



Date: January 6, 2015
To: City of Avon Park Planning and Zoning Board
From: Jeff Schmucker, Senior Planner, Central Florida Regional Planning Council
Subject: **January 13, 2015 Planning and Zoning Board Meeting**

Enclosed please find the Agenda Package for the January 13, 2015 Planning and Zoning Board meeting. The following items are included:

- Meeting Agenda
- December 16, 2014 Meeting Minutes
- Public Hearing Items:
 - **Item #1** – A City-initiated request to change the Future Land Use designation of approximately 190.0 acres of land from County Agriculture and County Low Density Residential to City Mixed Use.
 - **Item #2** – A City-initiated request to change the Future Land Use designation of approximately 18.0 acres of land from County Medium Density Residential to City Medium Density Residential.
 - **Item #3** – A City-initiated request to change the Zoning designation of approximately 18.0 acres of land from County M-1-S Mobile Home and Residential Subdivisions District to City High Density Multi-Family Residential R-3 (MH Park).

The next City of Avon Park Planning and Zoning Board meeting is scheduled for **Tuesday, January 13, 2015 at 5:00 pm.** The meeting will be held in the City Council Chambers, Avon Park City Hall, 123 E. Pine St. Avon Park, Florida.



CITY OF AVON PARK

Highlands County, Florida

Office of the City Manager
110 East Main Street
Avon Park, Florida 33825

PLANNING AND ZONING BOARD CITY COUNCIL CHAMBERS

123 E. Pine St.

January 13, 2015

5:00 P.M. - AGENDA

A. ROLL CALL

B. Approval of minutes from December 16, 2014

C. Public Hearing Items:

- **Item #1** – A City-initiated request to change the Future Land Use designation of approximately 190.0 acres of land located north of Little Red Water Lake, north of East Claradge Road, and west of SR 17 from County Agriculture and County Low Density Residential to City Mixed Use. The proposed Future Land Use Map amendment consists of five parcels identified by parcel ID numbers C013428A0000400000, C01342802000G00000, C01342802000H00000, C073429A0000200000, and C07342902000C00060.
- **Item #2** – A City-initiated request to change the Future Land Use designation of approximately 18.0 acres of land located north of Little Red Water Lake between Red Water Dive and E. Claradge Road from County Medium Density Residential to City Medium Density Residential. The proposed Future Land Use Map amendment consists of parcel ID number C12342805000000010.
- **Item #3** – A City-initiated request to change the Zoning designation of approximately 18.0 acres of land located north of Little Red Water Lake between Red Water Dive and E. Claradge Road from County M-1-S Mobile Home and Residential Subdivisions District to City High Density Multi-Family Residential R-3 (MH Park). The proposed rezoning consists of parcel ID number C12342805000000010.

D. ADJOURN

Any person who might wish to appeal any decision made by the Planning and Zoning Board of the City of Avon Park, Highlands, County, Florida, in public hearing or meeting is hereby advised that he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which will include the testimony and evidence upon which such appeal is to be based. Any person with disabilities requiring accommodations in order to participate should contact the City Manager prior to the meeting. One or more council members may be in attendance.

Planning and Zoning Board
MINUTES
December 16, 2014
City Council Chambers
5:00 P.M.

Members Present: Roger Gurganus, Chair; Vice Chair David Coller, Donald Cummings, Paul Miller, Ed Dickerson, and Rebecca Jaramillo, Jean Jordan

Absent: None

Also Present City Clerk Maria Sutherland, Jeff Schmucker, members of press and audience.

Roll was called at approximately 5:00 and there was a quorum.

Approval of minutes: A **motion** was made by Ed Dickerson, seconded by Jason Miller, to approve the minutes for November 18, 2014 meeting. The motion was approved unanimously.

Public Hearing Item:

Owner-imitated proposal requesting Final Master Development Plan approval for Phase I of the Grand Oaks at Lake Damon Planned Unit Development (PUD) subdivision, located on the south boundary of Lake Damon, east of U. S. Highway 27, north of State Road 17A on the west side of North Gaster Road in Avon Park, Florida.

Jeff Schmucker provided an overview of the public hearing item: Final master development plan approval for Phase I of the Grand Oaks at Lake Damon P.U.D. Subdivision.

He went over the history of the development whereby the original plan was to build both the residential units plus an ALF. At that time the whole development was approved with conditions-with one condition being a detailed traffic study. Today, the development has been broken into two phases which are the residential units as Phase I and the ALF as Phase II.

The detailed traffic study will not be needed until the Phase II final master development plan is brought back to the Board/Council if the ALF is planned in.

Board Members asked about the number of dwellings which will be 120, which is lower than originally planned in 2012. The developer has addressed all necessary conditions for this Phase I Development. The easements between the lots all meet technical setbacks.

Resident Gene Lewis, 357 Grove Circle, approached the podium and asked about consideration of school children at the end of Gaster Road. He stated that the bus will have difficulty getting in and out of the road due to narrow roads and no turn around space.

Carl Cool approached the podium and introduced himself as the Engineer for the development. He emphasized that there was a traffic study performed in 2005 and the result was that the 2 lanes maintained on Gaster Road have been maintained by the County. He also emphasized that a traffic study had been done in 2006. He said that 1200 trips per day will be generated between both Phase I and Phase II and the County has already approved the traffic study.

Terry Lewis, 330 Peabody Circle approached the podium and expressed his concern about the narrow road and asked why the road wasn't required to be widened before the new homes are constructed.

Dom Calderone, part owner of the development, 456 Oak Canopy Circle, stated they have modified the plans to fit concerns from neighbors, such as lighting and buffers.

Jeff Schmucker asked about modifying the buffer width and height.

Chairman Roger Gurganus closed the public hearing.

Motion made by Jason Miller, Seconded by David Coller, to approve the recommendation as stated in item 1. Motion passed with Ed Dickerson voting no.

Meeting adjourned at approximately 6:15 PM.

Transcribed and Recorded by: Maria Sutherland City Clerk

ATTEST: _____
Maria Sutherland

Roger Gurganus, Chair

**Public Hearing
Item #1**



**CITY OF AVON PARK
LARGE SCALE FUTURE LAND USE MAP AMENDMENT
OVERVIEW REPORT
January 13, 2015**

TO: City of Avon Park Planning and Zoning Board

FROM: Jeff Schmucker, Senior Planner, Central Florida Regional Planning Council

SUBJECT: **Large Scale Future Land Use Map Amendment:**

A City-initiated request to change the Future Land Use designation of approximately 190.0 acres of land located north of Little Red Water Lake, north of East Claradge Road, and west of SR 17 from County Agriculture and County Low Density Residential to City Mixed Use. The proposed Future Land Use Map amendment consists of five parcels identified by parcel ID numbers C013428A0000400000, C01342802000G00000, C01342802000H00000, C073429A0000200000, and C07342902000C00060.

AGENDA & HEARING DATE:

January 13, 2015: Planning & Zoning Board Meeting (Public Hearing)

January 26, 2015: City Council Meeting (Transmittal Public Hearing)

March 23, 2015: City Council Meeting (Adoption Public Hearing)

ATTACHMENTS:

- Location Map
- Aerial Photo Map
- Existing Future Land Use Map
- Proposed Future Land Use Map

OVERVIEW:

Applicant	City of Avon Park
Property Owner	Ben Hill Griffin, Inc.
Parcel IDs	
Parcel #1	C013428A0000400000
Parcel #2	C01342802000G00000
Parcel #3	C01342802000H00000
Parcel #4	C073429A0000200000
Parcel #5	C07342902000C00060
Acreage (Total)	190.0 acres
Parcel #1	160.0 acres
Parcel #2	8.0 acres
Parcel #3	4.0 acres
Parcel #4	11.0 acres
Parcel #5	7.0 acres
Existing Future Land Use	County Agriculture and County Low Density Residential
Proposed Future Land Use	City Mixed-Use
Previous Hearings	None

The City of Avon Park (applicant) is requesting a Large Scale Future Land Use Map Amendment to change the Future Land Use designation of five (5) parcels of land consisting of approximately 190.0 acres from the Future Land Use of County Agriculture and County Low Density Residential to City Mixed-Use. The subject parcels are located north of Little Red Water Lake, north of East Claradge Road, and west of SR 17 (see attached Aerial Photo Map).

