

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 D2022-25 1st Reading and Public Hearing - Future Land Use Amendment for 17.23 acres of land south of Waverly Road and west of C F Kinney Road.
PID 272910-000000-044040

Public Hearing – Notice Requirements have been met

SYNOPSIS: *Sarah Case, authorized agent for owner, request approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on approximately 17.23 acres of land.*

RECOMMENDATION

Approval at first reading and 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 June 28, 2022:

Current Land Use: Polk County A/RR (Agriculture/Rural Residential)
Proposed Land Use: LDR

BACKGROUND

The subject property is located south of Waverly Road and west of C F Kinney Road. This parcel is adjacent to city limits on its southern boundary and is directly north of Leoma's Landing.

The owners petitioned annexation into the corporate city limits of Lake Wales on March 29, 2022 and was officially annexed on July 5, 2022.

There are no development plans submitted for this parcel at this time. However, if development is contemplated for this property, the developer or owner would be required to engage in conversations with the city to discuss development processes.

A Zoning designation of R-1C and Land Use designation of LDR is appropriate for the area, as there are other surrounding developments zoned R-1C with a land use of 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

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

ATTACHMENTS

Ordinance D2022-25 with Attachment A