

ORDINANCE 2023-07

(Large-Scale CPA/Future Land Use Map Amendment for approximately 51.18 acres of land south of Waverly Road and east of US Highway 27.)

AN ORDINANCE OF THE CITY OF LAKE WALES, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE LAND USE DESIGNATIONS ON APPROXIMATELY 51.18 ACRES OF LAND SOUTH OF WAVERLY ROAD AND EAST OF US HIGHWAY 27, FROM COUNTY DESIGNATION LCC AND CITY DESIGNATIONS BPC/NAC TO CITY OF LAKE WALES DESIGNATION NEIGHBORHOOD ACTIVITY CENTER NAC; PROVIDING FOR SEVERABILITY; 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 is hereby amended to change the land use designations on approximately 51.18 acres of property, as follows:

City of Lake Wales Future Land Use Map designation NAC, for 51.18 acres, applied to the following parcels:

Parcel ID: 272908000000012030 9.37 acres
BEG 58.38 FT S & 244.98 FT W OF NE COR OF SE1/4 OF NE1/4 RUN 389.67 FT S 02 DEG 01 MIN 31 SEC E 12.40 FT S 71 DEG 15 MIN 28 SEC W 104.39 FT S 78 DEG 53 MIN 51 SEC W 160.06 FT TO ELY R/W US 27 SLY ALONG R/W 574.32 FT M/L E 650 FT N 05 DEG 34 MIN 48 SEC W 643.88 FT TO POB

Parcel ID: 272908000000012070 3.98 acres
BEG 58.38 FT S OF NE COR OF SE1/4 OF NE1/4 RUN W 244.98 FT S 05 DEG 34 MIN 48 SEC E 643.88 FT W 650 FT TO E R/W US HWY 27 SELY ALONG R/W 101.10 FT E 303.94 FT TO POINT ON CURVE SELY ALONG CURVE 1792.70 FT S 88 DEG 25 MIN 35 SEC W 314.56 FT TO R/W SELY ALONG R/W 73.57 FT N 88 DEG 25 MIN 25 SEC E 315.20 FT TO POINT ON CURVE SELY ALONG CURVE TO E-LINE OF SEC RUN N TO POB LESS THAT PT LYING WITHIN HUNTERS GLEN PHASE 1 - RABBIT RIDGE AS RECORDED IN PB 147 PG 32-35 & LESS THAT PART

Parcel ID: 2729090000000032010 37.83 acres
BEG SE COR OF W1/2 OF SE1/4 OF SE1/4 RUN N 88 DEG 50 MIN 56 SEC W 2020.54 FT N 88 DEG 18 MIN 30 SEC W 2313.87 FT TO A POINT ON CURVE NWLY ALONG CURVE TO W LINE OF SEC NLY ALONG SEC LINE TO S R/W OF SR 540 ELY ALONG R/W TO W LINE OF COMM BANANA PLANTATION SUB UNIT 8 RUN S 1250.15 FT N 87 DEG 13 MIN 17 SEC E 186.19 FT N 01 DEG 27 MIN 39 SEC E 915.21 FT E 671.14 FT

S 1443.82 FT E 761.31 FT S 17.77 FT M/L E TO PEDERSON SUB S 164
FT E 654.5 FT N TO R/W OF RR S 21 DEG 01 MIN 40 SEC E 705.13 FT

The property as 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 the state land planning agency or the Administrative Commission, respectively, issues a final order determining the amendment is in compliance.

This Ordinance was approved on First Reading after Public Hearing on March 21, 2023, and was adopted on Second Reading after Public Hearing on June 20, 2023.

CERTIFIED AS TO PASSAGE this 22nd day of June, 2023.



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

ATTEST:

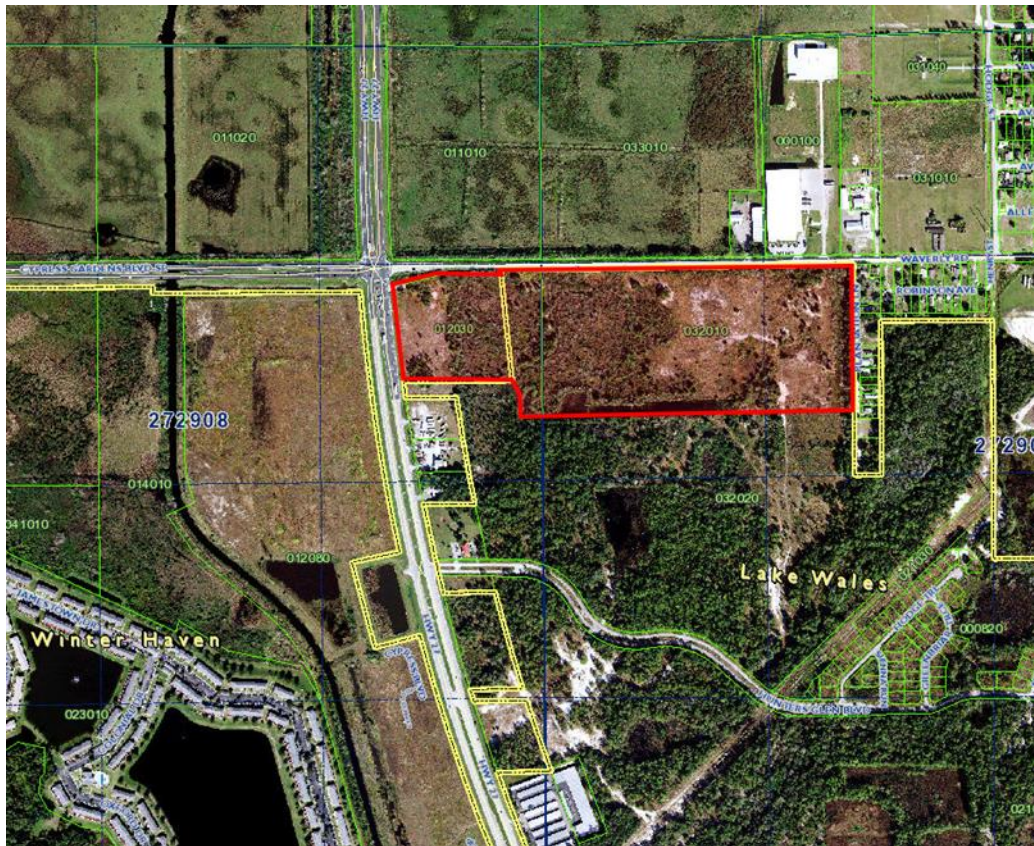
City Clerk

Attachment A

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Parcel ID: 272908-000000-012030, 272908-000000-012070, 272909-000000-032010



Location of Site