

MEMORANDUM

October 1, 2019

TO: Honorable Mayor and City Commissioners

VIA: Kenneth Fields, City Manager

FROM: Kathy Bangley, Director of Planning and Development Services

RE: Ordinance 2019-14, Zoning Amendment: 1st Reading
8.68 Acres: City Limits Road, Old Scenic Highway, West of Lake Wales High School (Property Appraiser's Property ID #27293500000023010)

SYNOPSIS

The request for re-zone is being made by the owner, Ag Investments of Polk County to rezone approximately 8.68 acres of property located on the south side of City Limits Road, north of Old Scenic Highway, and West of Lake Wales High School, from zoning designation R-1B Single Family Residential to R-1D Single-Family Residential.

RECOMMENDATION

Staff recommends approval of Ordinance 2019-14 at 1st Reading. Public Hearing will be held at 2nd reading.

The Planning and Zoning Board held a public hearing on September 17, 2019 and voted unanimously to recommend a change in zoning designation on the subject property from City of Lake Wales designation R-1B single family residential to R-1D single family residential.

BACKGROUND

The Future Land Use Map (FLUM) of the Comprehensive Plan provides a general guide for designation of zoning districts. Generally, the zoning should be a classification compatible with the FLUM classification. In this case, the FLUM classification of MDR-Medium Density Residential does not correspond with the proposed R-1D zoning. (See Table 23-405 "Correspondence of Zoning Districts to Comprehensive Plan Land Uses.") However, development under the R-1D zoning designation would be in keeping with the neighborhood that is immediately adjacent to the property.

Surrounding zoning designations:

North: County – A/RR – Agriculture/Rural-Residential

South: City – R-1D Residential

East: City – R-1B Residential

West: City – R-1D Residential

ATTACHMENTS

Ordinance 2019-14 & Attachment A