

# City Commission Work Session

## Meeting Minutes

June 29, 2022

(APPROVED)

6/29/2022 - Minutes

### 1. CALL TO ORDER & ROLL CALL

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

**Commission Members Absent:** Robin Gibson

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

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

### 2. City Manager Comments

James Slaton, City Manager, announced the 4th of July Festivities Monday.

### 3. Continued Proclamation Policy Discussion

[Begin Agenda Memo]

#### **SYNOPSIS**

Continued Discussion of Draft Proclamation Policy

**RECOMMENDATION** Make suggestions/changes to the Revised 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. A draft policy was presented by staff at the June 15, 2022 City Commission Workshop. Comments were received from the Mayor and Commissioners, as well as the City Manager and incorporated into a revised draft policy.

**OTHER OPTIONS** Make further suggestions to be included in the policy.

**FISCAL IMPACT** There is no fiscal impact.

[End Agenda Memo]

James Slaton, City Manager, reviewed this item.

Commissioner Howell said that she would not want the mayor to say no out of personal bias. The changes are fine but wants to be sure things are done in order.

Commissioner Krueger said he is fine with the draft.

Commissioner Williams suggested adding the values to the policy. The bullets listed should be used as a reason to be denied. Including the values was discussed. Mr. Slaton said they can be added. He suggested that another time our core values should be discussed.

Mayor Hilligoss noted that the Mayor can deny a request without cause. We can change that to say that a reason is provided. We can supply a cause.

Mr. Slaton said a Resolution with this policy will be on Tuesday's agenda.

#### 4. Janie Howard Wilson Elementary – Florida Avenue Temporary Road Closure At Scenic Highway

[Begin Agenda Memo]

**Synopsis:** The City Commission will consider a request to allow the staff of Janie Howard Wilson Elementary to close Florida Avenue at Scenic Highway on school days 30 (thirty) minutes prior to school beginning until 10 (ten) minutes after and 30 (thirty) minutes prior to dismissal until 10 (ten) minutes after.

**RECOMMENDATION** Staff recommends that the City Commission consider taking the following action:

1. Approve the temporary closure of Florida Avenue to and from Scenic Highway. School staff will use multiple traffic cones on Florida Avenue at Scenic Highway to accomplish this. - School hours are 7:40am – 2:40pm (Early release days end at 12:20pm). - Morning road closure times will be 7:10am – 7:50am. - Afternoon road closure times will be 2:10pm – 2:50pm. (Early release 11:50pm-12:30pm). - School staff will place and remove the cones daily at the beginning and end of each time frame.

**BACKGROUND** Janie Howard Wilson Elementary is located on Florida Avenue just west of Scenic Highway. Vehicular traffic for student drop off and pick up is causing traffic congestion and safety concerns extending from Florida Avenue onto Scenic Highway. Two different factors are contributing to this increased traffic congestion. Traffic volume on Scenic Highway has increased this year due to the five-year construction project at SR 60 and US 27. Local citizens are now using Scenic Highway more to avoid the US 27 at SR 60 and Central Avenue intersections, and some of the construction detours implemented by the Florida Department of Transportation use Scenic Highway. The second factor is the increase in vehicular traffic due to general population growth.

In the morning, parents arriving at the school using Scenic Highway cause traffic congestion for northbound traffic while waiting to make a left turn onto Florida Avenue. In the afternoons, parents picking up their children line Florida Avenue to Scenic Highway. This line of vehicles extends onto Scenic Highway where parents park their vehicles on the west side right-of-way. This line of vehicles obstructs the view of drivers stopped at the stop sign on Florida Avenue attempting to enter Scenic Highway.

The Police Department worked with Janie Howard Wilson midway through the last school year on rerouting the vehicular traffic for student drop off without closing Florida Avenue. The school asked parents approaching the school using Scenic Highway to turn onto Lincoln Avenue and then north on C Street to approach the school. Once parking on Florida Avenue was full, the school asked parents to park on C Street without blocking residential driveways. The Police Department did assist with the diversion of the traffic at Florida Avenue to evaluate whether or not this would be effective. This was effective and the department did not receive any complaints from residents on C Street.

The Police Department attempted to make contact at eight single-family residences and one set of apartments located off Florida Avenue on a side street. These are the residents who would be most affected by the closure. Seven of the eight single-family residents said they understood and agreed with the closure as presented. The department was unable to contact the other resident. The set of apartments contained 10 units and five of the units currently have residents. Three of the five residents said they understood and agreed with the closure as presented. The department was unable to contact the other two residents. A

majority of residents support this proposal, however the department will continue to seek input from those remaining to be contacted.

Janie Howard Wilson Elementary has agreed to purchase the cones needed to properly close Florida Avenue. Janie Howard Wilson Elementary will place and remove cones for each time period daily to facilitate the temporary road closure during the school year.

