

## MEMORANDUM

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October 6, 2020

**TO:** Honorable Mayor and City Commissioners

**VIA:** James Slaton, Interim City Manager

**FROM:** Mark J. Bennett, Development Services Director  
Autumn Cochella, Development Services Manager

**RE:** Ordinance 2020-27 Zoning Amendment – Chapter 23 Zoning, Land Use and Development

### **BACKGROUND**

The proposed regulations will create the Planned Development Mixed Use zoning district and Master Development Plan process to enable the recently-adopted Mixed Use Master Development Plan Policy (2.18) of the Lake Wales Comprehensive Plan.

At a regular meeting on May 26, 2020, the Planning and Zoning Board made a recommendation of approval to the City Commission to adopt the new Land Development Regulations.

Proposed Changes include the following:

Table 23-211 will be amended to include the Master Development Plan requiring Administrative – recommendation, Planning Board – recommendation with public hearing, and City Commission – adoption with public hearing.

Section 23-242. Establishment of review fees.

Section 23-222.4.a.3 *Master Development Plans (MDP)* proposed language in attachment A on page 15.

Section 23-228 Master Development (MDP) Review Process – this is a brand new section of code to provide the framework for review and approval.

Table 23-421 Permitted and special exception uses allowed in zoning districts is amended to include the new district.

The majority of the new regulations are the establishment of Division 5. Master Development Plan Regulations and subsequent Sections.

The proposed regulations were drafted in collaboration with Diane Chadwick and Katie LaBarr of Stantec, consultants for representing the Winter Haven Corporation.

### **RECOMMENDATION**

Staff recommends approval of Ordinance 2020-27 after first reading and adoption after second reading, following a public hearing. Public notice requirements have been met.

**FISCAL IMPACT**

This action has no direct fiscal impact.

**OTHER OPTIONS**

Commission may choose not to approve the ordinance.

**ATTACHMENTS**

Ordinance 2020-27

Proposed Regulations