

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 D2021-09 Future Land Use Designation – 2804 Hwy 60 E
Ordinance D2021-10 Zoning Designation – 2804 Hwy 60 E
PID: 283008941000027040
Public Hearing – Notice requirements have been met

SYNOPSIS: *Staff requests that City Commission to amend the Zoning Map, and the Future Land Use Map of the Comprehensive Plan on one parcel located at 2804 Hwy 60 East.*

RECOMMENDATION

Adoption at second reading, following a public hearing, to re-assign the following zoning and land use designations:

Current Land Use: County LCC – Linear Commercial Corridor
Current Zoning: N/A (County does not have zoning)

Proposed Land Use: CAC – Community Activity Center
Proposed: Zoning: C-3 – Highway Commercial

BACKGROUND

In 1999, the City of Lake Wales entered into a binding annexation agreement with the then-owners of the subject property, in order for them to obtain water and sewer services prior to being contiguous to the city limits. According to the agreement, once the property became contiguous, they were to annex into the City.

Staff recently did a review of existing annexation agreements executed by the City, and found that the subject property is now contiguous and should annex per the agreement.

The second reading of the annexation ordinance went before City Commission on January 19, 2021 and was unanimously approved.

The next step is to assign the Future Land Use designation and a Zoning designation to the property.

A Future Land Use Designation of CAC – Commercial Activity Center, and a Zoning designation of C-3 Commercial, is compatible with the surrounding area and will complement the built environment.

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

None.

ATTACHMENTS

Ordinances D2021-09 and D2021-10 with Attachment A