

## MEMORANDUM

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October 20, 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 D2020-02 – CPA/Zoning – 1<sup>st</sup> Reading – **Public Hearing**  
Mckibben Powersports Property – .51 Acres East of US Hwy 27

### **SYNOPSIS**

This ordinance will amend land use designations on the Future Land Use Map (Comprehensive Plan) and the Zoning Map for property owned by MCK Properties of Lake Wales, LLC, East of US Highway 27 and abutting the existing Mckibben Powersports site.

### **RECOMMENDATION**

Staff recommends approval of the request.

### **BACKGROUND**

The subject property comprises .51 acres, and is identified by Polk County Property Appraiser Parcel Number Parcel 27-29-34-875000-006100. The property is legally described as Lots 10 and 11, Block 6 of Everett's Subdivision per Plat Book 30 Page 45 of Polk County Public Records, and comprises .51 acres. The annexation of this property occurred via Ordinance 2020-10, at the request of the property owner.

At a regular meeting on June 23, 2020, the Planning & Zoning Board recommended IND Industrial future land use and I-2 Industrial Infill zoning designations. These designations are consistent with those already assigned to the existing developed site.

This request came before the Commission on July 7, 2020, for first reading; however, staff postponed the adoption hearing until our Comprehensive Plan was in compliance. The 2040 Comprehensive Plan was transmitted to the Florida Department of Economic Opportunity (DEO) at the October 6, 2020 City Commission meeting, and therefore adoption of D2020-02 can now take place.

### **FISCAL IMPACT**

Assigning land use and zoning designations enables future improvements of the property and a potential increase in the property value.

### **OTHER OPTIONS**

Not approve the Ordinance.

**ATTACHMENT**

Ordinance D2020-02 and Attachment A