

**CITY COMMISSION  
REGULAR MEETING  
OFFICIAL AGENDA  
March 16, 2021  
6:00 p.m.**

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

Everyone is welcome to attend virtually.

**Virtual public meetings will continue to be broadcast live, locally, on Comcast channel 6 and on the City's web site. A link to the live stream can be found in the left-most menu of the City's home page and is labeled "Live Meeting Stream".**

The direct link is: [http://lakewales.granicus.com/player/camera/3?publish\\_id=2](http://lakewales.granicus.com/player/camera/3?publish_id=2)

**Members of the public may register to attend at  
<https://www.lakewalesfl.gov/Register>**

**Public Comments will be accepted at**

[www.lakewalesfl.gov/comments](http://www.lakewalesfl.gov/comments)

1. INVOCATION
2. PLEDGE OF ALLEGIANCE
3. CALL TO ORDER
4. ROLL CALL
5. PRESENTATION/REPORT

5.I. COVID-19 Update

6. COMMENTS AND PETITIONS

Public participation is encouraged. If you wish to address the Commission, members of the public may register to attend at

[HTTPS://WWW.LAKEWALESFL.GOV/834/VIRTUAL-PUBLIC-MEETING-REGISTRATION](https://www.lakewalesfl.gov/834/VIRTUAL-PUBLIC-MEETING-REGISTRATION)

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. Utility customers should only speak on matters concerning those utilities.

Public Comments will be accepted at [WWW.LAKEWALESFL.GOV/COMMENTS](http://WWW.LAKEWALESFL.GOV/COMMENTS) Submitted comments will be read into the record.

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 - January 5, 2021 And January 13, 2021

The Minutes of the Commission Meeting on [JANUARY 5, 2021](#)  
and the Agenda Review Work Session on [JANUARY 13, 2021](#)

7.II. Agreement With The Center For Public Safety Management

Approval of this item will allow the police department to enter into an agreement with the Center for Public Safety Management (CPSM) for a Comprehensive Analysis of Law Enforcement Services.

Documents:

[COMMISSION AGENDA MEMO - CPSM ANALYSIS OF LE SERVICES.PDF](#)  
[LAKE WALES POLICE STUDY PROPOSAL 7 MAR 21.PDF](#)

7.III. Grants Administration Services For The CDBG-CV Small Cities Grant And The CDBG Housing Rehab Grant.

Approval of 2 grants administration agreements with Andy Easton & Associates for the CDBG-CV Small Cities grant and the CDBG Housing Rehab grant.

Documents:

[MEMO GRANT ADMINISTRATION SERVICES.PDF](#)  
[LW AEA CDBG CV CONSULTANT AGREEMENT.PDF](#)  
[HOUSING REHAB- LAKE WALES - AEA - CDBG CONSULTANT CONTRACT.PDF](#)  
[RANKING TAB - FINAL RFP 21-483.PDF](#)  
[SCORING SHEET - BENNETT RFP 21-483.PDF](#)  
[SCORING SHEET - NANEK RFP 21-483.PDF](#)  
[SCORING SHEET - STARLING RFP 21-483.PDF](#)  
[RANKING TAB - FINAL RFP 21-484.PDF](#)  
[SCORE SHEET - BENNETT RFP 21-484.PDF](#)  
[SCORE SHEET - NANEK RFP 21-484.PDF](#)  
[SCORE SHEET - STARLING RFP 21-484.PDF](#)

7.IV. Memorandum Of Understanding – Redevelopment Of Distressed Properties

*The proposed Memorandum of Understanding between the City of Lake Wales and the City of Lake Wales Community Redevelopment Agency (CRA) will provide a method to redevelop or restore distressed properties within the CRA.*

Documents:

[CC MEMO MEMORANDUM OF UNDERSTANDING -.PDF](#)  
[REDEVELOPMENT OF DISTRESSED PROPERTIES\(5\).PDF](#)

8. OLD BUSINESS

9. NEW BUSINESS

9.I. Notices Of Default – Dixie Walesbilt, LLC And Redevelopment Agreement For The Grand Hotel

The City Commission will consider sending notices of default to Dixie-Walesbilt, LLC.

