

**MEMORANDUM**

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**DATE:** February 7, 2023

**TO:** Honorable Mayor and City Commissioners

**VIA:** James Slaton, City Manager

**FROM:** Jasmine Khammany, Senior Planner  
Mark J. Bennett, Development Services Director

**SUBJECT:** Ordinance 2022-36 Zoning Map Amendment for 47.31 acres of land south of Hunt Brothers Road, west of Scenic Highway South, and east of US Highway 27  
PID 273014000000021030, 273014000000023010,  
273014000000023020, 273014000000023030

**1st Reading and Public Hearing** – Notice Requirements have been met

**SYNOPSIS:** *Hunt Brothers, Inc., owner, requests a recommendation to City Commission to amend the Zoning Map on parcels of land totaling approximately 47.31 acres.*

**RECOMMENDATION**

A recommendation of approval to City Commission to re-assign the following zoning designation, as recommended by the Planning and Zoning Board at a special meeting on January 5, 2023:

Current Zoning: Polk County Residential Suburban (RS)  
Proposed Zoning: Business Park (BP)

**BACKGROUND**

The subject property is located south of Hunt Brothers Road, west of Scenic Highway, and east of US Highway 27. The property is situated across Hunt Brothers Road from the Lake Wales Soccer Club and Lake Wales Memorial Gardens.

There have been preliminary discussions regarding potential industrial development of the property, however, no formal plans have been submitted to the City for review. The owner petitioned to be annexed into the city limits on August 24, 2022.

A Zoning designation of BP Business Park is appropriate as the Longleaf Business Park is located to the west of the property. Properties within the city limits, south of the subject property, are also zoned Business Park.

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

The City Commission assigns future land use and zoning designations by ordinances upon a recommendation from the Planning & Zoning Board.

#### **FISCAL IMPACT**

The properties are valued at a total of \$461,278 dollars, bringing in additional property taxes. Assignment would enable the development of these properties that would potentially increase property value and generate potential revenue.

#### **ATTACHMENTS**

Ordinance D2022-36 with Attachment A