REASON FOR REQUEST:

The proposed Future Land Use of Mixed-Use is requested in order to provide flexibility in the potential future development of the subject parcels.

STANDARDS FOR EVALUATION OF PROPOSED PLAN AMENDMENTS

The Planning and Zoning Board shall review every Plan Amendment. In reviewing and formulating recommendations to the City Council, the Planning and Zoning Board shall specifically consider and evaluate the proposed amendments against the following:

- *Consistency with the Comprehensive Plan*
- *Land Use Analysis*
- *Public Facilities and Services Analysis*

Consistency with the Comprehensive Plan:

The request is to change the Future Land Use designation of the subject parcels from County Agriculture and County Low Density Residential to City Mixed-Use. Descriptions for both the existing and proposed Future Land Use designations are provided as follows:

Existing – Future Land Use

County Future Land Use Element, Policy 1.2.D.1. – Agriculture:

Agriculture is the predominant land use for the rural areas of Highlands County. This category encompasses those activities generally associated with rural settlements, active agriculture including bio fuel feedstock and other resource based activities, and recreation and open space.

A general summary of the residential density/intensity permitted within the Agriculture Future Land Use designation as provided in the Future Land Use Element of the Highlands County Comprehensive Plan is as follows:

- Starting Density: 0.20 or less, units per acre, or one (1) dwelling for every five acres.
- Maximum Density: 1 unit per 1 acre on the receiving parcel with a density transfer pursuant to a transfer of development rights or clustering;

Additional Allowable Uses: Places of worship; emergency support services. Public schools (Elementary & Middle) consistent with Policy 1.5.1 of the Public School Facilities Element; to serve the rural population to the greatest extent possible collocated with the following public facilities to the extent possible: public recreational facilities; community centers; public library; museum; and gallery.

County Future Land Use Element, Policy 1.2.D.2. – Low Density Residential:

This land use classification requires large lots for single-family housing which is typical of estate subdivisions or ranchettes. This land use is primarily utilized as a means to define the transition to agrarian settlement patterns within the County, such as in Existing Rural Villages. It performs the function of an urban/rural threshold around the urban cores. Low Density Residential should be the primary land use option for the development of less accessible lands or less useable lands on the Lake Wales Ridge.

- a. Starting Density: 1.00 units per acre.
- b. Maximum Density: 3.00 units per acre.
- c. Additional Allowable Uses: Public schools (Elementary & Middle); collocated with the following public facilities to the extent possible: public recreational facilities; community centers; public library; museum and gallery.

Proposed – Future Land Use

City Future Land Use Element, Policy 1.9 – Mixed-Use:

This Future Land Use designation shall be applied outside of the Downtown Commercial/Main Street area of the City. This designation shall apply to developments in which a mix of interconnected residential and non-residential uses (commercial, office, light industrial, institutional, and civic uses) are planned. Such development shall be served by central water and wastewater services. A balanced mix of residential and non-residential uses including residences, shops, work places, parks, and other urban uses shall allow for internal capture of daily trips as well as interconnectivity for vehicle and pedestrian access.

The Mixed Use designation shall be subject to a master plan through the Planned Development zoning district. In order to achieve a balanced mix of uses, the land uses should be provided within the following ranges:

- a. Residential: Up to 60% of acreage
- b. Retail/Office/Light Industrial: Up to 60% of acreage
- c. Recreation/Open Space/Public/Civic Space: At least 30% of gross site area.
- d. Maximum Density: 16 dwelling units per acre
- e. Maximum Intensity - Floor Area Ratio: 1.0 FAR

The proposed designation of Mixed-Use is consistent with the City’s Comprehensive Plan in that it targets the City’s goals, objectives, and policies to provide a planned mix of interconnected residential and non-residential development. Properties with a Mixed-Use Future Land Use specifically strengthen the City’s objectives in achieving sustainable cities development techniques in accordance with Objective 7 of the Future Land Use Element of the City’s Comprehensive Plan. Additionally, per the requirements of Policy 1.9 of the Future Land Use element of the City’s Comprehensive, the owner/developer shall be required to rezone the subject parcels to a Planned Unit Development (PUD) prior to any development. Although the City is not currently seeking a rezoning at this time, the Mixed-Use designation will be consistent with the inherent zoning of the subject parcels when rezoned.

Land Use Analysis

Lands surrounding the subject parcels are generally classified by a mix of County Agriculture to the north and Low to Medium Density Residential to the south. The Land Use matrix below outlines the existing and proposed Future Land Use of the subject parcels and the existing Future Land Use of surrounding parcels (Existing and Proposed Future Land Use maps are attached for reference).

Land Use Matrix

Northwest	North	Northeast
FLU: County Agriculture and County Medium Density Residential	FLU: County Agriculture	FLU: County Agriculture
West	Subject Property	East
FLU: County Agriculture and County Medium Density Residential	FLU: <u>Existing:</u> County Agriculture and County Low Density Residential <u>Proposed:</u> City Mixed-Use	FLU: County Agriculture
Southwest	South	Southeast
FLU: County Low and Medium Density Residential	FLU: County Low and Medium Density Residential	FLU: County Agriculture and County Medium Density Residential)

The existing development density/intensity permitted by the current County Future Land Use designations of the subject parcels allows for approximately 72 residential dwellings (36 for the Agriculture portions and 36 for the Low Density Residential portions). Under the proposed Future Land Use designation of City Mixed-Use, the maximum potential residential build-out would be approximately 1,824 residential dwellings, a change of approximately 1,752 total dwelling units.

Please note that this calculation represents the maximum potential for residential development and that no actual development proposals have been presented at this time. Due to the potential variability of residential to non-residential mix of development on the subject parcels, a more detailed and specific land use analysis shall be required at the time of PUD zoning approval in order to evaluate potential land use impacts on surrounding properties associated with the development proposal of the PUD.

Public Facilities and Services Analysis:

The following is a summary analysis of the potential impacts on existing public facilities and services. Please note that additional analysis may need to be conducted prior to zoning approval and any development on the subject parcels.

Potable Water, Sanitary Sewer and Solid Waste:

The City does not currently provide potable water, sanitary sewer, or solid waste collection for the subject parcel. However, capacity exists within the City's system to provide these services. Additional analysis and facility improvements may be required prior to zoning approval and development of the subject parcels.

Transportation/Traffic:

Current access to the property is from East Claradge Avenue via State Road 17. East Claradge Avenue is a paved local road maintained by Highlands County. At the time of development approval, a detailed traffic analysis will be required to ensure concurrency for the project.

Public Schools:

The amendment has been provided to the Highlands County School Board for review of school facilities. The review considers potential impacts based on the maximum residential density under the City Mixed-Use Future Land Use designation. Additional analysis will need to be conducted prior to zoning approval and development of the subject parcels.

