

## MEMORANDUM

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**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 D2022-16 2<sup>nd</sup> Reading and Public Hearing - Zoning Map 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 requests approval of City Commission to amend the Zoning Map on approximately 15.98 acres of land.*

### RECOMMENDATION

Adoption at second reading, following a public hearing to re-assign the following zoning designation, as recommended by the Planning and Zoning Board at a regular meeting on April 26, 2022:

Current Zoning: Polk County Residential Suburban (RS)  
Proposed Zoning: R-2

At a regular meeting on July 5, 2022, City Commission approved the request to reassign zoning 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 the 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 the 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. A zoning designation of R-3 would permit different housing types.

However, the Planning and Zoning Board, at a regular meeting on April 26, 2022, had 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.

A zoning designation of R-2 would be compatible with the surrounding area as the property is surrounded by single-family and two-family dwellings, which are permitted housing types in this zoning district.

#### **OTHER OPTIONS**

Assign a zoning designation of R-3.  
Assign a zoning designation of Professional PF.

#### **CODE REFERENCES AND REVIEW CRITERIA**

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

#### **FISCAL IMPACT**

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

#### **ATTACHMENTS**

Ordinance D2022-16 with Attachment A