**OTHER OPTIONS** Do not approve the temporary road closure.

**FISCAL IMPACT** There will be no fiscal impact on the City of Lake Wales.

[End Agenda Memo]

Chris Velasquez, Chief of Police, reviewed this item.

Commissioner Howell said she is glad this is being addressed. There are other schools where this needs to be addressed. Commissioner Howell asked if this is a safer option. Chief Velasquez said yes. They will work delivery companies on this. Staff will let in School buses. Drop offs and pick-ups will be modified to accommodate this. This plan may need to be modified someday. They put a lot of thought into this.

Commissioner Howell said this area is a mess at 2:50pm. Commissioner Williams noted that there are problems at Polk Avenue too.

5. RESOLUTION 2022-19 - Release Of Mineral Rights

[Begin Agenda Memo]

**Synopsis:** Resolution 2022-19 is for the purpose of releasing and disclaiming statutory mineral reservations which impact portions of the former Mayfair development property. §270.11(1), Florida Statutes, provides for a mineral reservation in a local government. The reservation arises automatically when a municipality conveys property. The reservation does not affect all of the property in the proposed development. The cited statutory provision provides that a local government may release the reserved interest after receipt of a petition to do so. A petition for release has been received and Ridgecrest of Lake Wales, LLC, has submitted a proposal to the City to develop certain real property impacted by the reservations as a mixed-use community with single-family and commercial/retail uses and the statutory reservations cloud the title to the property and limit its potential development.

**Recommendation:** That the City Commission approve the adoption of Resolution 2022- 19.

**Fiscal impact:** None. The Resolution, if approved, will be provided to the Developer for recording in the Public Records of Polk County, Florida.

**Alternatives:** None which will assist with development of this property.

[End Agenda Memo]

Albert Galloway, Jr., City Attorney, reviewed this item.

6. ORDINANCE 2022-35 Updates To Chapter 12 Health, Sanitation, Nuisances, And Minimum Property Maintenance Standards – 1st Reading And Public Hearing

[Begin Agenda memo]

**SYNOPSIS:** Staff proposes amendments to sections of the Health, Sanitation, Nuisances, and Minimum Property Maintenance Standards (Chapter 12, Lake Wales Code of Ordinances).

**RECOMMENDATION** Staff recommends approval at first reading of Ordinance 2022-35, following a public hearing. Background. Staff recognizes the need to streamline and update this chapter to be cohesive with the latest versions of Chapter 162 of the Florida State Statute and the International Property Maintenance Code (IPMC). We are also reintroducing key portions that were previously removed from the Solid Waste ordinance (Chapter 17) back into chapter 12. These changes will be beneficial to the community and will aid staff in improving the Health, Safety and Welfare of our citizens

**§ 12-2. Definitions and rules of construction. Background and justification:** To update and modernize the language of this section in conjunction with Florida State Statute Chapter 162 for the purpose of clarity.

#### **Article II. Nuisances Division 2. § 12-36 - § 12-41**

Background and justification: To streamline by removing repeated portions of this section. These ordinances are either already located in another portion of this chapter or being moved to another more appropriate section of this chapter.

#### **Division 5. Litter, Garbage and Refuse *Background and justification:***

To streamline by removing repeated portions of this section. These ordinances are either already located in another portion of this chapter or being moved to another more appropriate section of this chapter.

**§ 12-233. Exterior property areas *Background and justification:*** To update the language of this section and add clarity to the ordinances.

**§ 12-236. Interior structure *Background and justification:*** These ordinances are from the IPMC, (International property maintenance code) the purpose of adding them to Chapter 12 is for easier accessibility of the codes by staff and the community.

**§ 12-237. Rubbish and garbage *Background and justification:*** Ordinances of this section were previously found in the Solid Waste Ordinance Chapter 17. This section contains a set of important ordinances to help preserve and maintain the Health, Safety and Welfare of the community regarding the handling of waste and containers.

**§ 12-239 Plumbing facilities and fixture requirements.** Background and justification: These ordinances are from the IPMC, (International property maintenance code) the purpose of adding them to chapter 12 is for easier accessibility of the codes by staff and the community.

**§ 12-241. Mechanical and electrical requirements. *Background and justification:*** These ordinances are from the IPMC, (International property maintenance code) the purpose of adding them to chapter 12 is for easier accessibility of the codes by staff and the community.

#### **CODE REFERENCES AND REVIEW CRITERIA**

Section 12-2. Definitions and rules of construction.

Section 12-7. Repeat violator status. Section Article II. Nuisances / Division 2. Debris, Weeds, Wild Growth, Dangerous and unsanitary conditions. Section Article II. Nuisances / Division 5. Litter, Garbage and Refuse.