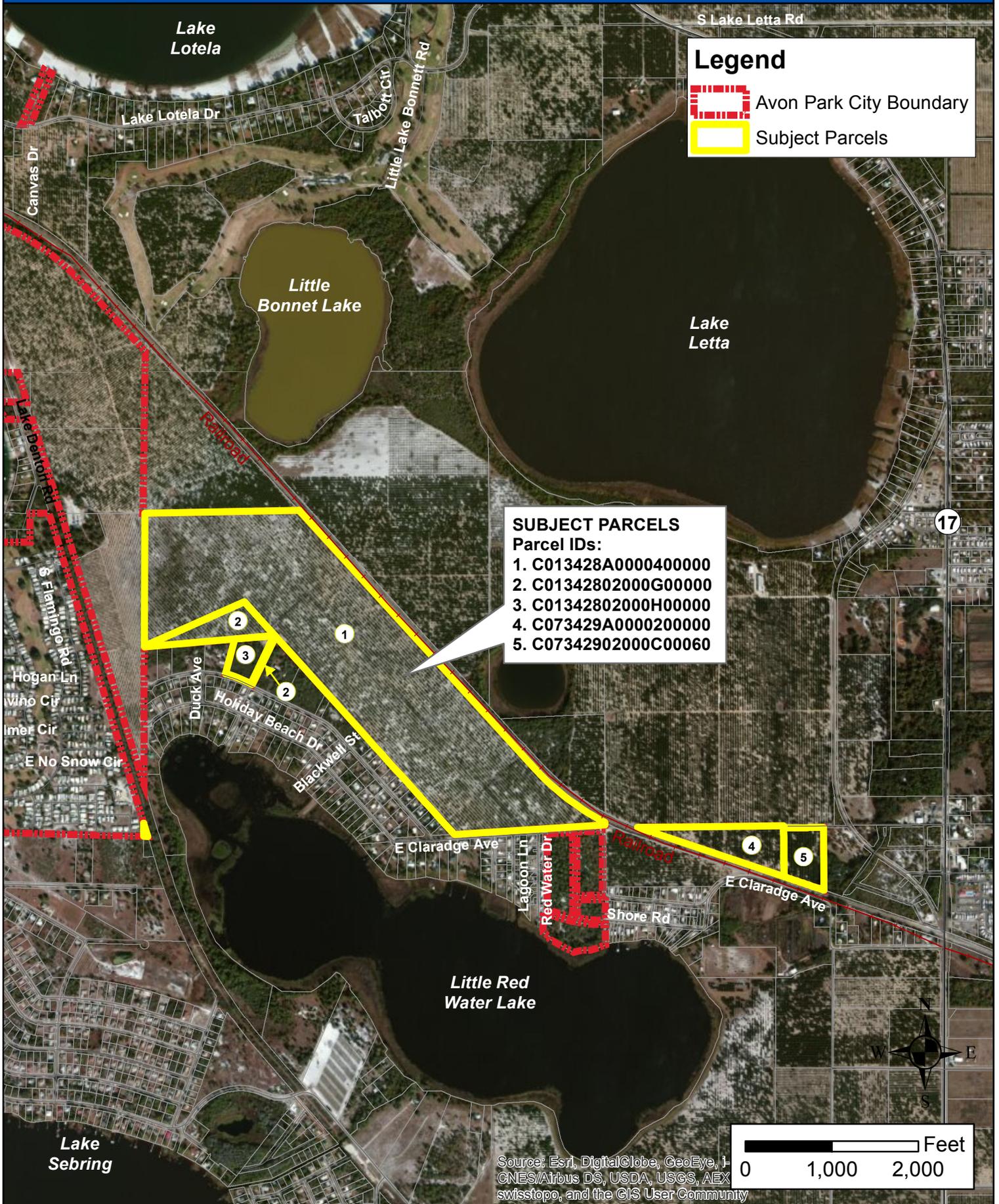
Recreation/Open Space:

Because lands designated as Mixed-Use are subject to a Planned Unit Development zoning, provisions for recreation facilities shall be provided on the subject parcels. Recreation and open space requirements per the City's regulations for Planned Unit Developments shall be reviewed and evaluated prior to zoning approval and development of the subject parcels.

PLANNING AND ZONING BOARD MOTION OPTIONS:

1. I move the Planning & Zoning Board forward the proposed City-initiated Large Scale Future Land Use Map Amendment to the City Council **with a recommendation of approval.**
2. I move the Planning & Zoning Board forward the proposed City-initiated Large Scale Future Land Use Map Amendment to the City Council **with a recommendation of approval with changes.**
3. I move the Planning & Zoning Board forward the proposed City-initiated Large Scale Future Land Use Map Amendment to the City Council **with a recommendation of denial.**

HIGHLANDS COUNTY AN CITY OF AVON PARK LOCATION MAP



HIGHLANDS COUNTY AND CITY OF AVON PARK AERIAL PHOTO MAP



Property Owner: Ben Hill Griffin, Inc.
 Total Area: 190.0 acres
 Parcel IDs:
 1. C013428A0000400000 (160.0 acres)
 2. C01342802000G00000 (8.0 acres)
 3. C01342802000H00000 (4.0 acres)
 4. C073429A0000200000 (11.0 acres)
 5. C07342902000C00060 (7.0 acres)

Legend

- Avon Park City Boundary
- Subject Parcels

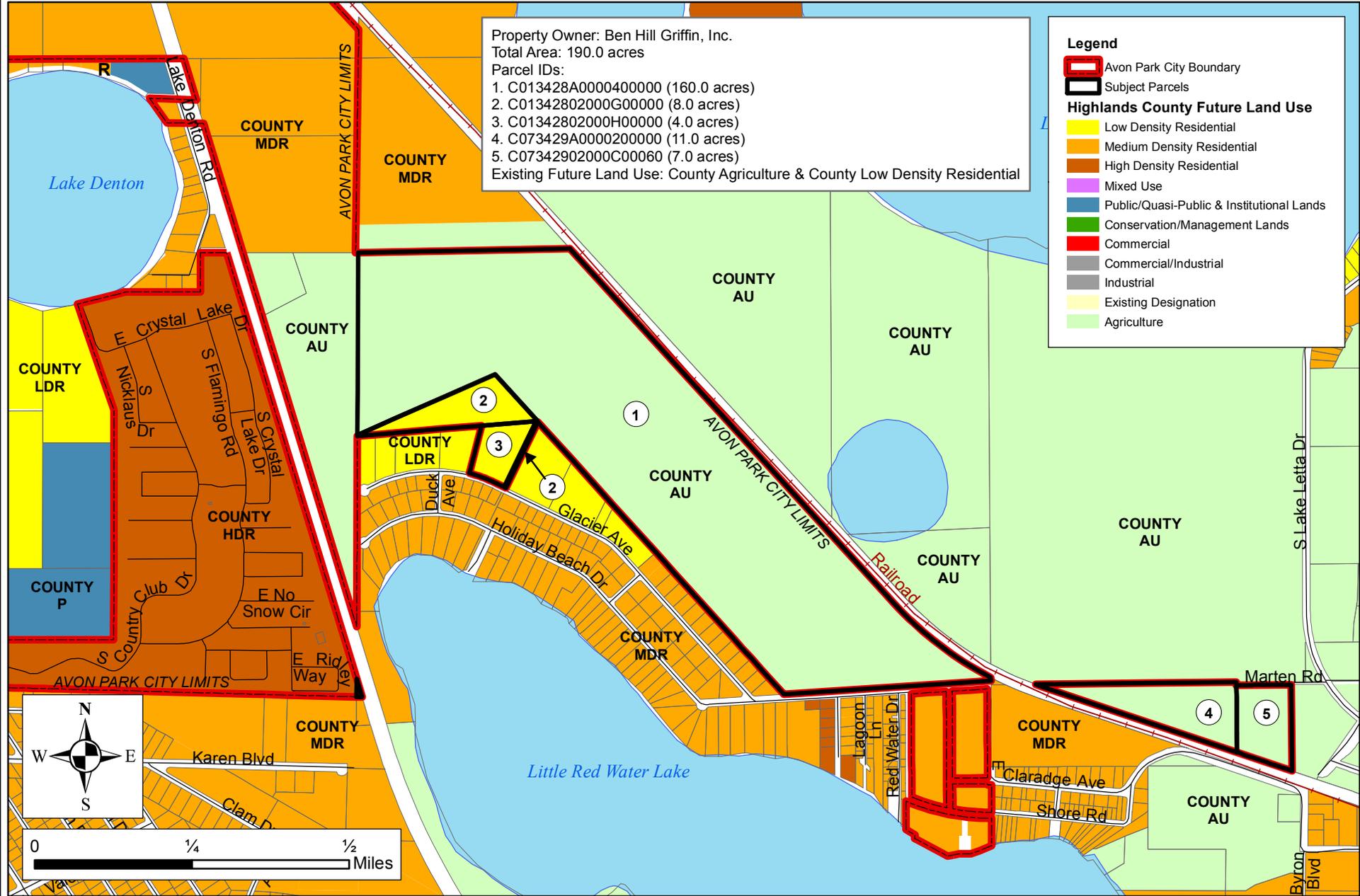
Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

