

**MEMORANDUM**

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**DATE:** March 15, 2022

**TO:** Honorable Mayor and City Commissioners

**VIA:** James Slaton, City Manager

**FROM:** Jasmine Khammany, Senior Planner  
Mark J. Bennett, Development Services Director

**SUBJECT:** ORDINANCE D2022-03 – Second Reading and Public Hearing: Future Land Use for 236.57 acres of land south of Belleview Drive, east of Scenic Highway South, north of Passion Play Road, and west of 11th Street South  
PID 273013000000011010, 273013000000011020,  
273013000000011030, 273013000000011040, 273013000000013010,  
273013000000013030, 273013000000013020, 273013000000013040,  
273012000000024000, 273013000000031000, 273013000000033010,  
273013000000033020, 273013000000033030, 273012000000042010

**Public Hearing** – Notice Requirements have been met

**SYNOPSIS:** *Dave Schmitt Engineering, authorized agent for owners, requests approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on the above-mentioned parcels totaling approximately 236.57 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, as recommended by the Planning and Zoning Board at a regular meeting on February 22, 2022:

Current Land Use: Polk County RS/TCC  
Proposed Land Use: LDR

The first reading to reassign land use by City Commission was approved at a regular meeting on March 15, 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 property is located south of Belleview Drive, east of Scenic Highway South, north of Passion Play Road, and west of 11th Street South. These parcels are between the Belle Lago and Whispering Ridge subdivisions.

The property owner petitioned annexation into the corporate city limits of Lake Wales on December 9, 2021 and was officially annexed on February 1, 2022. The next step in the process is to assign Land Use and Zoning which has been presented to the Planning and Zoning Board at a regular meeting on February 22, 2022. The request was approved at first reading by City Commission at a regular meeting on March 15, 2022.

These parcels will become part of a larger residential development that will come before the Planning Board for recommendation of approval to City Commission for a Planned Development Project on May 24, 2022, contingent upon land use and zoning approvals.

A Future Land Use Designation of LDR – Low Density Residential is compatible with the surrounding area.

## **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.

## **ATTACHMENTS**

Ordinance D2022-03 with Attachment A