

**ORDINANCE D2015-02**

(CPA/Zoning – 4 acres – East of US Highway 27 and North of Hunt Brothers Road)

**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 LAND USE DESIGNATIONS ON APPROXIMATELY 4 ACRES OF LAND IN TWO PARCELS LOCATED EAST OF US HIGHWAY 27 AND NORTH OF HUNT BROTHERS ROAD, ONE PARCEL FROM MEDIUM DENSITY RESIDENTIAL MDR/R-1A TO BUSINESS PARK CENTER BPC/C-3 AND THE OTHER FROM BUSINESS PARK CENTER BPC/C-3 TO MEDIUM DENSITY RESIDENTIAL MDR/R1-A; 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 designations on approximately 4 acres of property, owned by Sunshine Agriculture, Inc. and located in the City of Lake Wales.

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

**SECTION 2** A portion of parcel, PID # 27-30-14-000000-031000 will be amended from City of Lake Wales Future Land Use Map designation BPC Business Park Center and Zoning Map designation C-3 Highway commercial to City of Lake Wales Future Land Use Map designation MDR Medium Density Residential and Zoning Map designation R-1A Single-family Residential.

A portion of parcel, PID # 27-30-14-000000-032010 will be amended from City of Lake Wales Future Land Use Map designation MDR Medium Density Residential and Zoning Map designation R-1A Single-family Residential to City of Lake Wales Future Land Use Map designation BPC Business Park Center and Zoning Map designation C-3 Highway Commercial.

**SECTION 3** The applicability and effect of the Lake Wales Comprehensive Plan, as amended, shall be as provided by the Local Government Planning and Land Development Regulation Act, Section 163, Florida Statutes and this ordinance.

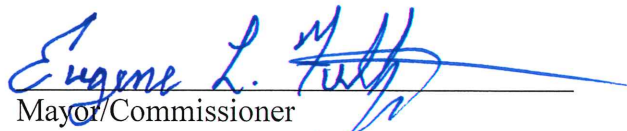
**SECTION 4** If any clause, section or provision of this ordinance or any fee imposed pursuant to the ordinance shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said ordinance or remaining fees shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

**SECTION 5** 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 6** This amendment shall not become effective until 31 days after adoption. If challenged within 30 days after adoption, this amendment shall not become effective until the state land planning agency or the Administration Commission issues a final order determining the amendment is in compliance.

**CERTIFIED AS TO PASSAGE** this 17<sup>th</sup> day of March, 2015.

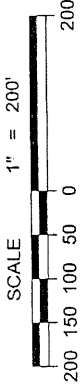
  
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Mayor/Commissioner  
City of Lake Wales, Polk County, Florida

ATTEST:

  
\_\_\_\_\_  
City Clerk Clara VanBlargan, MMC

# ORDINANCE D2015-02

## ATTACHMENT A



POLK COUNTY PARCEL NUMBER  
27-30-14-000000-031000  
SUNSHINE AGRICULTURE INCORPORATED  
Not To Scale

ZONE R-1A - RESIDENTIAL  
FUTURE LAND USE MDR  
MEDIUM DENSITY RESIDENTIAL

A PORTION OF  
POLK COUNTY PARCEL NUMBER  
27-30-14-000000-031000  
SUNSHINE AGRICULTURE INCORPORATED

Current BPC/C-3  
Proposed MDR/R-1A

ZONE C-3 - HIGHWAY COMMERCIAL  
FUTURE LAND USE BPC-BUSINESS PARK CENTER

STATE ROAD 25 / U.S. HIGHWAY 27

BPC/BP

Current MDR/R-1A  
Proposed BPC/C-3

BORROW PIT / POND

TOP OF BANK

PROPOSED  
REZONING LIMIT

A PORTION OF  
POLK COUNTY PARCEL NUMBER  
27-30-14-000000-032010  
SUNSHINE AGRICULTURE  
INCORPORATED

EXISTING ZONING LINE +/-

State Road No. S-17-B / Hunt Brothers Road

BPC/C-3

**POLK LAND SURVEYING, INC.**  
Florida Licensed Business Number 7930

116 East Stuart Avenue  
Lake Wales, FL 33853  
Phone: (863) 632-4424  
Fax: 1-888-650-0789  
polkis@ymail.com