

MEMORANDUM

DATE: August 17, 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 D2021-13 Future Land Use Map Amendment, and
Ordinances D2021-14 Zoning Designation – Robin’s Run
PID: 28300600000041010
Public Hearing – Notice Requirements have been met

SYNOPSIS: *Southwest Holdings LLC, owner, requests to amend the Zoning Map, and the Future Land Use Map of the Comprehensive Plan on one 19.82-acre parcel.*

RECOMMENDATION

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

Current Land Use: Polk County RS
Current Zoning: N/A (County does not have zoning)

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

BACKGROUND

Southwest Holdings USA, Inc, owner, petitioned annexation into the corporate city limits of Lake Wales on May 17, 2021. The property is contiguous to the City Limits along all four boundaries. The next step is to assign land use and zoning to the property.

A Future Land Use Designation of LDR – Low Density Residential, and a Zoning designation of R-1A is compatible with the surrounding area and will complement the built environment. This land use and zoning was recommended by the Planning and Zoning Board at a regular meeting on June 22, 2021.

On July 20, 2021, the City Commission approved Ordinances D2021-13 & D2021-14 on first reading.

The City Commission assigns Future Land Use and zoning designations by ordinances upon a recommendation from the Planning & Zoning Board. The adopted land use 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

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 99 dwelling units based on maximum density, it could potentially result in over \$17 million in taxable value, and generate \$117,000 in ad valorem taxes.

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

ATTACHMENTS

Ordinances D2021-13 and D2021-14, with attachment A