Documents:

MEMO- GRAND HOTEL.PDF  
210302 OPINION LTR TO JAMES SLATON.PDF

- 9.II. Leoma's Landing Planned Development Project (PDP) Modification  
*JSK Consulting, agent for Leoma's Landing LLC, the approval of City Commission for a modification of the Leoma's Landing Planned Development Project (PDP) modification.*

Documents:

CC MEMO LEOMAS LANDING PDP MOD 3.16.2021.PDF  
ATTACHMENTS LEOMAS LANDING PDP MOD 3.16.2021.PDF  
LEOMAS LANDING STAFF POWERPOINT PRESENTATION CITY  
COMMISSION 3-4.PDF

- 9.III. Ordinance D2021-01 CPA Future Land Use Designation – Bundy Property 1st Reading And Public Hearing

*Ordinance D2021-01 proposes the assignment of LDR Low-Density Residential Future Land Use of 29.42 acres located south of Brookshire Subdivision and east of Scenic Hwy.*

Documents:

CC MEMO 1ST R D2021-01 AND D2021-02 BUNDY PROPERTY CPA AND ZONING.PDF  
ORD D2021-01 1ST R BUNDY PROPERTY CPA LARGE SCALE.PDF

- 9.IV. Ordinance D2021-02 Zoning Designation – Bundy Property 1st Reading And Public Hearing

Ordinance D2021-02 proposes the assignment of R-1A Single-Family Residential Zoning; of 29.42 acres located south of Brookshire Subdivision and east of Scenic Hwy.

Documents:

CC MEMO 1ST R D2021-01 AND D2021-02 BUNDY PROPERTY CPA AND ZONING.PDF  
ORD D2021-02 1ST R BUNDY PROPERTY ZONING.PDF

- 9.V. Bundy Property Planned Development Project (PDP)  
*Wood & Associates Engineering, LLC, agent for CL Bundy & Son Inc, owner, requests the approval of City Commission for a 142-lot single-family residential Planned Development Project (PDP) subdivision.*

Documents:

CC MEMO BUNDY PDP 3.16.2021.PDF  
LOCATION MAP BUNDY PDP 3.16.2021.PDF  
BUNDY PROPERTY - PDP PLAN FINAL 3.4.2021.PDF

- 9.VI. Ordinance D2021-03 CPA Future Land Use Designation – K&M Groves 1st Reading And Public Hearing

*Ordinance D2021-03 proposes the assignment of LDR Low-Density Residential Future Land Use of 16.96 acres located south of Mountain Lake Cut Off Road and west of Hwy 27.*

Documents:

[CC MEMO 1ST R D2021-03 AND D2021-04 KNM GROVES CPA AND ZONING.PDF](#)  
[ORD D2021-03 1ST R KNM GROVES CPA LARGE SCALE.PDF](#)

- 9.VII. Ordinance D2021-04 Zoning Designation – K&M Groves 1st Reading And Public Hearing  
PID: 27-29-33-000000-011050; 27-29-34-000000-033040; 27-29-34 000000-033020

*Ordinance D2021-04 proposes the assignment of R-1D Single-Family Residential Zoning; of 16.96 acres located south of Mountain Lake Cut Off Road and west of Hwy 27*

Documents:

[CC MEMO 1ST R D2021-03 AND D2021-04 KNM GROVES CPA AND ZONING.PDF](#)  
[ORD D2021-04 1ST R KNM GROVES ZONING.PDF](#)

- 9.VIII. Ordinance 2021-06 Annexation – 1st Reading And Public Hearing 8.06 Acres East Of Tangelo Street

*Ordinance 2021-06 proposes the voluntary annexation of approximately 8.06 acres of land located east of Tangelo Street, and contiguous to the incorporated City limits.*

Documents:

[CC MEMO 1ST R 2021-06 KAHLER PROPERTY ANNEXATION.PDF](#)  
[ORD 2021-06 ANNEXATION OF KAHLER PROPERTY 3.16.2021.PDF](#)

10. CITY ATTORNEY

11. CITY MANAGER

11.I. Tracking Report

Documents:

[TRACKING.PDF](#)

11.II. Social Media Tracking Report

Documents:

[SOCIAL MEDIA TRACKING 03-11-2021.PDF](#)

11.III. Commission Meeting Calendar

Documents:

[COMMISSION MEETING CALENDAR, MAR-2021.PDF](#)

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.