HIGHLANDS COUNTY AND CITY OF AVON PARK EXISTING FUTURE LAND USE MAP

Property Owner: Ben Hill Griffin, Inc.
 Total Area: 190.0 acres
 Parcel IDs:
 1. C013428A0000400000 (160.0 acres)
 2. C01342802000G00000 (8.0 acres)
 3. C01342802000H00000 (4.0 acres)
 4. C073429A0000200000 (11.0 acres)
 5. C07342902000C00060 (7.0 acres)
 Existing Future Land Use: County Agriculture & County Low Density Residential

Legend

- Avon Park City Boundary
- Subject Parcels
- Highlands County Future Land Use**
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Public/Quasi-Public & Institutional Lands
- Conservation/Management Lands
- Commercial
- Commercial/Industrial
- Industrial
- Existing Designation
- Agriculture



HIGHLANDS COUNTY AND CITY OF AVON PARK PROPOSED FUTURE LAND USE MAP

Property Owner: Ben Hill Griffin, Inc.
 Total Area: 190.0 acres
 Parcel IDs:
 1. C013428A0000400000 (160.0 acres)
 2. C01342802000G00000 (8.0 acres)
 3. C01342802000H00000 (4.0 acres)
 4. C073429A0000200000 (11.0 acres)
 5. C07342902000C00060 (7.0 acres)
 Existing Future Land Use: County Agriculture & County Low Density Residential
 Proposed Future Land Use: City Mixed-Use

Legend

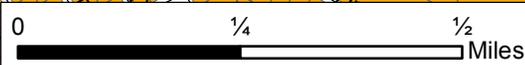
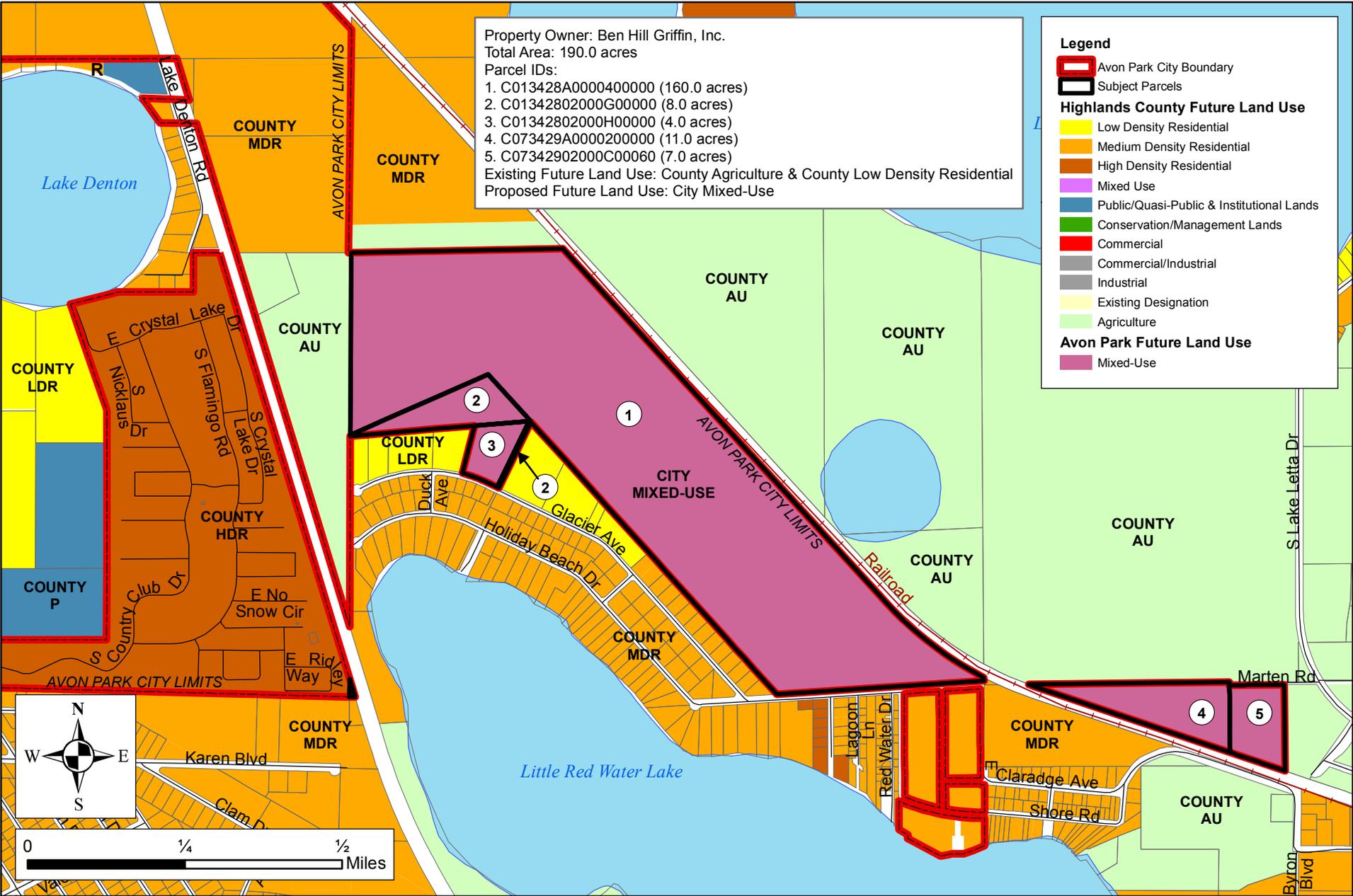
- Avon Park City Boundary
- Subject Parcels

Highlands County Future Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Public/Quasi-Public & Institutional Lands
- Conservation/Management Lands
- Commercial
- Commercial/Industrial
- Industrial
- Existing Designation
- Agriculture

Avon Park Future Land Use

- Mixed-Use



**Public Hearing
Item #2**



**CITY OF AVON PARK
SMALL SCALE FUTURE LAND USE MAP AMENDMENT
OVERVIEW REPORT
January 13, 2015**

TO: City of Avon Park Planning and Zoning Board

FROM: Jeff Schmucker, Senior Planner, Central Florida Regional Planning Council

SUBJECT: Small Scale Future Land Use Map Amendment:
A City-initiated request to change the Future Land Use designation of approximately 18.0 acres of land located north of Little Red Water Lake between Red Water Dive and E. Claradge Road from County Medium Density Residential to City Medium Density Residential. The proposed Future Land Use Map amendment consists of parcel ID number C12342805000000010.

AGENDA & HEARING DATE:
January 13, 2015: Planning & Zoning Board Meeting (Public Hearing)
January 26, 2015: City Council Meeting (First Reading)
February 9, 2015: City Council Meeting (Adoption Public Hearing)

ATTACHMENTS:

- Aerial Photo Map
- Existing Future Land Use Map
- Proposed Future Land Use Map

OVERVIEW:

Applicant	City of Avon Park
Property Owner	Red Water Investments, LLC
Parcel ID	C12342805000000010
Acreage (Total)	18.0 acres
Existing Future Land Use	County Medium Density Residential
Proposed Future Land Use	City Medium Density Residential
Previous Hearings	None

The City of Avon Park (applicant) is requesting a Small Scale Future Land Use Map Amendment to change the Future Land Use designation of one (1) parcel of land consisting of approximately 18.0 acres from the Future Land Use of County Medium Density Residential to City Medium Density Residential. The subject parcel is located north of Little Red Water Lake between Red Water Dive and E. Claradge Road (see attached Aerial Photo Map).

REASON FOR REQUEST:

The purpose of the request is to update the City’s Future Land Use Map to reflect a Future Land Use designation of City Medium Density Residential in order to facilitate the development of a mobile home park on the subject parcel. The City is also seeking a concurrent request to rezone the property from County M-1-S Mobile Home and Residential Subdivisions District to City High Density Multi-Family Residential R-3 (MH Park) to ensure consistency with the proposed Future Land Use change.

