



# HAINES CITY

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## **CITY MANAGER MEMORANDUM**

**To:** Honorable Mayor and City Commissioners

**Through:** James R. Elensky, City Manager

**From:** Richard Greenwood, Development Services Director

**Date:** October 4, 2022

**Subject:** ORDINANCE NO. 22-2000 White Clay Pit Road Land Use Map Amendment  
Reclassification

### **Introduction**

The purpose of this agenda item is to consider a Large Scale Land Use Amendment (LUPA) by adopting and reclassifying land from County Agriculture/Residential Rural (A/RR) to City Low Density Residential (LDR) for property located south of White Clay Pit Road and north and south of Hughes Road and east of Detour Road, Haines City, Florida.

### **Background**

This matter was tabled at the October 11, 2021 Planning Commission meeting, pending resolution of the issues with regard to separation of industrial uses and residential uses. Since October, 2021, the City has purchased 80 acres of the initial property that was proposed for the White Clay land use amendment. The property in question will be used for a new wastewater treatment plant, RIBS field(s) and other possible industrial uses. These 80 acres that have been purchased by the City, are contiguous to the revised parcels for the White Clay land use amendment as shown on the attached map.

As previously advised, the City received an application from Heather Wertz, Authorized Agent, on behalf of property owners, for a Large Scale Land Use Amendment (LUPA). This request is to reclassify 78.92+/- acres from County Agriculture/Residential Rural (A/RR) to City Low Density Residential (LDR).

The application was reviewed by Development Services Staff and found to be complete and sufficient. Due to the size of the Project, an Impact Statement is required and has been provided.

The following indicates the Parcel IDs, and total acreage:

#272810-000000-012030; #272810-000000-012020; #272810-000000-012040; #272810-000000-012050;  
#272810-000000-021000

Total acres: 78.92+/-

The subject property consists of vacant groves. The current surrounding uses are residential and possibly some industrial. There are a few small wetlands on site, but none are within the 100-year floodplain. Any future development of the site will be required to either avoid or mitigate these areas as required by the State of Florida.

Further, the Developer will need to provide written confirmation from the Polk County Schools that there is adequate capacity and/or accommodations for the school children generated from this development prior to Preliminary Plat approval. Also, the Developer will need to provide a major traffic study that mitigates the traffic impact generated by this development prior to the submittal of the Preliminary Plat.

### **Development Summary**

- Application Date – July 28, 2021
- Project Size – 78.92+/- acres

The Planning Commission held a public hearing on this on April 11, 2022 and voted to send a recommendation of conditional approval. The City Commission on May 5, 2022, voted unanimously to authorize Staff to transmit the property Land Use Plan Amendment to the State.

Further, the Department of Economic Opportunity has found no objections to this amendment and all comments have been addressed to the subject agencies.

### **Organizational Goal(s)**

Economic: Foster an environment that attracts economic opportunity and sustains economic viability.

### **Budget Impact**

There is no budget impact as a result of this request.

### **Recommendation**

Adopt Ordinance No. 22-2000 on second reading.