Section 12-233. Exterior property area. Section 12-236. Interior Property area.

Section 12-237. Rubbish and garbage.

Section 12-239. Sanitary drainage system. Section 12-241. Electrical equipment.

**FISCAL IMPACT** None

[End Agenda Memo]

Jose Lozada, Code Compliance Officer, reviewed this item.

Commissioner Howell said we need these rules. She asked who is notified and how. Mr. Lozada reviewed the notification procedure and said notices are sent to the owner on the record. When the notice is returned a notice is put on the property.

Commissioner Howell asked about garbage cans on the curb. Can we address this. Mr. Lozada said that is an issue and they plan to reintroduce this issue soon.

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

[Begin Agenda Memo]

**SYNOPSIS:** Bryan Hunter, authorized agent for owner, is requesting a recommendation of approval to City Commission, of a 1,020-lot single-family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP on approximately 312.7 acres of land south of Russell Avenue West, west of 1st Street South, north of Hunt Brothers Road, and east of US Highway 27.

**RECOMMENDATION** The applicant requests a recommendation of approval to City Commission of a 1,020-lot single-family Preliminary Subdivision Plat and Special Exception Use Permit for a Residential PDP, with waivers of strict compliance and conditions of approval.

**BACKGROUND**

*General:* The subject property, comprising of approximately 312.7 acres of vacant land and citrus, is located south of Russell Avenue West, west of 1st Street South, north of Hunt Brothers Road, and east of US Highway 27. The project is located across from the Longleaf Business Park, north of the Love's Truck Stop, and east of the Lake Wales Soccer Fields and Ridge Manor subdivision. The property has land use designations of LDR Low-Density Residential and NAC Neighborhood Activity Center with zoning designations of R-1A and C-5. The applicant has requested a land use and zoning amendment from NAC and C-5 to LDR and R-1A for portions of the project. An approval of the PDP shall be contingent upon approvals of reassigning land use and zoning designations by City Commission.

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

Maximum density allowed on the site is calculated at 5 units per gross acre, or 1,564 dwelling units, under the Comprehensive Plan for LDR Low-Density Residential; a density of 3.36 dwelling units per acre, or 1,020 dwelling units, is proposed.

**PROPOSED LOT TYPES:**

40' Wide Lots 370 units

50' Wide Lots 448 units

Townhome Lots 202 units

TOTAL 1020 units

The development proposes 40'-wide and 50'-wide single-family lots, along with townhomes at a minimum of 20 feet wide. In addition, the development provides 9.2 acres of commercial area to accommodate support uses for the community. Waivers are being requested for all R-1A dimensional and area standards.

**R-1A Standards per Table 23-422**

Minimum lot size – 12,000 sq. ft.

Minimum street frontage – 50 feet

Minimum lot width at building line – 85 feet

Minimum floor area – 1,500 sq. ft.

Minimum front building setback – 30 feet

Minimum side building setback – 10 feet

Minimum rear building setback – 20 feet

Maximum lot coverage – 40%

Maximum building height – 35 feet, 2.5 stories

**Proposed Standards 40' Wide Lots 50' Wide Lots**

Minimum lot size 4,800 sq. ft. 6,000 sq. ft.

Minimum street frontage 40 feet 50 feet

Minimum lot width at building line 40 feet 50 feet

Minimum floor area 1,200 sq. ft. 1,200 sq. ft.

Minimum front building setback 20 feet 20 feet

Minimum side building setback 5 feet 5 feet

Minimum rear building setback 15 feet 15 feet

Minimum garage setback 25 feet 25 feet

Minimum functional corner-side setback 15 feet 15 feet

Maximum lot coverage 60-65% 60-65%

**20' wide int. TH 30' wide ext. TH**

Minimum lot size 2,200 sq. ft. 3,300 sq. ft.

Minimum street frontage 20 feet 30 feet

Minimum lot width at building line 20 feet 30 feet

Minimum floor area 1,000 sq. ft. 1,000 sq. ft.

Minimum front building setback 20 feet 20 feet

Minimum side building setback 0 feet 5 feet

Minimum rear building setback 15 feet 15 feet

Minimum garage setback 25 feet 25 feet

Minimum functional corner-side setback 15 feet 15 feet

Maximum lot coverage 60-65% 60-65%

*Roadways & Access:*

Primary access to the development will be on US Highway 27. There will be access to the development from Ray Martin Road, 1st Street South, and Russell Avenue. Five-foot-wide sidewalks will be constructed on both sides of interior streets. The developer will participate in extending an 8'-10' wide city trail along 1st Street South to connect to the soccer fields. Included in the conditions of approval is a proposed development agreement that contemplates improvements to Ray Martin Road to Scenic Highway South.

