

ORDINANCE D2020-01
(Comprehensive Plan text amendment to add Mixed Use)

AN ORDINANCE OF THE CITY OF LAKE WALES, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN TO ESTABLISH A MIXED USE DESIGNATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1 Policy 2.18 Mixed Use (MU)

The primary function of the Mixed Use (MU) category is to establish centers of master planned suburban/urban activity, in areas with a high level of public facility availability and intended to develop with a horizontal or vertical mix of residential and nonresidential uses, achieving internal trip capture and the development of a high quality environment for living, working, or visiting.

Location criteria: MUs shall

- Have frontage on an arterial
- Be a minimum of 500 acres
- Be served by City water and sewer services

Typical uses/density/intensity: Commercial, office, and light industrial uses mixed with suburban or urban residential uses and support uses such as recreational uses, schools, hospitals, and entertainment uses.

Range of potential density/intensity:

Maximum gross residential density is nine (9) units to the acre.

Maximum floor area ratio (FAR) is 1.0.

Development in areas designated with the Mixed Use (MU) category shall contain a percentage of at least three (3) of the following general categories of land uses (measured in acres district wide, not per development site or phase):

- Minimum ten (10) percent residential
- Minimum ten (10) percent Commercial/Professional
- Minimum ten (10) percent Light Industrial/Distribution
- Minimum five (5) percent Recreation/Open space; or
- Minimum three (3) percent Public Use

Development criteria:

The land development regulations shall include provisions applicable to the MU to ensure coherent and integrated development, avoid piecemeal development and inefficient transportation facilities, to protect natural resources, and to provide adequate green space and buffers.

The regulations shall implement the following development criteria:

Mixed use development shall require a Planned Development Project approval.

Pedestrian, bicycle, and vehicular connections among residential and nonresidential uses shall be required.

Developers shall provide for public transportation accessibility and facilities such as bus shelters.

Green space shall be provided in developments to provide for visual relief, public gathering places, and buffering where necessary.

Natural resources such as wetlands and ponds shall be protected and featured as integral components of developments for common open space and visual enhancement.

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 Regulation 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 City Clerk shall also make copies available to the public for a reasonable publication charge.

SECTION 5 This amendment shall not become effective until the state land planning agency or the Administrative Commission, respectively, issues a final order determining the amendment is in compliance.

CERTIFIED AS TO PASSAGE this 5th day of May, 2020.

Eugene L. F. [Signature]
Mayor/Commissioner
City of Lake Wales, Polk County, Florida

ATTEST:

[Signature]
City Clerk