STANDARDS FOR EVALUATION OF PROPOSED PLAN AMENDMENTS

The Planning and Zoning Board shall review every Plan Amendment. In reviewing and formulating recommendations to the City Council, the Planning and Zoning Board shall specifically consider and evaluate the proposed amendments against the following:

- *Consistency with the Comprehensive Plan*
- *Land Use Analysis*
- *Public Facilities and Services Analysis*

Consistency with the Comprehensive Plan:

The request is to change the Future Land Use designation of the subject parcels from County Medium Density Residential to City Medium Density Residential. Descriptions for both the existing and proposed Future Land Use designations are provided as follows:

Existing – Future Land Use

County Future Land Use Element, Policy 1.2.D.3. – Medium Density Residential:

The development pattern for this residential category begins with the traditional development density for single-family lots on unincorporated properties in the County. Generally subdivided into quarter-acre lots, which established the starting density this land use category constituted the primary residential environment for County residents comprising both site-built and mobile homes. Historic development patterns for this land use category favor commuter linkages from satellite subdivisions around municipalities and along arterial corridors.

Housing service ranges from single-family detached neighborhoods to attached housing complexes, such as duplexes, which offer both ownership and rental opportunities. Vacant infill properties are prime candidates for this land use category. Future projects should emphasize a traditional preference for privacy, visual amenity, and low profile development: one and two story construction, ample separation between buildings, off-street parking, landscape treatments, etc. The upper end of this density range, which includes the Mobile Home Park (max. 8 dus/ac), may be achieved where existing infrastructure and paved roads exist to serve the development site or whenever special taxing districts are created to provide such infrastructure.

- a. Starting Density: 4.00 units per acre.
- b. Maximum Density: 8.00 units per acre
- c. Additional Allowable Uses: Public schools (Elementary, Middle, & High); collocated with the following public facilities to the extent possible: public recreational facilities; community centers; public library; museum and gallery.
- d. Permitted Supporting Uses: include potable water and wastewater treatment plants.

Proposed – Future Land Use

City Future Land Use Element, Policy 1.5 – Medium Density Residential:

The Medium Density Residential designation shall meet Avon Park's housing demand for this range of density, promote efficient use of existing infrastructure and promote affordable housing. Multi-family housing units are permissible at a maximum density of 16 units per gross acre. Mobile home parks are permissible at a maximum density of 8 mobile homes per gross acre. Public schools shall be a permitted use in this classification.

The proposed Future Land Use change targets the City's need to provide decent, safe and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the City, in accordance with the goals, objectives, and policies of the Housing Element of the City's Comprehensive Plan.

Land Use Analysis

Lands surrounding the subject parcels are generally classified by a mix of County Agriculture to the north and County Medium Density Residential to the east and west, with Little Red Water Lake to the south. The Land Use matrix below outlines the existing and proposed Future Land Use of the subject parcels and the existing Future Land Use of surrounding parcels (Existing and Proposed Future Land Use maps are attached for reference).

Land Use Matrix

Northwest	North	Northeast
FLU: County Agriculture	FLU: County Agriculture	FLU: County Agriculture
West	Subject Property	East
FLU: County Medium Density Residential	FLU: <u>Existing:</u> County Medium Density Residential <u>Proposed:</u> City Medium Density Residential	FLU: County Medium Density Residential
Southwest	South	Southeast
FLU: None (Little Red Water Lake)	FLU: None (Little Red Water Lake)	FLU: None (Little Red Water Lake)

The maximum residential density permitted under the current County Medium Density Residential designation is 8 dwelling units per acre. The total acreage of the subject parcel is 18.0 acres. Currently the property would permit a maximum build-out of 144 total residential dwellings.

Under the proposed Future Land Use of City Medium Density Residential, the maximum residential density permitted is also 8 dwelling units per acre for mobile home parks. The proposed Future Land Use is equal to that of the current Future Land Use, thus the potential development intensity of the subject parcel remains unchanged. Based on this finding, no negative land use impacts are anticipated by the proposed change.

Public Facilities and Services Analysis:

The following is a summary analysis of the potential impacts on existing public facilities and services.

Potable Water, Sanitary Sewer and Solid Waste:

The City will provide potable water, sanitary sewer, and solid waste collection for the subject parcel. Capacity exists within the City’s system to provide these services. Additional analysis and facility improvements may be required prior to receiving any building permits for development on the subject parcel.

Transportation/Traffic:

The property is accessed from East Claradge Avenue via State Road 17. East Claradge Avenue is a paved local road maintained by Highlands County. Based on a preliminary review of the existing Highlands County Concurrency Management System and functionally classified roads within the vicinity of the subject parcels, and considering that there is no increase in the potential development intensity on the subject parcel, sufficient capacity appears to exist to support the proposed Future Land Use change. At the time of consideration of development approval, a traffic analysis will be required to ensure concurrency for any proposed development.

Public Schools:

Notification has been provided to the Highlands County School Board. Considering that there is no increase in the potential development intensity as a result of the proposed Future Land Use change, no negative impacts on the Highlands County public school system are anticipated.

Recreation/Open Space:

Based on the City's level of service standard for recreation and open space facilities, which requires 3 acres/1,000 persons and the City's current operating standard of 6.54 acres/1,000 persons, no negative impacts are anticipated with the proposed Future Land Use change.

At this time, there are no negative impacts anticipated on existing City services and facilities. Any facility improvements needed to service the subject parcels will be addressed prior to any development on the subject parcels.

PLANNING AND ZONING BOARD MOTION OPTIONS:

1. I move the Planning & Zoning Board forward the proposed City-initiated Small Scale Future Land Use Map Amendment to the City Council **with a recommendation of approval.**
2. I move the Planning & Zoning Board forward the proposed City-initiated Small Scale Future Land Use Map Amendment to the City Council **with a recommendation of approval with changes.**
3. I move the Planning & Zoning Board forward the proposed City-initiated Small Scale Future Land Use Map Amendment to the City Council **with a recommendation of denial.**

HIGHLANDS COUNTY AND CITY OF AVON PARK AERIAL PHOTO MAP

Legend

-  Avon Park City Boundary
-  Subject Property

Property Owner: Red Water Investments, LLC
Area: 18.0 acres
Parcel ID: C1234280500000010



