

MEMORANDUM

DATE: July 19, 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 D2022-15 2nd Reading and Public Hearing - Future Land Use Amendment for 15.98 acres of land north of State Road 60 E. and east of Evergreen Drive
PID 283005-000000-044020

Public Hearing – Notice Requirements have been met

SYNOPSIS: *Trinity Baptist Church request approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on approximately 15.98 acres of land.*

RECOMMENDATION

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 April 26, 2022:

Current Land Use: Polk County Residential Suburban (RS)
Proposed Land Use: LDR

At a regular meeting on July 5, 2022, City Commission approved the request to reassign land use at first reading.

BACKGROUND

The subject property is located north of State Road 60 E. and east of Evergreen Drive, and known as the location for Trinity Baptist Church.

The owner petitioned annexation into the corporate city limits of Lake Wales on January 11, 2022 and was officially annexed on April 6, 2022.

The landowner contemplates selling off a portion of his land for development. The applicant has requested a land use designation of MDR-Medium Density Residential and zoning designation of R-3 to give the potential buyer flexibility for development. The applicant had requested Medium Density Residential land use, up to 12 units per acre, to justify cost feasibility of bringing City Sewer to the site. However, a land use designation of Low Density Residential, up to 5 units per acre, achieves the least intensive density and is compatible with the surrounding area as the property is surrounded by existing residential development on three sides.

The Planning and Zoning Board, at a regular meeting on April 26, 2022, has recommended a land use of LDR Low-Density Residential and zoning designation of R-2. At a regular meeting on June 17, 2022, City Commission directed staff to provide alternative options to bring back before the Board. City Commission approved the recommendation from Planning and Zoning Board at first reading on July 5, 2022, at a regular meeting.

OTHER OPTIONS

Assign a land use designation of Medium Density Residential.

Assign a land use designation of Residential-Office.

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

Assignment would enable the development of this property and the potential increase in property value.

ATTACHMENTS

Ordinance D2022-15 with Attachment A