

## MEMORANDUM

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**DATE:** June 15, 2021

**TO:** Honorable Mayor and City Commissioners

**VIA:** James Slaton, City Manager

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

**SUBJECT:** Ordinance D2021-06 Future Land Use Designation – 0 3<sup>rd</sup> St. N  
**Ordinance D2021-07 Zoning Designation – 0 3<sup>rd</sup> St. N**  
PID: 273002909610005030 (1.46 Acres) & 005010 (+/- 1.18 Acres)  
**PUBLIC HEARING** requirements have been met

**SYNOPSIS:** *HAB Holdings LLC, owner of parcel 273002909610005030, and Development Services Staff, on behalf of the City of Lake Wales, owner of parcel 273002909610005010, request approval by City Commission to amend the Zoning Map, and the Future Land Use Map of the Comprehensive Plan on two parcels.*

### RECOMMENDATION

Staff Recommends approval of Ordinance D2021-07 at first reading, following a public hearing, to re-assign the following zoning and land use designations on two parcels, as recommended by the Planning and Zoning Board at a regular meeting on May 25, 2021:

Current Zoning: Recreation  
Current Land Use: Public

Proposed: Zoning: R-1C  
Proposed Land Use: LDR

### BACKGROUND

HAB Holdings LLC, owner of parcel 273002909610005030, acquired the subject property from the City's CRA in 2015 through a surplus property sale. The property was purchased with the Recreation and Public designations already in place. The property owner has now petitioned to re-assign those designations so that the property may be marketable for residential development.

The second subject property was not sold and is retained by the City. It was once thought it may become a public park someday, but this was never planned. City staff would also like to re-assign the designations on this property, consistent with the HAB Holdings property. The lake property just east of Alta Vista will remain Recreation/Public.

A Future Land Use Designation of LDR – Low Density Residential, and a Zoning designation of R-1C is compatible with the surrounding area and will complement the built environment.

## **CODE REFERENCES AND REVIEW CRITERIA**

The City Commission assigns future Land Use and zoning designations by ordinances upon a recommendation from the Planning & Zoning Board. The adopted ordinance is transmitted to the state's Department of Economic Opportunity (DEO) for review. The DEO reviews the designations as appropriate with reference to the City's Comprehensive Plan.

## **OTHER OPTIONS**

Decline to re-assign the land use and zoning of these parcels.

## **FISCAL IMPACT**

Re-assignment would enable the development of this property and the potential increase in property value. Specifically, estimating an average of \$175,000 in taxable value per unit, and assuming 7 dwelling units based on maximum density, it could potentially result in over \$1.2 million in taxable value, and generate \$8,326 in ad valorem taxes.

\*Adjusted values for potential homesteaded properties have not been factored into this estimate.

## **ATTACHMENTS**

Ordinance D2021-06

Ordinance D2021-07