

**ORDINANCE D2021-08**

(Zoning Map Amendment – approximately 1,841.50 acres located south of Thompson Nursery Road and west of Highway 27)

**AN ORDINANCE OF THE CITY OF LAKE WALES, FLORIDA, AMENDING THE ZONING MAP OF CHAPTER 23 ZONING, LAND USE, AND LAND DEVELOPMENT REGULATIONS TO CHANGE ZONING DESIGNATIONS ON 1841.50 ACRES OF LAND LOCATED SOUTH OF THOMPSON NURSERY ROAD AND WEST OF HIGHWAY 27, TO CITY OF LAKE WALES DESIGNATION PDMU PLANNED DEVELOPMENT MIXED USE; 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 Zoning Map is hereby amended to change the land use designations on approximately 1841.50 acres of property, owned by Winter Haven Corp, as follows:

City of Lake Wales Zoning Map designation PDMU Planned Development Mixed Use applied to the following parcels:

**272930000000021010**

E1/2 OF SE1/4 S OF CANAL & NW1/4 OF SE1/4 S OF CANAL & NE1/4 OF SW1/4 S OF CANAL LESS W 740 FT

**272929000000013000**

N1/2 OF NE1/4 N OF CANAL

**272929000000011000**

ALL S OF MAIN CANAL LESS S1/2 OF SE1/4 OF SE1/4 & LESS RD R/W PER MB 5 PG 153-155

**272928000000011010**

N1/2 OF NE1/4 W OF HWY & NE1/4 OF NW1/4 LESS E 1034 FT OF S 1020 FT & W1/2 OF NW1/4 & NW1/4 OF SW1/4 & SW1/4 OF SW1/4 W OF CANAL

**272917000000021000**

ALL LYING S OF CR 17A

**272920000000010000**

N1/2 OF NW1/4 & E1/2

**272921000000021020**

S1/2 OF E OF MAIN CANAL & W OF HWY NO 27

**272921000000031010**

ALL LYING W OF PEACE CREEK CANAL

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.

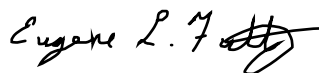
**SECTION 3** If any clause, section or provision of this ordinance or any fee imposed pursuant to this ordinance shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said ordinance or remaining fees shall be in full force and effect and be valid as if such 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 July 20, 2021, and was adopted on Second Reading after Public Hearing on August 3, 2021.

**CERTIFIED AS TO PASSAGE** this 4th day of August, 2021.



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

ATTEST:

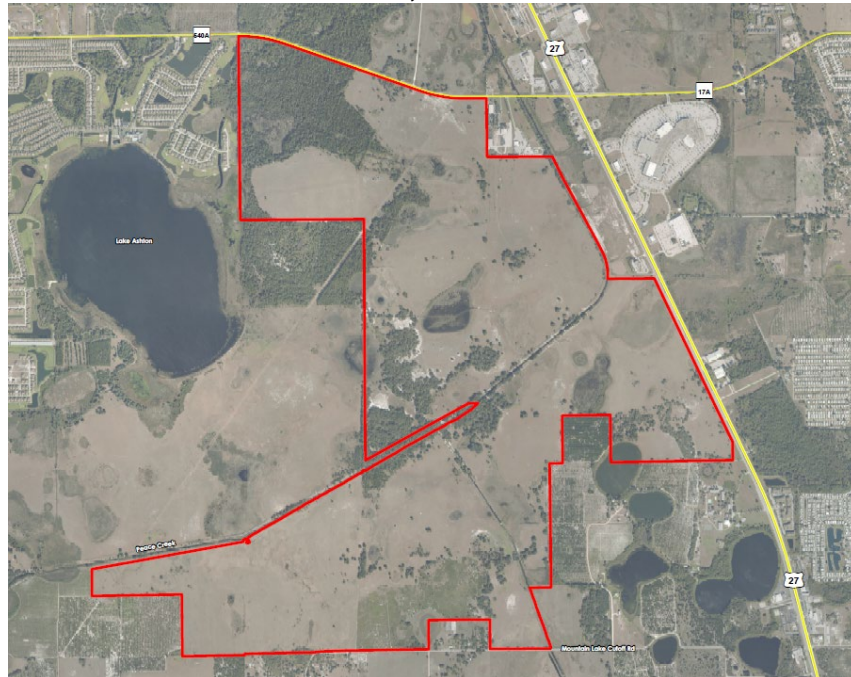
\_\_\_\_\_  
City Clerk

## Attachment A

### ORDINANCE D2021-08

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**272930000000021010, 272929000000013000, 272929000000011000,  
272928000000011010, 272917000000021000, 272920000000010000,  
272921000000021020, & 272921000000031010**



Aerial of Subject Property