

ORDINANCE D2022-03

(Large-Scale CPA/Future Land Use Map Amendment for approximately 236.57 acres of land south of Belleview Drive, east of Scenic Highway South, north of Passion Play Road, and west of 11th Street South)

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 236.57 ACRES OF LAND LOCATED SOUTH OF BELLEVIEW DRIVE, EAST OF SCENIC HIGHWAY SOUTH, NORTH OF PASSION PLAY ROAD, AND WEST OF 11TH STREET SOUTH, FROM POLK COUNTY RESIDENTIAL SUBURBAN AND TOURISM COMMERCIAL CENTER TO CITY OF LAKE WALES DESIGNATION LDR LOW-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 236.57 acres of property, as follows:

City of Lake Wales Future Land Use Map designation LDR Low-Density Residential applied to the following parcels:

Parcel ID: 273013000000033020 9.73 acres

The Northwest ¼ of the Northwest ¼ of the Northwest ¼ of Section 13, Township 30 South, Range 27 East, Polk County, Florida.

Parcel ID: 273013000000033030 9.39 acres

SW1/4 OF NW1/4 OF NW1/4 LESS MAINT R/W & LESS ADDNL RD R/W PER MB 20 PG 81-89

Parcel ID: 273013000000033010 20.12 acres

E1/2 OF NW1/4 OF NW1/4 LESS MAINT R/W ON S SIDE & THAT PT OF VACATED BIG TANK RD LYING WITHIN ABOVE & LESS ADDNL RD R/W PER MB 20 PG 81-89

Parcel ID: 273013000000031000 39.99 acres

NE1/4 OF NW1/4 LESS MAINT R/W ON S & E SIDES & THAT PART OF VACATED BIG TANK RD LYING WITHIN ABOVE & LESS ADDNL RD R/W PER MB 20 PG 81-89

Parcel ID: 273013000000013040 9.75 acres

SW1/4 OF NW1/4 OF NE1/4 LESS MAINT R/W & LESS ADDNL RD R/W PER MB 20 PG 81-89

Parcel ID: 273013000000013020 9.89 acres
NW1/4 OF NW1/4 OF NE1/4 LESS MAINT R/W ON N & W SIDES

Parcel ID: 273013000000013010 10.07 acres
NE1/4 OF NW1/4 OF NE1/4 LESS MAINT R/W FOR GROVE RD

Parcel ID: 273013000000011030 10.06 acres
NW1/4 OF NE1/4 OF NE1/4 LESS MAINT R/W FOR GROVE RD

Parcel ID: 273013000000013030 7.85 acres
SE1/4 OF NW1/4 OF NE1/4 LESS N 330 FT OF E 260 FT & LESS MAINT
R/W PER MB 20 PG 81-89

Parcel ID: 273013000000011040 11.83 acres
SW1/4 OF NE1/4 OF NE1/4 & N 330 FT OF E 260 FT OF SE1/4 OF
NW1/4 OF NE1/4 LESS MAINT R/W PER MB 20 PG 81-89

Parcel ID: 273013000000011010 9.45 acres
NE1/4 OF NE1/4 OF NE1/4 LESS MAINT R/W & LESS ADD R/W AS
DESC IN OR 4429-588

Parcel ID: 273013000000011020 9.28 acres
SE1/4 OF NE1/4 OF NE1/4 LESS MAINT R/W & LESS ADD R/W AS
DESC IN OR 4429-586 & LESS ADDNL RD R/W PER MB 20 PG 81-89

Parcel ID: 273012000000042010 39.68 acres
The Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 12, Township 30 South,
Range 27 East, Polk County, Florida, LESS road right-of-way.

Parcel ID: 273012000000024000 39.47 acres
The Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 30 South,
Range 27 East, Polk County, Florida; LESS road right-of-way.

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 15, 2022, and was adopted on Second Reading after Public Hearing on June 7, 2022.

CERTIFIED AS TO PASSAGE this 8th day of June, 2022.



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

ATTEST:

City Clerk

Attachment A

ORDINANCE D2022-03

(Large-Scale CPA/Future Land Use Map Amendment for approximately 236.57 acres of land south of Belleview Drive, east of Scenic Highway South, north of Passion Play Road, and west of 11th Street South)

Parcel ID: 273013-000000-011010, 273013-000000-011020, 273013-000000-011030, 273013-000000-011040, 273013-000000-013010, 273013-000000-013030, 273013-000000-013020, 273013-000000-013040, 273012-000000-024000, 273013-000000-031000, 273013-000000-033010, 273013-000000-033020, 273013-000000-033030, 273012-000000-042010



Aerial of Subject Property