Little Red Water Lake



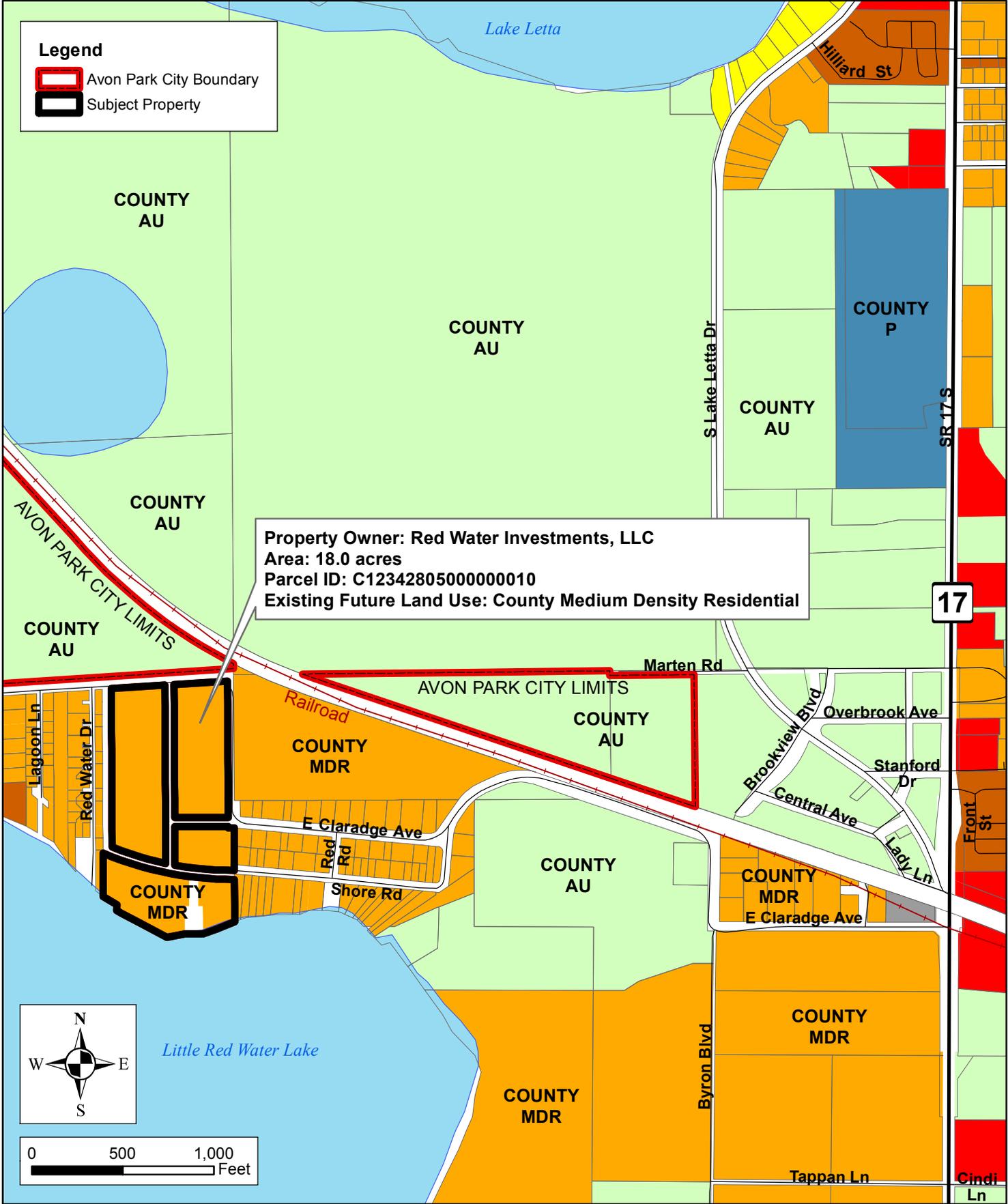
Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

HIGHLANDS COUNTY AND CITY OF AVON PARK EXISTING FUTURE LAND USE MAP

Legend

-  Avon Park City Boundary
-  Subject Property

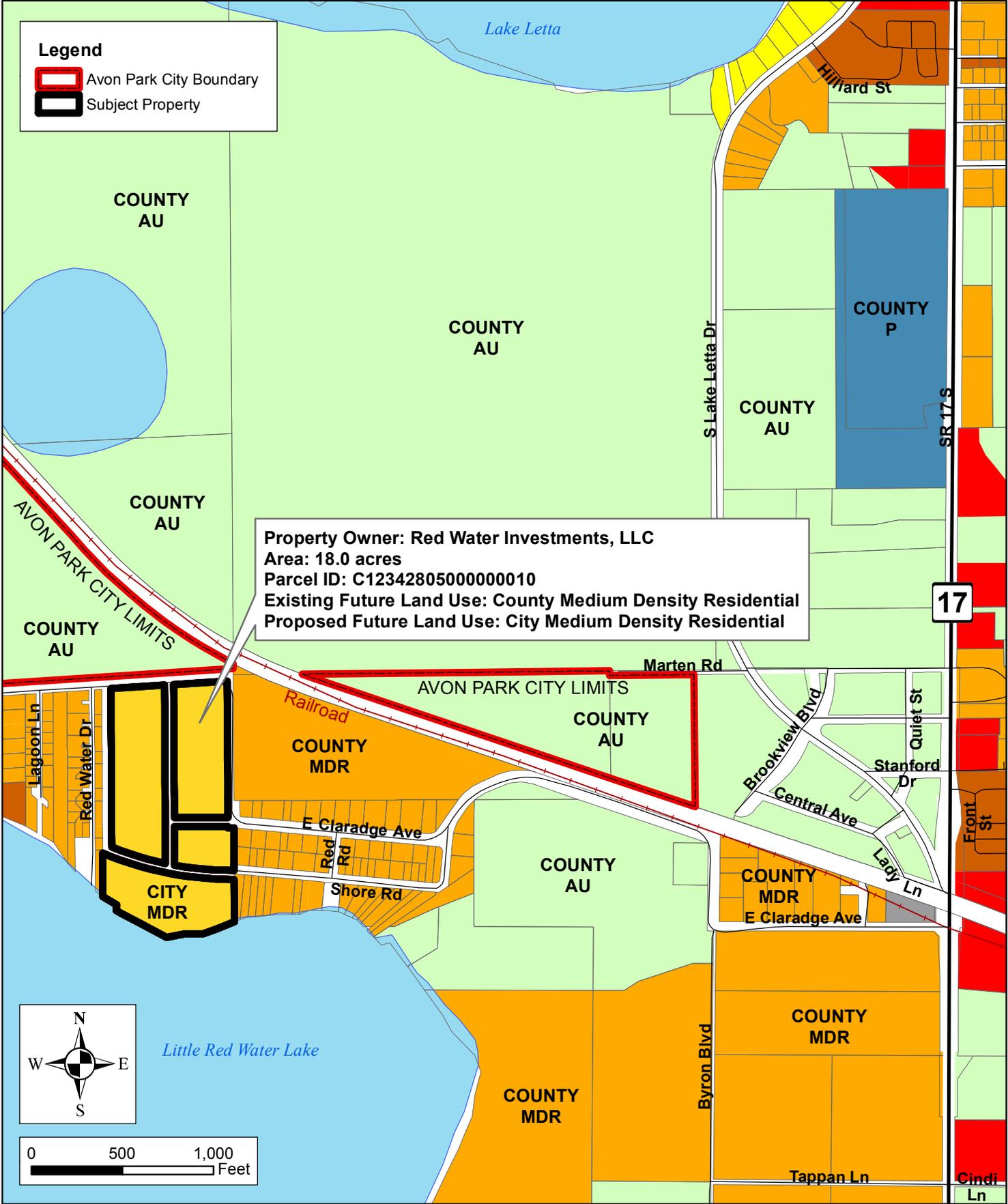
Property Owner: Red Water Investments, LLC
 Area: 18.0 acres
 Parcel ID: C1234280500000010
 Existing Future Land Use: County Medium Density Residential



HIGHLANDS COUNTY AND CITY OF AVON PARK PROPOSED FUTURE LAND USE MAP

Legend

-  Avon Park City Boundary
-  Subject Property



Property Owner: Red Water Investments, LLC
 Area: 18.0 acres
 Parcel ID: C1234280500000010
 Existing Future Land Use: County Medium Density Residential
 Proposed Future Land Use: City Medium Density Residential



**Public Hearing
Item #3**



**CITY OF AVON PARK
ZONING AMENDMENT
OVERVIEW REPORT**
January 13, 2015

TO: City of Avon Park Planning and Zoning Board

FROM: Jeff Schmucker, Senior Planner, Central Florida Regional Planning Council

SUBJECT: **Zoning Amendment:**
A City-initiated request to change the Zoning designation of approximately 18.0 acres of land located north of Little Red Water Lake between Red Water Dive and E. Claradge Road from County M-1-S Mobile Home and Residential Subdivisions District to City High Density Multi-Family Residential R-3 (MH Park). The proposed rezoning consists of parcel ID number C1234280500000010.

AGENDA & HEARING DATE:

January 13, 2015: Planning & Zoning Board Meeting (Public Hearing)

January 26, 2015: City Council Meeting (First Reading)

February 9, 2015: City Council Meeting (Adoption Public Hearing)

ATTACHMENTS:

- Aerial Photo Map
- Proposed Future Land Use Map
- Existing Zoning Map
- Proposed Zoning Map

OVERVIEW:

Applicant	City of Avon Park
Property Owner	Red Water Investments, LLC
Parcel ID	C1234280500000010
Acreage (Total)	18.0 acres
Proposed Future Land Use	City Medium Density Residential
Existing Zoning	County M-1-S Mobile Home and Residential Subdivisions District
Proposed Zoning	City High Density Multi-Family Residential R-3 (MH Park)
Previous Hearings	None

The City of Avon Park (applicant) is requesting a Zoning Amendment to change the zoning of one (1) parcel of land consisting of approximately 18.0 acres from the zoning of County M-1-S Mobile Home and Residential Subdivisions District to City High Density Multi-Family Residential R-3 (MH Park). The subject parcel is located north of Little Red Water Lake between Red Water Dive and E. Claradge Road (see attached Aerial Photo Map).

