

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 D2019-01 – CPA/Zoning – 1st Reading
John G. Wood and Associates, Inc. property – US Hwy 27 and Towerview Blvd

SYNOPSIS

This ordinance will amend land use designations on the Future Land Use Map (Comprehensive Plan) and the Zoning Map for the John G. Wood and Associates property, 9.04 acres East of US Highway 27 and abutting Towerview Boulevard. The first reading for the annexation of this property has taken place on this date, at the request of the property owner. The Planning & Zoning Board recommends High-Density Residential on 7.66 acres and General Commercial on the 1.38 acres which abut US Highway 27.

RECOMMENDATION

The Planning & Zoning Board held a public hearing on the proposed amendments to the Future Land Use and Zoning Maps for the John G. Wood and Associates Property on September 17, 2019 and recommended the following amendments as set forth in Ordinance D2019-01:

7.66 Acres East of Highway 27 and Abutting Towerview Boulevard

Polk County Future Land Use Map designation RS-Residential Suburban to
City of Lake Wales Future Land Use Map designation MDR-Medium Density
Residential and City of Lake Wales Zoning Map Designation R-3 Residential

1.38 Acres East of Highway 27 and south of Towerview Boulevard

Polk County Future Land Use Map designation CE-Commercial Enclave to
City of Lake Wales Future Land Use Map designation GC-General Commercial and
City of Lake Wales Zoning Map Designation C-4 Neighborhood Commercial

A public hearing is required. Public notice requirements will be met at 2nd Reading.

FISCAL IMPACT

Assigning land use designations enables future development of the property and a potential increase in the tax base.

OTHER OPTIONS

Wales has no equivalent zoning district for Polk County RR and no Agricultural designation. Agricultural uses, limited to plant cultivation, are allowed in all zoning districts. The keeping of livestock is prohibited in the city.

ATTACHMENT

Ordinance D2019-01 and Attachment A