*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 three, two-inch caliper shade trees, minimum of eight feet at planting for lots less than 10,000 sq. ft. and four, two-inch caliper shade trees, minimum of eight feet at planting for lots greater than 10,000 sq. ft. At least one of the shade trees shall be a street tree. Corner lots shall have a minimum of one additional tree to ensure that each frontage has at least one street tree. NOTE: Street Trees are required to have root barriers. Root barriers shall be approved by the Administrative Official prior to planting.

A 10' wide buffer with a minimum of one canopy tree every 50 linear feet and a 6' high screening shrub is proposed along Russell Avenue, 1st Street South, and Miami Street. A 25' wide buffer is located along US Highway 27 and includes a 6' high wall where the townhomes abut Highway 27 and Love's Truck Stop.

Recreation & Open Space: The overall development provides an amenity center with a potential building footprint of 42,000 sq. ft. with potential amenities such as a 1,300 sq. ft. cabana, pool, tot lot, and dog park. The neighborhood park where the amenity center is located is 6.8 acres. In addition, the development proposes approximately 3 miles of pedestrian trails with exercise stations. A full amenity package will be required at site development submittal.

OPEN SPACE CALCULATION:

Retention Ponds 33 acres

Recreation Areas 46.3 acres

Open Spaces 17.2 acres

Buffers 3 acres

Total 99.5 Acres

More than 31% of the overall 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-1A zoning district:

1. Minimum lot size reduced from the required 12,000 square feet to the following: a. 4,800 square feet for 40' wide lots b. 6,000 square feet for 50' wide lots c. 2,200 square feet for 20' wide interior townhome lots d. 3,300 square feet for 30' wide exterior townhome lots.
2. Minimum street frontage reduced from the required 50 feet to the following: a. 40 feet for 40' wide lots b. 20 feet for 20' wide interior townhome lots c. 30 feet for 30' wide exterior townhome lots
3. Minimum living area reduced from the required 1,500 square feet to the following: a. 1,200 square feet for 40' & 50' wide single-family detached lots b. 1,000 square feet for 20' & 30' wide townhome lots.
4. Minimum front building setback reduced from the required 30 feet to 20 feet for all lots within the development.
5. Minimum side building setback reduced from the required 10 feet to the following: a. 5 feet for 40' & 50' wide lots b. 5 feet for 30' wide exterior townhome lots c. 0 feet for 20' wide interior townhome lots
6. Minimum rear building setback reduced from the required 20 feet to 15 feet for all lots within the development.
7. A functional corner-side setback reduced from the required 30 feet to 15 feet for all corner lots within the development.
8. Maximum lot coverage increased from 40% to a total average of 65% for all lots within the development.
9. Allow the neighborhood park to be further than 600 feet from some of the lots it serves.

*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 proposed PDP is superior to a standard subdivision because the project provides significantly more and enhanced recreation and open space than the required standards. The reduced lot size and setbacks allow the developer to provide significantly increased open space within the community for the use and enjoyment of the residents. The increased density also creates the ability to improve walkability and enhance internal amenities. Sidewalks are being provided along each side of every internal street including a vast dedicated trail network through the project. In addition, a centralized pool and cabana area will be provided with multiple other parks and amenities throughout."

- Recreation required: 4.46 acres; Recreation provided: 46.3 acres

- Open space required: 20% of site; Open space provided: 31% of overall 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, sewer, and reclaim.
3. The development will maximize existing infrastructure investments by connecting to municipal water, sewer, and reclaimed water.



4. The development will participate in the extension of a public trail to connect to city soccer fields.
5. Internal and external sidewalk system promotes walkability and bike-ability.
6. Lot sizes are reduced to minimize the area of land consumed for new development.
7. The development provides a commercial component to allow support uses for the community and reduce dependency on vehicles for short trips.

*Recommended Conditions of Approval*

8. Staff and the Planning & Zoning Board recommends the following conditions of approval:
  - a. Fences shall be setback a minimum of 15 feet behind the front building expression line.
  - b. Housing shall 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/CDD.
  - e. Garages shall be setback a minimum of 25 feet and shall not exceed beyond the front building expression line more than 12 feet, as shown on Exhibit A.
  - f. Staggered front building setbacks at a minimum of two feet difference between adjacent lots for the single-family homes.
  - g. Mechanical equipment shall be located at the rear of the home and not permitted within side yards for all lots in the development.
  - h. No constructed lake accesses are permitted within the development.
  - i. Maximum lot coverage for the overall development shall average 65% of all lots within the development.
  - j. A 50-foot wide easement, stated as access road on the PDP plans, shall be included to provide access to the water tower. k. The traffic study must be approved by the Administrative Official prior to issuance of Site Development Permit.
  - l. A street tree plan, tree survey and removal/replacement plan is required.
  - m. A developer's agreement is required for improvements, including but not limited to the construction of Ray Martin Road to Scenic Highway and participation in the 8'-10' wide city trail along 1st Street South, prior to issuance of the Site Development Permit. The developer's agreement shall provide the reference offsite public infrastructure improvements to be completed simultaneous with the onsite infrastructure improvements, and will provide for the appropriate allocation of costs with the dedication of any right-of way and/or easements as necessary.
  - n. A financial mechanism, such as a CDD, shall be implemented to fund improvements and maintenance of this project.
  - o. A revised developer's agreement is required prior to Site Development Permit issuance regarding utilities, including but not limited to the transfer of wells and the implementation of reclaim water for irrigation.