REASON FOR REQUEST:

The purpose of the request is to update the City’s Official Zoning Map to reflect a zoning designation of City High Density Multi-Family Residential R-3 (MH Park) in order to facilitate the development of a mobile home park on the subject parcel. The City is also seeking a concurrent request to change the Future Land Use of the property from County Medium Density Residential to City Medium Density Residential to ensure consistency with the proposed zoning change.

STANDARDS FOR EVALUATION OF PROPOSED ZONING AMENDMENTS

The Planning and Zoning Board shall review every Zoning Amendment. In reviewing and formulating recommendations to the City Council, the Planning and Zoning Board shall specifically consider and evaluate the proposed amendments against the following:

- *Consistency with the Comprehensive Plan*
- *Land Use Analysis*
- *Public Facilities and Services Analysis*

Consistency with the Comprehensive Plan:

The request is to change the zoning of the subject parcels from County M-1-S Mobile Home and Residential Subdivisions District to City High Density Multi-Family Residential R-3 (MH Park). The proposed Future Land Use of the subject parcel is City Medium Density Residential. Descriptions for both the existing and proposed zoning designations and the proposed Future Land Use are provided as follows:

Proposed – Future Land Use

City Future Land Use Element, Policy 1.5 – Medium Density Residential:

The Medium Density Residential designation shall meet Avon Park's housing demand for this range of density, promote efficient use of existing infrastructure and promote affordable housing. Multi-family housing units are permissible at a maximum density of 16 units per

gross acre. Mobile home parks are permissible at a maximum density of 8 mobile homes per gross acre. Public schools shall be a permitted use in this classification.

Existing – Zoning

County Unified Land Development Code, Section 2.04.02.05 – R-3 High Density Multi-Family Residential:

The M-1-S mobile home and residential subdivisions district is intended to encumber certain existing recorded and unrecorded subdivisions in which residential use is accomplished by conventional construction and mobile homes. These areas are to remain in mixed residential use as a choice of the individual ownerships.

Proposed – Zoning

City Unified Land Development Code, Section 2.04.02.05 – R-3 High Density Multi-Family Residential:

To establish locations suitable for high density residential development with a maximum of eight units per acre (8 du/ac) for mobile home parks, to designate those uses and activities that are appropriate for and compatible with such areas; and to establish standards and provisions necessary to ensure proper development in a high density residential environment.

The proposed zoning in conjunction with the proposed Future Land Use change targets the City’s need to provide decent, safe and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the City, in accordance with the goals, objectives, and policies of the Housing Element of the City’s Comprehensive Plan.

Land Use Analysis

Lands surrounding the subject parcels are generally classified by a mix of County Agriculture to the north and M-1-S Mobile Home and Residential Subdivisions Districts to the east and west, with Little Red Water Lake to the south. The Land Use matrix below outlines the proposed Future Land Use of the subject parcel, the existing and proposed zoning of the subject parcel, and the existing zoning of surrounding parcels (Existing and Proposed Zoning maps and Proposed Future Land Use Map are attached for reference).

Land Use Matrix

Northwest	North	Northeast
Existing FLU: County Agriculture Existing Zoning: County Agriculture	Existing FLU: County Agriculture Existing Zoning: County Agriculture	Existing FLU: County Agriculture Existing Zoning: County Agriculture
West	Subject Property	East
Existing FLU: County Medium Density Residential Existing Zoning: County M-1-S	Proposed FLU: County Medium Density Residential ----- Zoning: <u>Existing:</u> County M-1-S <u>Proposed:</u> City R-3	Existing FLU: County Medium Density Residential Existing Zoning: County M-1-S
Southwest	South	Southeast
Existing FLU and Zoning: None (Little Red Water Lake)	Existing FLU and Zoning: None (Little Red Water Lake)	Existing FLU and Zoning: None (Little Red Water Lake)

The maximum residential density of the subject parcel is governed by the current County Medium Density Residential designation, which allow for 8 dwelling units per acre. The total acreage of the subject parcel is 18.0 acres. Currently the property would permit a maximum build-out of 144 total residential dwellings.

Under the proposed Future Land Use of City Medium Density Residential and the zoning of City High Density Multi-Family Residential R-3 (MH Park), the maximum residential density permitted is also 8 dwelling units per acre. The proposed Future Land Use and zoning are equal to that of the current Future Land Use and zoning, thus the potential development intensity of the subject parcel remains unchanged. Based on this finding, no negative land use impacts are anticipated by the proposed change.

Public Facilities and Services Analysis:

The following is a summary analysis of the potential impacts on existing public facilities and services.

Potable Water, Sanitary Sewer and Solid Waste:

The City will provide potable water, sanitary sewer, and solid waste collection for the subject parcel. However, capacity exists within the City’s system to provide these services. Additional analysis and facility improvements may be required prior to receiving any building permits for development on the subject parcel.

Transportation/Traffic:

The property is accessed from East Claradge Avenue via State Road 17. East Claradge Avenue is a paved local road maintained by Highlands County. Based on a preliminary review of the existing Highlands County Concurrency Management System and functionally classified roads within the vicinity of the subject parcels, and considering that there is no increase in the potential development

intensity on the subject parcel, sufficient capacity appears to exist to support the proposed Future Land Use change. At the time of consideration of development approval, a traffic analysis will be required to ensure concurrency for any proposed development.

Public Schools:

Notification has been provided to the Highlands County School Board. Considering that there is no increase in the potential development intensity as a result of the proposed zoning change, no negative impacts on the Highlands County public school system are anticipated.

Recreation/Open Space:

Based on the City’s level of service standard for recreation and open space facilities, which requires 3 acres/1,000 persons and the City’s current operating standard of 6.54 acres/1,000 persons, no negative impacts are anticipated with the proposed zoning change.

At this time, there are no negative impacts anticipated on existing City services and facilities. Any facility improvements needed to service the subject parcels will be addressed prior to any development on the subject parcels.

PLANNING AND ZONING BOARD MOTION OPTIONS:

1. I move the Planning & Zoning Board forward the proposed City-initiated Zoning Amendment to the City Council **with a recommendation of approval.**
2. I move the Planning & Zoning Board forward the proposed City-initiated Zoning Amendment to the City Council **with a recommendation of approval with changes.**
3. I move the Planning & Zoning Board forward the proposed City-initiated Zoning Amendment to the City Council **with a recommendation of denial.**

HIGHLANDS COUNTY AND CITY OF AVON PARK AERIAL PHOTO MAP

Legend

-  Avon Park City Boundary
-  Subject Property

Property Owner: Red Water Investments, LLC
Area: 18.0 acres
Parcel ID: C1234280500000010



