

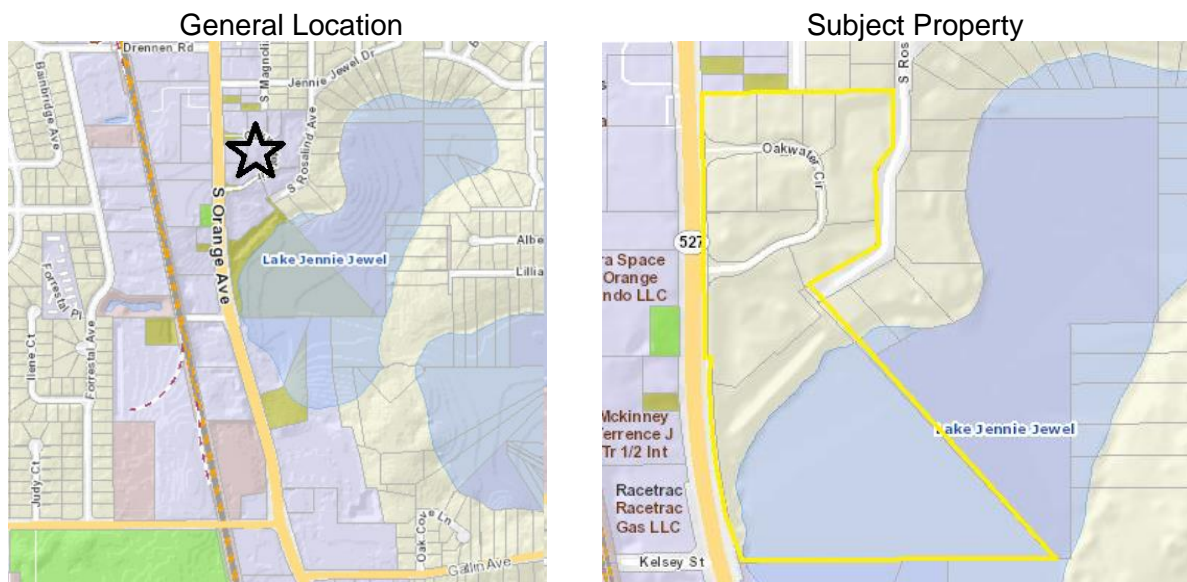


Date: December 5, 2022
To: Planning and Zoning Board
From: Ellen Hardgrove, City Planning Consultant
XC: Sandy Riffle, City Clerk
Brett Sollazzo, Administrative Assistant
Drew Smith, City Attorney
Re: Small Scale Future Land Use Map Amendments

This agenda item relates to the City’s effort to administratively rezone areas of the City that continue to have the County zoning after annexation to a City zoning district. Per Code Section 134-172, all territory that was annexed into the City is considered to be zoned in the same manner as existed when under the County zoning classification unless such classification is affirmatively changed by the City. The proposed rezonings will be to districts that are similar to their current County district. With a requirement that all rezonings must be consistent with the comprehensive plan, the City’s comprehensive plan’s future land use map needs to be amended before two of the necessary rezonings can be approved.

The first area is the Oakwater Office Park as shown in Exhibit 1. This area, comprising ±16.32 acres including ±7.4 acres of land in Lake Jennie Jewel, was annexed in 2020.