p. Approval of the Residential PDP is contingent upon approval of the land use and zoning amendment by City Commission.

9. Staff recommends the following revisions:

a. Townhome lot layout details shall be revised to show the change of internal units from 22' to 20' on plans.

**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 \$204 million in taxable value, and generate over \$1.3 million 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. James Slaton, City Manager, asked if a trail is included. Ms. Cochella said yes and explained there are 3 miles of internal trails are planned that will connect to the soccer fields. Mr. Slaton asked Ms. Cochella about open space. Ms. Cochella said they have to give something back for reduced lots. She described the open space and other amenities.

Ms. Cochella said this property was Mayfair a long time ago.

Commissioner Howell said she is glad we get something for the waivers. She asked about the sidewalks and if bicycles can be used. Ms. Cochella said the internal trails allow for bicycles. External sidewalks will be on both sides of the road improving the network.

Commissioner Williams asked about open space. Ms. Cochella said there is 99.5 acres of open space which includes 46.3 acres of recreation area. Commissioner Williams said this information needs to be made more public.

Mayor Hilligoss asked about the trail and sidewalks. Mr. Slaton said these are common elements that are part of the Lake Wales Connected plan. We want to increase mobility to allow walking, biking and other ways to get around besides a car. Ms. Cochella showed the location of the trails.

Branden Eckenrode, Vice-President of Land for Center State Development, reviewed the plan and amenities. They plan to develop and extend Ray Martin Road. Commissioner Williams asked if they plan to pay for the extension. Mr. Slaton said yes.

8. ORDINANCE D2022-19 1st Reading And Public Hearing - Future Land Use Amendment For 16.43 Acres Of Land North Of Hunt Brothers Road, East Of US Highway 27 And Miami Street.

[Begin Agenda Memo]

**SYNOPSIS:** Bryan Hunter, authorized agent for owner, is requesting a recommendation to City Commission to amend the Future Land Use Map of the Comprehensive Plan on above-mentioned parcels of land totaling approximately 16.43 acres.

**RECOMMENDATION** Approval at first reading, and adoption at second reading, following a public hearing to re-assign the following land use designations, as recommended by the Planning and Zoning Board at a

regular meeting on June 14, 2022: Current Land Use: Neighborhood Activity Center (NAC) & Business Park Center (BPC) Proposed Land Use: Low Density Residential (LDR)

## **BACKGROUND**

The subject properties are located north of Hunt Brothers Road, east of US Highway 27 and Miami Street. The property is opposite of Longleaf Business Park.

The request is to change 14.26 acres north and south of Owens Road from land use designation Neighborhood Activity Center (NAC) to Low Density Residential (LDR) and 2.17 acres adjacent to the Love's Truck Stop from land use Business Park Center (BPC) to Low Density Residential (LDR). The request reflects the project's boundaries and conforms to the project layout and design of a larger residential development project.

At a regular Planning & Zoning Board meeting, the Planning Board made a recommendation of approval to City Commission for a Residential Planned Development Project (PDP). Approvals of a Preliminary Subdivision Plat and Special Exception Use Permit for the PDP will be contingent upon approvals of the land use and zoning amendments by City Commission.

## **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 development of these properties and the potential increase in property value. Specifically, estimating an average of \$200,000 in taxable value per unit, and assuming 1,020 dwelling units based on what is proposed, it could potentially result in over \$204 million in taxable value, and generate \$1.38 million 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 D2022-20 1st Reading And Public Hearing - Zoning Amendment For 16.43 Acres Of Land North Of Hunt Brothers Road, East Of US Highway 27 And Miami Street.

[Begin Agenda Memo]

**SYNOPSIS:** Bryan Hunter, authorized agent for owner, is requesting a recommendation to City Commission to amend the Zoning Map on above-mentioned parcels of land totaling approximately 16.43 acres.

