

ORDINANCE D2022-01

(CPA/Future Land Use Map Amendment for approximately 8.84 acres of land north of Mountain Lake Cutoff Road and west 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 DESIGNATION ON APPROXIMATELY 8.84 ACRES OF LAND NORTH OF MOUNTAIN LAKE CUTOFF ROAD AND WEST OF US HIGHWAY 27, FROM CITY OF LAKE WALES DESIGNATION LIMITED COMMERCIAL-INDUSTRIAL (LCI), TO DESIGNATION HDR HIGH-DENSITY RESIDENTIAL; 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 8.84 acres of property, owned by Mahadev Jay, LLC. and Hanuman Jay, LLC., as follows:

City of Lake Wales Future Land Use Map designation HDR High-Density Residential applied to the following parcel:

27292700000044050

COMM SE COR OF SW1/4 OF SW1/4 RUN E 110.3 FT TO HWY NWLY ALONG W R/W HWY 240.3 FT TO POB CONT NWLY ALONG HWY 594.7 FT S 76 DEG 17 MIN W PERP TO HWY 125 FT N 13 DEG 43 MIN W PARALLEL TO HWY 110 FT S 76 DEG 17 MIN W 75 FT S13-43-E 30 FT S 13 DEG 43 MIN W 300 FT S 13 DEG 43 MIN E PARALLEL TO HWY 320 FT S 85 DEG 13 MIN W 174.50 FT SWLY ALONG CURVE 50 FT S 0 DEG 21 MIN E 167 FT M/L TO LK ELY & SLY ALONG WATERS EDGE TO S BDRY OF SW1/4 THENCE E 232 FT M/L TO A PT 95 FT W OF SE COR OF SW1/4 OF SW1/4 N 233.37 FT E 150 FT TO POB LESS COMM SE COR OF SW1/4 OF SW1/4 THENCE E 110.35 FT TO WLY R/W LINE OF US 27 N14-23-06W ALONG SAID WLY R/W LINE 627.01 FT TO POB S74-24-51W 182.19 FT N16-04-50W 321.95 FT N75-36-54E 66.67 FT S14-23-06E 110 FT N75-3654E 125 FT TO SAID WLY R/W LINE OF US 27 S14-23-06E ALONG SAID WLY R/W 207.99 FT TO POB

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

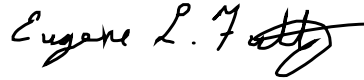
any reason or cause, the remaining portion of said ordinance or remaining fees shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

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 February 1, 2022, and was adopted on Second Reading after Public Hearing of February 15, 2022.

CERTIFIED AS TO PASSAGE this 16th day of February, 2022.



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

ATTEST:

City Clerk

Attachment A

ORDINANCE D2022-01

(CPA/Future Land Use Map Amendment for approximately 8.84 acres of land north of Mountain Lake Cutoff Road and west of US Highway 27)

27292700000044050

COMM SE COR OF SW1/4 OF SW1/4 RUN E 110.3 FT TO HWY NWLY ALONG W R/W HWY 240.3 FT TO POB CONT NWLY ALONG HWY 594.7 FT S 76 DEG 17 MIN W PERP TO HWY 125 FT N 13 DEG 43 MIN W PARALLEL TO HWY 110 FT S 76 DEG 17 MIN W 75 FT S13-43-E 30 FT S 13 DEG 43 MIN W 300 FT S 13 DEG 43 MIN E PARALLEL TO HWY 320 FT S 85 DEG 13 MIN W 174.50 FT SWLY ALONG CURVE 50 FT S 0 DEG 21 MIN E 167 FT M/L TO LK ELY & SLY ALONG WATERS EDGE TO S BDRY OF SW1/4 THENCE E 232 FT M/L TO A PT 95 FT W OF SE COR OF SW1/4 OF SW1/4 N 233.37 FT E 150 FT TO POB LESS COMM SE COR OF SW1/4 OF SW1/4 THENCE E 110.35 FT TO WLY R/W LINE OF US 27 N14-23-06W ALONG SAID WLY RW LINE 627.01 FT TO POB S74-24-51W 182.19 FT N16-04-50W 321.95 FT N75-36-54E 66.67 FT S14-23-06E 110 FT N75-3654E 125 FT TO SAID WLY RW LINE OF US 27 S14-23-06E ALONG SAID WLY RW 207.99 FT TO POB



Aerial of Subject Property