

MEMORANDUM

DATE: July 20, 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 2021-11 Future Land Use, and Ordinance 2021-12 Zoning Designation – 61+/- acres north of Mammoth Grove Road and east of Masterpiece Road
PID: 28-29-29-937600-040161, 020210, 020272, 020271, 020273, 020222, 020190, 020221, & 020291
28-29-29-000000-022010 & 022020

Public Hearing – Notice Requirements have been met

SYNOPSIS: *Everything and All LLC, owner, requests to amend the Zoning Map, and the Future Land Use Map of the Comprehensive Plan on 61+/- acres of land.*

RECOMMENDATION

Approval of City Commission to re-assign the following zoning and land use designations:

Current Land Use: Polk County RS (6.4 acres) & A/RR (54+/- acres)

Current Zoning: N/A (County does not have zoning)

Proposed Land Use: NAC Neighborhood Activity Center (6.4 acres)/R-1A SFR (54+/- acres)

Proposed Zoning: C-4 Neighborhood Commercial (6.4 acres)/R-1A(54+/- acres)

BACKGROUND

Everything and All LLC, owner, petitioned annexation into the corporate city limits of Lake Wales on May 13, 2021. First reading of the annexation took place on June 1, 2021, and was approved by City Commission. The applicant requested to postpone the second reading of the annexation ordinance, in order to secure land use and zoning for the site

first. Zoning and Land Use was recommended by the Planning and Zoning Board on June 22, 2021.

The western 6.4 acres of the site is proposed as non-residential, Neighborhood Commercial. This zoning district is designed to permit the development of local commercial areas to serve surrounding residential areas with small-scale convenience goods and personal services. Such uses, which are permitted by right, include a day care center, nursery with plant sales, an eat-in restaurant or outdoor café, medical or professional office, or a small grocery store. Mixed land uses are encouraged and it is considered a smart growth tool, as it promotes walkable neighborhoods and less dependency on vehicles.

The current maximum density under the County's Future Land Use of A/RR is 1 dwelling unit per 5 acres of land. The residential designations of Low Density and R-1A are the City's least intense residential land use and zoning categories; therefore, staff finds that they are most compatible with the surrounding area. Low Density residential provides for a maximum of 5 units per 1 acre, while R-1A zoning contains standards for the largest lots and homes within the city. Although the density supports a maximum of 5 per acre, the engineer has mentioned that a density of 1.79 single-family homes per 1 acre is conceptually planned.

The nearest residential subdivision to the subject site, Country Oaks, is to the south/southeast and is built out at a density of roughly 1.36 dwelling units per 1 acre, including duplexes, which is in excess of the County's current 1 per 5 acre standard. The County does have a provision called a "Suburban Planned Development", which allows a subdivision to be built out at a maximum of 3 dwelling units per acre. The City serves Country Oaks with municipal water; however, the subdivision remains in the County and on septic tanks. The City's R-1A zoning does not provide for the construction of duplexes.

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.

FISCAL IMPACT

A recommendation of re-assignment would enable the future development of this property and the potential increase in property value. Specifically, estimating an average of \$200,000 in taxable value per unit, and assuming 97 dwelling units based on the

conceptual density, it could potentially result in over \$19 million in taxable value, and generate \$131,000 in ad valorem taxes.

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

ATTACHMENTS

Ordinances D2021-11 and D2021-12 with attachment A