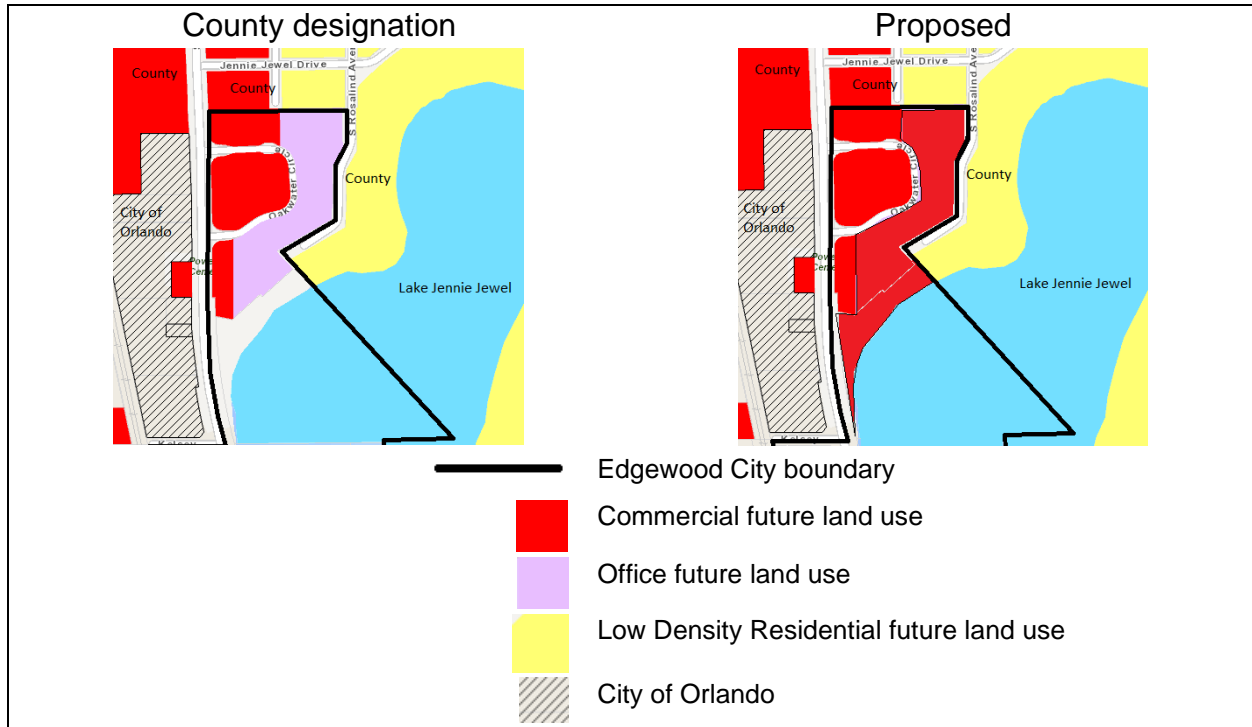
Exhibit 1 – Oakwater Office Park



As shown in Exhibit 2, the western portion of the property has a County Commercial future land use designation; the eastern portion is Office. The proposed future land use

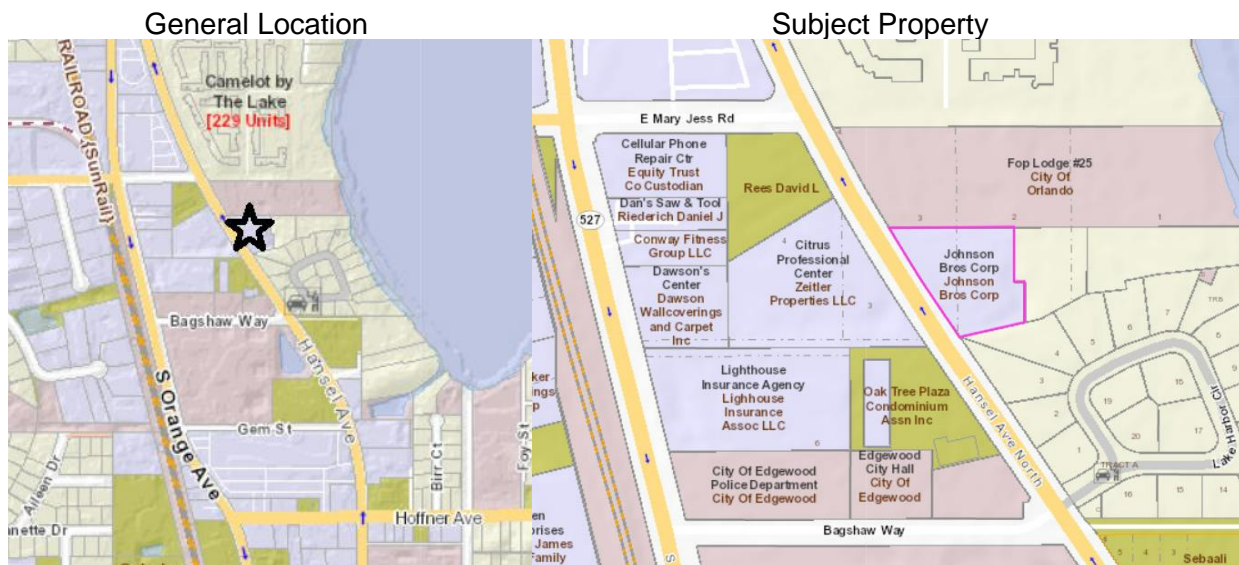
designation for the entire subdivision above the normal high water elevation of Lake Jennie Jewel is Commercial; Office is not an option as the City does not have an Office future land use designation.

Exhibit 2– Oakwater Office Park Existing/Proposed Future Land Use



The second area for a future land use map amendment is shown in Exhibit 3. The property is at 5517 Hansel Avenue, comprising ±0.78 acre, and is occupied by a one-story office building.

Exhibit 3 – Area 2



As shown in Exhibit 4, the property has a High Density Residential future land use designation even though the property is zoned PO (Professional Office). The proposed future land use is Commercial; as stated above, the City does not have an Office future land use designation.

Exhibit 4 – Area 2 Existing/Proposed Future Land Use



Given both recommended future land use map amendments are consistent with the development on the property, land use compatibility issues will not be created. The amendments will not change the demand for public facilities as redevelopment is not anticipated. Any redevelopment would require demonstration that adequate services and facilities are available to accommodate the new development.

Since each amendment involves less than 50 acres, the amendment can be processed as a “small scale comprehensive plan amendment,” which only requires one City Council hearing for approval. The State Department of Economic Opportunity review is eliminated from the typical amendment process. Per Chapter 163.3187, Florida Statutes, the amendments will not become effective until 31 days after adoption, provided the amendments are not challenged.

Staff recommends the Planning and Zoning Board recommend that City Council amend the Future Land Use Map as proposed.

ESH