

**MEMORANDUM**

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**DATE:** June 7, 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 D2022-04 Second Reading and Public Hearing - Future Land Use for 97.35 acres of land south of Chalet Suzanne Road and east of US Highway 27  
PID 272915000000043070, 272915000000043020,  
272915000000043030, 272914860590001111, 272915864200008010,  
272914860590001117, 272914860590001113, 272914860590000300,  
272915864200007120

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

**SYNOPSIS:** *Charles Millar with Atwell, authorized agent for owners Lake Wales Realty Investors LLC and Star Lake Inc., requests approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on the above-mentioned parcels totaling approximately 97.35 acres of land.*

**RECOMMENDATION**

Adoption at second reading, following a public hearing to reassign the following land use designation, as recommended by the Planning and Zoning Board at a regular meeting on February 22, 2022:

Current Land Use: RAC  
Proposed Land Use: MDR

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 Chalet Suzanne Road and east of US Highway 27. This parcel is between Eagle Ridge Mall and Carlsburg Estates, across the street from the Preserve townhomes.

The property owner petitioned annexation of 0.16 acres into the corporate city limits of Lake Wales on December 2, 2021 and was officially annexed on February 15, 2022. The Planning and Zoning Board recommended approval to city commission to reassign land use and zoning designations 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 are part of a larger residential development that was presented to the Planning Board for recommendation of approval to City Commission for a Planned Development Project, at a special meeting, on April 12, 2022. The Planned Development Project was approved by City Commission at a regular meeting on May 17, 2022, contingent upon approvals of the reassignment for land use and zoning designations.

A Future Land Use Designation of MDR – Medium Density Residential is compatible with the surrounding area and will act as a transitional land use from RAC to LDR.

## **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 D2022-04 with Attachment A