

**MEMORANDUM**

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**DATE:** September 21, 2021

**TO:** Honorable Mayor and City Commissioners

**VIA:** James Slaton, City Manager

**FROM:** Mark J. Bennett, Development Services Director  
Autumn Cochella, Development Services Manager

**SUBJECT:** Ordinance D2021-16 & Ordinance D2021-17  
Amendments to the Future Land Use Map of the Comprehensive Plan, and  
to the Zoning Map – **1<sup>st</sup> Reading and Public Hearing**

**SYNOPSIS:** *MOW Groves LLC, Changcocco Family Trust, and Nancy D. Kahler Trust, owners, request approval of City Commission to amend the Zoning Map, and the Future Land Use Map of the Comprehensive Plan on two parcels of land totaling 28.13 acres.*

**RECOMMENDATION**

Staff recommend approval at first reading, and adoption at second reading, following a public hearing, to re-assign the following land use and zoning designations:

Current Land Use: Polk County RSX  
Current Zoning: N/A (County does not have zoning)

Proposed Land Use: MDR  
Proposed Zoning: R-1D

**BACKGROUND**

MOW Groves LLC, and Changcocco Family Trust, owners, petitioned annexation into the corporate city limits of Lake Wales on July 21, 2021. Nancy D. Kahler Trust petitioned annexation on February 8, 2021. The properties are contiguous to the City Limits along the northern boundary of the Kahler property. The next step in the process is to assign Land Use and Zoning.

A Future Land Use Designation of MDR – Medium Density Residential, and a Zoning designation of R-1D is compatible with the surrounding area and will complement the built

environment. At a special meeting on August 31, 2021, the Planning and Zoning Board recommended approval of the request.

## **CODE REFERENCES AND REVIEW CRITERIA**

The City Commission assigns future Land Use and zoning 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 this property and the potential increase in property value. Specifically, estimating an average of \$175,000 in taxable value per unit, and assuming 337 dwelling units based on maximum density, it could potentially result in over \$59 million in taxable value, and generate \$399,000 in ad valorem taxes.

\*Adjusted values for potential homesteaded properties have not been factored into this estimate.

## **ATTACHMENTS**

Ordinance D2021-16 with Attachment A  
Ordinance D2021-17 with Attachment A