

ORDINANCE D2008-01
(CPA/Zoning Tedder Property - US27)

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 2.08 ACRES OF LAND, LOCATED ON WEST SIDE OF US 27 NORTH OF THOMPSON NURSERY ROAD, FROM POLK COUNTY FUTURE LAND USE DESIGNATION HIC - HIGH IMPACT COMMERCIAL TO LAKE WALES FUTURE LAND USE DESIGNATION RAC - REGIONAL ACTIVITY CENTER AND ZONING DESIGNATION C-3 HIGHWAY COMMERCIAL; 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 Lake Wales Comprehensive Plan and the Zoning Map established under Section 23-402(a) of the Lake Wales Code of Ordinances are hereby amended to change the land use designations on 2.08 acres of property located on west side of US Highway 27 north of Thompson Nursery Road from Polk County Future Land Use designation HIC - High Impact Commercial to Lake Wales FLUM designation RAC - Regional Activity Center and Zoning 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 Regulation Act, Section 163.3215, Florida Statutes, and this ordinance.

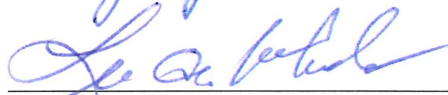
SECTION 3 If any clause, section or provision of this ordinance or any fee imposed pursuant to this ordinance shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said ordinance or remaining fees shall be in full force and effect and be valid as if such invalid 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 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.

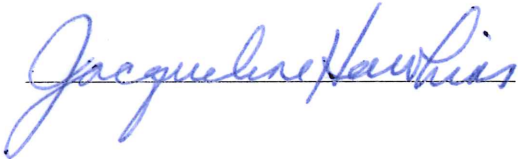
CERTIFIED AS TO PASSAGE this 3rd day of July, 2008.

*Adopted
7/1/2008*



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

ATTEST:



Attachment A
Ordinance D2008-01
Tedder Property CPA/Zoning

