLUM, ZONING, AND PSP.PDF
ORDINANCE 2026-37 FLUM OAKWOOD RIDGE COMMERCIAL.PDF

9.VIII. ORDINANCE 2026-38 – Oakwood Ridge Zoning Commercial

Helmut Wyzisk III, President of Signature H Property Group and authorized agent for owners, FLOWCC, LLC and VZCREATE, LLC, requests approval of City Commission for annexation, to amend the Future Land Use Map and Zoning Map, and a Preliminary Subdivision Plat to allow 558 single-family homes, and 5.195 acres of support neighborhood commercial on 393+/- acres of land.

Documents:

CC MEMO OAKWOOD RIDGE ANNEX, FLUM, ZONING, AND PSP.PDF
ORDINANCE 2026-38 ZONING OAKWOOD RIDGE COMMERCIAL.PDF

9.IX. Oakwood Ridge – Approval Of A 393+/- Acre Preliminary Subdivision Plat (PSP) PUBLIC HEARING

Helmut Wyzisk III, President of Signature H Property Group and authorized agent for owners, FLOWCC, LLC and VZCREATE, LLC, requests approval of City Commission for annexation, to amend the Future Land Use Map and Zoning Map, and a Preliminary Subdivision Plat to allow 558 single-family homes, and 5.195 acres of support neighborhood commercial on 393+/- acres of land.

Documents:

CC MEMO OAKWOOD RIDGE ANNEX, FLUM, ZONING, AND PSP.PDF
2026-11-03 PSP SET REV-1 (UPDATED).PDF - CITY OF LAKE WALES.PDF
OAKWOOD RIDGE IMPACT ANALYSIS.PDF
FDOT SYSTEMS PLANNING - SR 60 CAPPS RD MEMO 9.23.2026.PDF
OAKWOOD RIDGE LIST OF NOTICED PROPERTIES.PDF
TREE PRESERVATION STATEMENT.PDF
OAKWOOD RIDGE MASTER SITE PLAN.PDF
OAKWOOD RIDGE PROJECT NARRATIVE.PDF

10. CITY ATTORNEY
11. CITY MANAGER
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.