

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 D2022-23 1st Reading and Public Hearing - Zoning Amendment for 102.06 acres of land north of Mountain Lake Cutoff Road and west of US Highway 27.
PID 272928-000000-031020; 272928-000000-031010;
272928-000000-032000; 272928-000000-041010

Public Hearing – Notice Requirements have been met

SYNOPSIS: *Diane Chadwick, authorized agent for owners Lake Wales II & III Property Holdings, LLC, requests recommendation to City Commission to amend the Zoning Map on the above-mentioned parcels totaling approximately 102.06 acres of land.*

RECOMMENDATION

Approval at first reading and doption 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 June 28, 2022:

Current Zoning: Polk County A/RR (Agricultural/Rural Residential)

Proposed Zoning: PDMU (Planned Development Mixed Use)

BACKGROUND

The subject property is located north of Mountain Lake Cutoff Road and west of US Highway 27. The parcels are east and west of Connor Road and contiguous to the city limits on the northwestern boundaries.

Lake Wales II Property Holdings, LLC and Lake Wales III Property Holdings, LLC applied for annexation on April 12, 2022. The previous owners petitioned annexation into the

corporate city limits of Lake Wales on June 4, 2021 and June 7, 2021, but have since sold the property to Lake Wales II & III Property Holdings, LLC prior to taking any action on their petition. The property was officially annexed into the corporate city limits on July 5, 2022.

A zoning designation of Planned Development Mixed Use (PDMU) and future land use designation of Mixed Use (MU) would allow for parcels to be assembled into the Master Development Plan (MDP) known as WH Corp. The applicant has confirmed that the land is not being utilized to add more density, but is being added to the MDP to distribute the entitled density. Any changes as outlined in Section 23-450.9 of the Land Development Regulations would warrant a modification to the MDP to be presented to City Commission.

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 assembly of parcels into a Master Development Plan that would potentially increase property value and generate potential revenue.

ATTACHMENTS

Ordinance D2022-23 with Attachment A

LW Property Holdings Boundary Survey & Legal Descriptions