**RECOMMENDATION** Approval at first reading, and adoption at second reading, following a public hearing to re-assign the following zoning designations, as recommended by the Planning and Zoning Board at a regular meeting on June 14, 2022: Current Zoning: C-5 & C-3 Proposed Zoning: R-1A

**BACKGROUND** The subject properties are located north of Hunt Brothers Road, east of US Highway 27 and Miami Street. The property is opposite of Longleaf Business Park. The request is to change 14.26 acres north and south of Owens Road from zoning designation C-5 to R-1A and 2.17 acres adjacent to the Love's Truck Stop from C-3 to R-1A. The request reflects the project's boundaries and conforms to the project layout and design of a larger residential development project. At a regular Planning & Zoning Board meeting, the Planning Board made a recommendation of approval to City Commission for a Residential

Planned Development Project (PDP). Approvals of a Preliminary Subdivision Plat and Special Exception Use Permit for the PDP will be contingent upon approvals of the land use and zoning amendments by City Commission.

**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 these properties and the potential increase in property value. Specifically, estimating an average of \$200,000 in taxable value per unit, and assuming 1,020 dwelling units based on what is proposed, it could potentially result in over \$204 million in taxable value, and generate \$1.38 million 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.

10. ORDINANCE D2022-15 1st Reading And Public Hearing - Future Land Use Amendment For 15.98 Acres Of Land North Of State Road 60 E. And East Of Evergreen Drive

[Begin Agenda Memo]

**SYNOPSIS:** Trinity Baptist Church requests approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on approximately 15.98 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 to one of the following options:

1. Low Density Residential LDR as recommended by the Planning and Zoning Board at a regular meeting on April 26, 2022. 2. Medium Density Residential MDR as requested by the applicant.

3. Residential-Office RO

**BACKGROUND** The subject property is located north of State Road 60 E. and east of Evergreen Drive, and known as the location for Trinity Baptist Church.

The owner petitioned annexation into the corporate city limits of Lake Wales on January 11, 2022 and was officially annexed on April 6, 2022. The landowner contemplates selling off a portion of his land for development and would like to provide flexibility for potential buyers. The applicant has requested a land use designation of MDR-Medium Density Residential and zoning designation of R-3 to give the potential buyer flexibility for development. However, the Planning and Zoning Board, at a regular meeting on April 26, 2022, recommended a land use of LDR Low-Density Residential and zoning designation of R-2. At a regular meeting on June 17, 2022, City Commission directed staff to provide alternative options to bring back before the Board.

Low Density Residential & R-2

Low Density Residential & R-3

Medium Density Residential & R-2

Medium Density Residential & R-3

Residential-Office RO & Professional PF

Another potential option for the property in regard to compatibility would be land use designation RO Residential-Office with zoning designation PF Professional. A Residential-Office land use designation would allow density up to 12 units per acre and provide the flexibility of uses ranging from single family residential to professional, medical, and institutional commercial uses.

A land use designation of LDR achieves the least intensive density, at 5 units per acre, and is compatible with the surrounding area as the property is surrounded by existing County residential development on three sides.

The applicant had requested Medium Density Residential land use, up to 12 units per acre, to justify cost feasibility of bringing City Sewer to the site. Without the higher density and options of permitted housing types, the cost to bring city utilities to the site would be null.

To potentially satisfy the applicant's property rights and the surrounding community member's concerns, a combination that provides either higher density and limited permitted uses or lower density and a wide range of uses could be an additional option. A land use designation of LDR and zoning designation of R-3 would allow for the opportunity of different housing types to attempt maximizing unit count on the site, not to exceed 5 units per acre. A land use designation of MDR and zoning designation of R-2 would limit the uses to single-family and duplexes, but would allow a higher density, with the restriction of 12,000 sq. ft. lots.

**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** 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, its history, and the pros and cons of the choices presented. Staff is fine with either decision. The pastor of the church will be here on Tuesday to make their case. The planning board made a less intense recommendation of R2. This 8 acres can't be too intense.

Commissioner Howell asked about the other 8 acres of the 16 acre property. Ms. Cochella said the church has 16 acres and will subdivide the property and sell the 8 acres. Commissioner Howell confirmed that the applicant wants R3 to sell the property. Ms. Cochella said it gives them more flexibility. Commissioner Howell asked if we can have different sections. Ms. Cochella reviewed the different zoning levels. A developer can request a change when there is a plan.

Commissioner Williams said the portion of the property with the building, the church isn't looking to sell that part.

Mayor Hilligoss asked to confirm that the Planning Board recommended the lower density.

Commissioner Krueger said he is fine either way. He suggested going along with the wishes of the people who live there.

Commissioner Williams said they want the lowest density. Ms. Cochella confirmed this, the LDR, and said that is normal to want lower density.

Mayor Hilligoss asked what can go in R2. Ms. Cochella said single-family and duplexes. There are already duplexes nearby. Mayor Hilligoss asked about high rises. Ms. Cochella said they won't add more density. There are height restrictions. Whatever happens here the Commission will see it again.