Little Red Water Lake



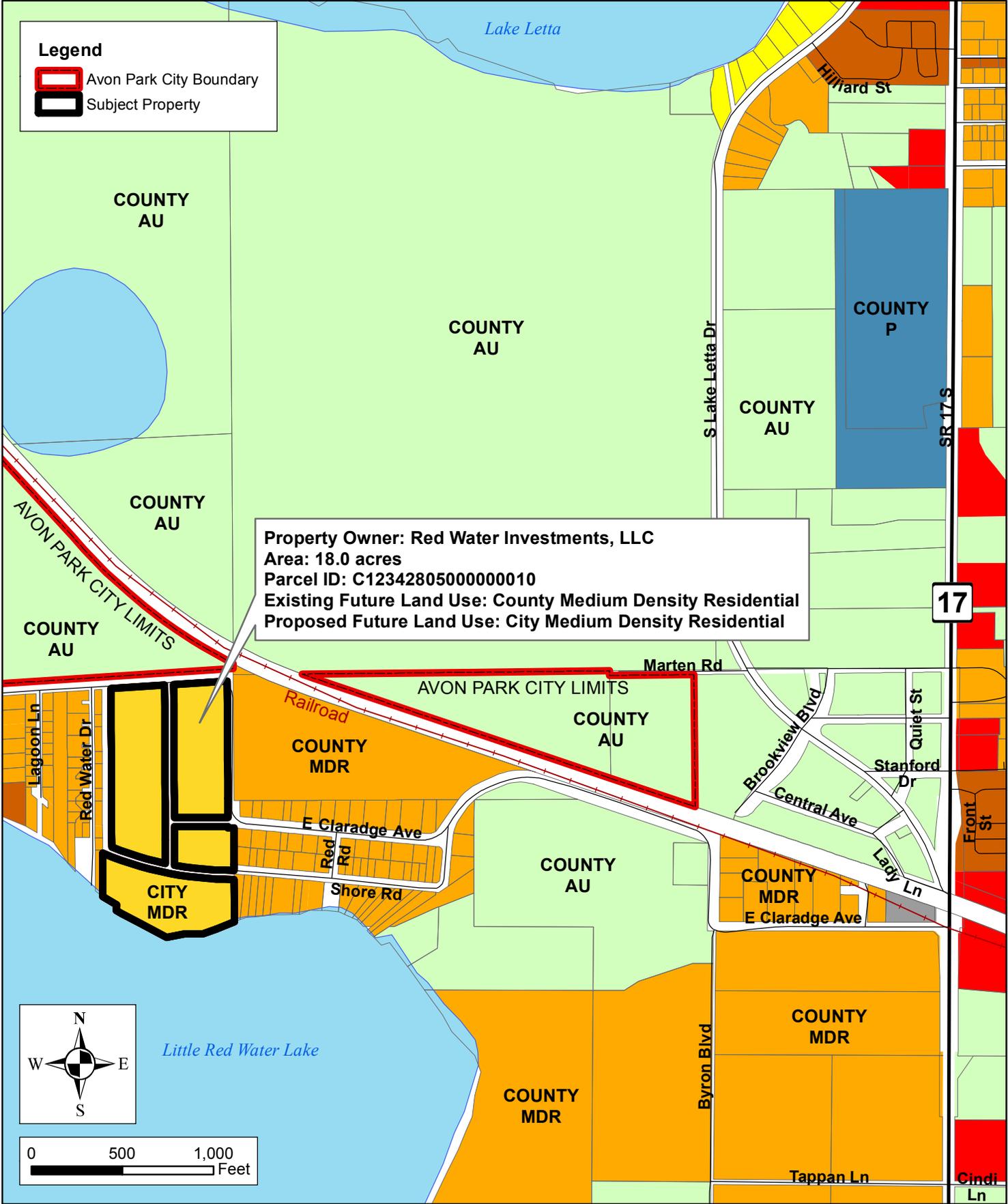
Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

HIGHLANDS COUNTY AND CITY OF AVON PARK PROPOSED FUTURE LAND USE MAP

Legend

-  Avon Park City Boundary
-  Subject Property

Property Owner: Red Water Investments, LLC
Area: 18.0 acres
Parcel ID: C1234280500000010
Existing Future Land Use: County Medium Density Residential
Proposed Future Land Use: City Medium Density Residential

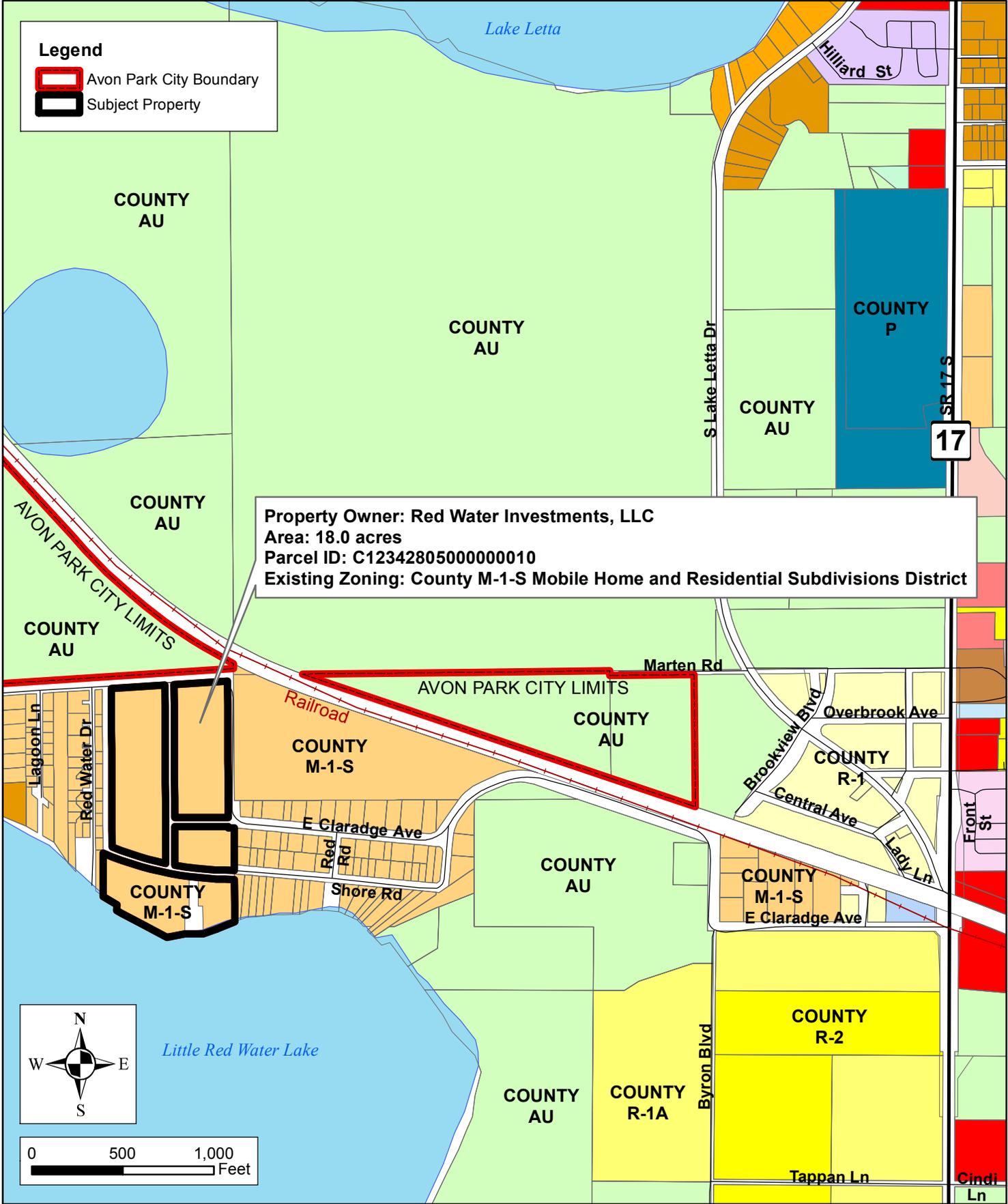


HIGHLANDS COUNTY AND CITY OF AVON PARK EXISTING ZONING MAP

Legend

-  Avon Park City Boundary
-  Subject Property

Property Owner: Red Water Investments, LLC
Area: 18.0 acres
Parcel ID: C1234280500000010
Existing Zoning: County M-1-S Mobile Home and Residential Subdivisions District



HIGHLANDS COUNTY AND CITY OF AVON PARK PROPOSED ZONING MAP

Legend

- Avon Park City Boundary
- Subject Property

Property Owner: Red Water Investments, LLC
Area: 18.0 acres
Parcel ID: C1234280500000010
Existing Zoning: County M-1-S Mobile Home and Residential Subdivisions District
Proposed Zoning: City High Density Multi-Family Residential R-3 (MH Park)

