

**ORDINANCE D2017-01**

(CPA/Zoning Palmetto Group LLC – Southwest corner Thompson Nursery Road and US Highway 27)

**AN ORDINANCE OF THE CITY OF LAKE WALES, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN AND THE ZONING MAP TO CHANGE THE LAND USE DESIGNATION ON 5.2 ACRES OF LAND LOCATED ON THE SOUTHWEST CORNER OF THOMPSON NURSERY ROAD AND US HIGHWAY 27 FROM POLK COUNTY DESIGNATION CEX – COMMERCIAL ENCLAVE TO CITY OF LAKE WALES FUTURE LAND USE DESIGNATION RAC REGIONAL ACTIVITY CENTER AND ZONING DESIGNATION C-3 HIGHWAY COMMERCIAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

**BE IT ENACTED** by the City Commission of the City of Lake Wales, Polk County, Florida:

**SECTION 1** The Future Land Use Map (FLUM) of the Comprehensive Plan and the Zoning Map are hereby amended to change the land use designation on approximately 5.2 acres of property, owned by Palmetto Group LLC and annexed by Ordinance 2017-08, as follows:

5.2 acres located at Southwest corner of Thompson Nursery Road and US Highway 27

Polk County Future Land Use Map designation CEX – Commercial Enclave to City of Lake Wales Future Land Use Map designation RAC Regional Activity Center and City of Lake Wales Zoning map designation C-3 Highway Commercial.

The property and land use designations are shown on “Attachment A,” hereby made part of this ordinance.

**SECTION 2** The applicability and effect of the Lake Wales Comprehensive Plan, as amended, shall be as provided by the Local Government Planning and Land Development Regulations Act, Section 163.3215, Florida Statutes, and this ordinance.

**SECTION 3** If any clause, section or provision of this ordinance or any fee imposed pursuant to this ordinance shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said ordinance or remaining fees shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

**SECTION 4** Certified copies of the enacting ordinance, the City of Lake Wales comprehensive Plan and any amendment thereto, and the Lake Wales Code of Ordinances shall be located in the Office of the City Clerk of Lake Wales. The