

MEMORANDUM

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 D2022-06 2nd Reading and Public Hearing - Zoning 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 Zoning Map on the above-mentioned parcels totaling approximately 236.57 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 Zoning: Polk County RS/TCC
Proposed Zoning: R-1B

The first reading to reassign zoning by City Commission was approved at a regular meeting on March 15, 2022.

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. This 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, and will be contingent upon land use and zoning approvals.

A Zoning designation of R-1B is compatible with the surrounding area.

CODE REFERENCES AND REVIEW CRITERIA

The City Commission assigns Zoning designations by ordinances upon a recommendation from the Planning & Zoning Board.

FISCAL IMPACT

Re-assignment would enable the development of this property and the potential increase in property value.

ATTACHMENTS

Ordinance D2022-06 with Attachment A