Mr. Slaton said a recommendation will be presented along with other options for the Commission to review.

11. ORDINANCE D2022-16 1st Reading And Public Hearing - Zoning Map Amendment For 15.98 Acres Of Land North Of State Road 60 E. And East Of Evergreen Drive

[Begin Agenda Memo]

**SYNOPSIS:** Trinity Baptist Church requests approval of City Commission to amend the Zoning Map on approximately 15.98 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 to one of the following options: 1. R-2 as recommended by the Planning and Zoning Board at a regular meeting on April 26, 2022. 2. R-3 as requested by the applicant. 3. Professional PF

**BACKGROUND** The subject property is located north of State Road 60 E. and east of Evergreen Drive, and known as the location for Trinity Baptist Church.

The owner petitioned annexation into the corporate city limits of Lake Wales on January 11, 2022 and was officially annexed on April 6, 2022. The landowner contemplates selling off a portion of his land for development and would like to provide flexibility for potential buyers.

The applicant has requested a land use designation of MDR-Medium Density Residential and zoning designation of R-3 to give the potential buyer flexibility for development. However, the Planning and Zoning Board, at a regular meeting on April 26, 2022, recommended a land use of LDR Low-Density Residential and zoning designation of R-2. At a regular meeting on June 17, 2022, City Commission directed staff to provide alternative options to bring back before the board.

Low Density Residential & R-2

Low Density Residential & R-3

Medium Density Residential & R-2

Medium Density Residential & R-3

Residential-Office RO & Professional PF

A zoning designation of R-2 would be compatible with the surrounding area as the property is surrounded by single-family and two-family dwellings, which are permitted housing types in this zoning district. This zoning district would require 12,000 sq. ft. lots that will restrict the number of units the property will be able to have.

The applicant had requested R-3 zoning to provide a range of permitted housing types for the buyer. In order to justify the cost feasibility of bringing City sewer to the site, the buyer will need higher density to accommodate improvements that will be at the expense of the potential buyer and developer. R-3 zoning permits single-family and two-family dwellings just as R-2, but would permit multi-family housing types such as triplexes and townhomes. This zoning designation would provide the applicant with housing options that may make up for unit counts to bring sewer to the site.

A PF Professional zoning designation would allow flexibility if return cannot be made on residential investment by providing opportunity to develop a commercial project instead. Professional zoning permits single-family, two-family, and multifamily residential housing, but also permits uses such as daycares, doctor offices, banks, and professional offices.

To potentially satisfy the applicant's property rights and the surrounding community member's concerns, a combination that provides either higher density and limited permitted uses or lower density and a wide range of uses could be an additional option. A land use designation of LDR and zoning designation of R-3 would allow for the opportunity of different housing types to attempt maximizing unit count on the site, not to exceed 5 units per acre. A land use designation of MDR and zoning designation of R-2 would limit the uses to single-family and duplexes, but would allow a higher density, with the restriction of 12,000 sq. ft. lots.

**CODE REFERENCES AND REVIEW CRITERIA** The City Commission assigns Zoning designations by ordinances upon a recommendation from the Planning & Zoning Board.

**FISCAL IMPACT** 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 2022-13 Annexation – 2nd 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 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]

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

13. ORDINANCE 2022-21 Annexation – 2nd Reading And Public Hearing 102.06 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 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]

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

14. ORDINANCE 2022-24 Annexation – 2nd 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 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.

[End Agenda Memo]

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

15. ORDINANCE D2022-09 - 2nd 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** Adoption at second reading, following a public hearing 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 The first reading to reassign land use by City Commission was approved at a regular meeting on June 21, 2022.

**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]

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

16. ORDINANCE D2022-10 2nd 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** Adoption at second reading, following a public hearing to re-assign the following zoning designations, 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 The first reading to reassign zoning designations by City Commission was approved at a regular meeting on June 21, 2022.

## **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]

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

17. ORDINANCE D2022-13 2nd Reading And Public Hearing - Future Land Use For 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:** Shelton T. Rice, authorized agent for owner, requests approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on the above-mentioned parcels totaling approximately 208 acres of land.

**RECOMMENDATION** 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 March 22, 2022: Current Land Use: Polk County A/RR Proposed Land Use: LDR The first reading to reassign land use by City Commission was approved at a regular meeting on April 19, 2022. The large-scale land use amendment was submitted to DEO for review and no impertinent comments have been returned on the amendment request.

