

MEMORANDUM

January 5, 2021

TO: Honorable Mayor and City Commissioners

VIA: James Slaton, City Manager

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

RE: Ordinance 2020-33 Zoning Amendment – Chapter 23 Zoning, Land Use and Development – 2nd Reading - **PUBLIC HEARING**

SYNOPSIS

Areas of the Land Development Regulations (Chapter 23, Lake Wales Code of Ordinances) continue to be identified as needing amendments in order to address the growth and needs of the community, to better align with current best practices, and to facilitate a more business-friendly approach to development in Lake Wales.

RECOMMENDATION

Staff recommends adoption of Ordinance 2020-33 after second reading, following a public hearing. Public notice requirements have been met.

BACKGROUND

At a regular meeting on November 24, 2020, the Planning and Zoning Board made a recommendation of approval to the City Commission to amend the following section of Chapter 23:

- a. Sec. 23-422 – Dimensional requirements for use of land

In an effort to offer relief to unique design and/or site constraints, and to reduce the number of dimensional variances applied for to the Board of Adjustments and Appeals, the following language is proposed to be added to the *waivers* section:

Administrative Waivers shall be submitted for review and recommendation to the Administrative Official. Waivers shall then be approved or denied by the City Manager. The Waivers may authorize up to a twenty (20) percent reduction in zoning standards for setbacks, height, parking, buffering, living area, floor area/impervious surface ratio, and other related zoning standards. An applicant may appeal the decision of the City Manager to the City Commission.

This amendment follows our first round of code updates, which were adopted on December 1, 2020 and referred to as “business-friendly” updates to our Land Development Regulations. Future updates will follow.

On December 15, 2020, The City Commission approved Ordinance 2020-33 on First Reading.

FISCAL IMPACT

This action has no direct fiscal impact.

OTHER OPTIONS

Commission may choose not to approve or modify portions of the ordinance.

ATTACHMENTS

Ordinance 2020-33