

## MEMORANDUM

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**DATE:** October 19, 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 2021-26 Annexation – 1<sup>st</sup> Reading and **Public Hearing**  
62.8 acres south of State Road 60 E and east of Hamlin Street  
PIDs: 283007-000000-032020, 283007-000000-032010, 283007-000000-041050, 283007-000000-041040, & 283007-000000-031010

**SYNOPSIS:** *Ordinance 2021-26 proposes the voluntary annexation of approximately 62.8 acres of land located south of State Road 60, east of Hamlin Street, and contiguous to the incorporated City limits.*

### RECOMMENDATION

Staff recommends approval after first reading of Ordinance 2021-26, 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

Hunt Bros, Inc, CBD Real Estate Investments, LLC, Richard McKinley, and Estate of Vivian Pennachio, owners, petitioned annexation into the corporate city limits of Lake Wales on September 17, 2021.

“Attachment A” to the ordinance shows the properties’ locations. The parcels abut one another and are contiguous to the City Limits along multiple 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 \$474,299, 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 residential development.

## **ATTACHMENTS**

Ordinance 2021-26 with Attachment A