**BACKGROUND** The subject properties are located north of Masterpiece Road, east of North Scenic Highway, and just opposite the Dinner Lake community. In November of 2021, City Commission approved a Master Annexation Agreement which provides for the eventual annexation of the Gardinier property in its entirety within the next 20 years. The land owner subsequently petitioned to annex the first 208 acres; the annexation ordinance was adopted on March 15, 2022. The Planning Board, at a regular meeting on March 22, 2022, recommended approval to reassign land use and zoning designations for the approximate 208 acres. At a regular meeting on April 19, 2022, City Commission approved the request to reassign land use and zoning. Furthermore, City Commission approved a Preliminary Subdivision Plat and Special Exception Use Permit for a PDP at a regular meeting on April 19, 2022 as recommended by Planning Board on March 22, 2022. The approval of the PDP is contingent upon the approvals of the land use and zoning amendments. A Future Land Use Designation of LDR – Low Density Residential is compatible with the surrounding area, as the properties are primarily surrounded by residential development.

**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.

18. ORDINANCE D2022-14 2nd Reading And Public Hearing - Zoning Amendment For 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:** Shelton T. Rice, authorized agent for owner, requests approval of City Commission to amend the Zoning Map on the above-mentioned parcels totaling approximately 208 acres of land.

**RECOMMENDATION** 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-1A The first reading to reassign zoning by City Commission was approved at a regular meeting on April 19, 2022.

**BACKGROUND** The subject properties are located north of Masterpiece Road, east of North Scenic Highway, and just opposite the Dinner Lake community.

In November of 2021, City Commission approved a Master Annexation Agreement which provides for the eventual annexation of the Gardinier property in its entirety within the next 20 years. The land owner subsequently petitioned to annex the first 208 acres; the annexation ordinance was adopted on March 15, 2022. The Planning Board, at a regular meeting on March 22, 2022, recommended approval to reassign land use and zoning designations for the approximate 208 acres. At a regular meeting on April 19, 2022, City Commission approved the request to reassign land use and zoning.

Furthermore, City Commission approved a Preliminary Subdivision Plat and Special Exception Use Permit for a PDP at a regular meeting on April 19, 2022 as recommended by Planning Board on March 22, 2022. The approval of the PDP is contingent upon the approvals of the land use and zoning amendments.

A Zoning designation of R-1A is compatible with the surrounding area, as adjacent properties are zoned the same, and the property is surrounded by single family residential on the northern, western, and southern boundaries.

**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.

19. Special Event Application - Start Right Campaign

[Begin Agenda Memo]

**SYNOPSIS:** Polk State College has applied to host a special event called Start Right Campaign on July 23, 2022. They request closure of Central Avenue between Second Avenue and Market Street between 7:00 a.m. and 2:00 p.m.

**RECOMMENDATION** Staff recommends that the City take the following actions:

1. Approve the special event permit application from Polk State College for their Start Right event to be held Saturday, July 23, 2022 from 9:00 a.m. to 1:00 p.m.

2. Approve the request to close Central Avenue from Scenic HWY to Market Street and Market Street from Stuart Avenue to Central Ave.

**BACKGROUND** Andy Oguntola, Director of Polk State College's JD Alexander Center, submitted a special event permit application for a special event to be held Saturday July 23, 2022 at 9:00 a.m. This is the Start Right Campaign, a Back to School Event, where free school supplies are distributed to students. The requested temporary street closing is Central Avenue between Scenic HWY and Market Street and Market Street between Stuart Avenue and Central Avenue. The Streets Department will be providing assistance with the street closings.

**OTHER OPTIONS** Do not approve the request for the permit and road closing.

**FISCAL IMPACT** None. All costs will be the responsibility of the sponsor.

[End Agenda Memo]

Jennifer Nanek, City Clerk, reviewed this item.

20. Board Appointments To Airport Authority

[Begin Agenda Memo]

**SYNOPSIS:** Appointment to fill a vacancy on the Airport Authority

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

1. Reappoint Charles (Chuck) Clegg to the Airport Authority to a new term to expire July 1, 2025

**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: 1 Vacancy 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--07/01/25, P+2

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 recommends his reappointment.

Applying for reappointment: Chuck Clegg, resident for a term expiring on 7/1/2025. OPTIONS Do not appoint those that have applied.

**FISCAL IMPACT** None. These are volunteer boards.

[End Agenda Memo]

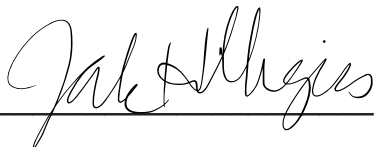
Jennifer Nanek, City Clerk, reviewed this item.

21. CITY COMMISSION AND MAYOR COMMENTS

Commissioner Howell asked if the Polk Pride Proclamation can be back on the agenda. Mayor Hilligoss said he has not received another request.

22. ADJOURN

The meeting was adjourned at 2:50 p.m.



Mayor

ATTEST:

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City Clerk