

ORDINANCE D2022-04

(Large-Scale CPA/Future Land Use Map Amendment for approximately 97.35 acres of land south of Chalet Suzanne 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 97.35 ACRES OF LAND LOCATED SOUTH OF CHALET SUZANNE ROAD AND EAST OF US HIGHWAY 27, FROM CITY OF LAKE WALES DESIGNATION REGIONAL ACTIVITY CENTER (RAC) TO MDR MEDIUM-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 97.35 acres of property, as follows:

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

Parcel ID: 272915000000043070 2.54 acres
BEG SW COR OF SEC RUN N 778.19 FT E 279.88 FT N 74.29 FT E 255.49 FT N 68.14 FT E 122.32 FT TO POB RUN N 924.22 FT TO RD R/W N 60 DEG 35 MIN 30 SEC E 131.25 FT S 987.67 FT W 114.26 FT TO POB

Parcel ID: 272915000000043020 38.65 acres
BEG SW COR OF SEC RUN E 1329.03 FT N PARALLEL WITH W LINE OF SEC 1317 FT W 20 FT S 283 FT W 250 FT N 1032 FT TO SLY R/W OF SR 17-A RUN SWLY ALONG R/W TO A PT WHICH IS 771.95 FT E OF W LINE SEC S PARALLEL TO SEC LINE 987.67 FT W 236.58 FT S PARALLEL TO W LINE OF SEC 68.14 FT W 255.49 FT S PARALLEL TO W LINE 74.29 FT W 279.88 FT TO W LINE OF SEC S 778.19 FT TO POB & E 220 FT OF W1/2 OF SW1/4 LYING S OF SR 17A LESS S 1317 FT

Parcel ID: 272915000000043030 2.49 acres
COMM AT SE COR OF SW1/4 OF SW1/4 RUN N 1317 FT S 89 DEG 30 MIN W 20 FT FOR POB RUN S 283 FT S 89 DEG 30 MIN W 250 FT N 1032.20 FT TO SLY R/W OF SR 17A RUN N 60 DEG 36 MIN 43 SEC E ALONG R/W 57.38 FT S 776.93 FT N 89 DEG 30 MIN E 200 FT TO POB

Parcel ID: 272914860590001111 1.56 acres
HOWEY W J LAND COMPANY SUB OF STARR LAKE PB 3 PG 50 51 & PB 4 PG 7 8 IN S15 T29 R27 LOT 11 N1/2 W OF RR & S OF SR 17A

Parcel ID: 272915864200008010 26.64 acres
POINCIANA PARK UNIT 2 PB 26 PG 3 S15/22 T29 R27 BLKS 8 THRU
12 INCLUDING CLOSED STS

Parcel ID: 272914860590001117 3.29 acres
HOWEY W J LAND COMPANY SUB OF STARR LAKE PB 3 PG 50 51 &
PB 4 PG 7 8 IN S15 T29 R27 LOT 11 THAT PART OF A STRIP OF LAND
130 FT WIDE LYING 65 FT ON EACH SIDE OF FOLL DES
CENTERLINE: BEG NE COR OF SW1/4 OF SEC RUN S 40.3 FT TO
CENTERLINE OF SR 17A RUN W 471.39 FT S 60 DEG 51 MIN W
262.82 FT S 21 DEG 54 MIN E 50.4 FT TO S R/W SR 17 A FOR POB OF
SAID CENTERLINE CONT S 21 DEG 54 MIN E 1829 FT M/L TO N R/W
STARR AVE & END OF SAID LINE LESS SLY 675 FT THEREOF

Parcel ID: 272914860590001113 2.05 acres
HOWEY W J LAND COMPANY SUB OF STARR LAKE PB 3 PG 50 51 &
PB 4 PGS 7 8 IN S15 T29 R27 LOT 11 THAT PART DESC AS THE SLY
675 FT OF A STRIP OF LAND 130 FT WIDE LYING 65 FT EACH SIDE
OF DESC CENTER-LINE BEG NE COR OF SW1/4 OF SEC RUN S 40.3
FT TO C LINE SR17A W 471.39 FT TO A CURVE ARC SWLY ALONG
CURVE 414.64 FT S 60 DEG 51 MIN W 262.82 FT S 21 DEG 54 MIN E
50.4 FT TO S R/W SR 17A FOR POB OF SAID CENTERLINE CONT S
21 DEG 54 MIN E 1829 FT M/L TO N R/W STARR AVE & END OF SAID
LINE

Parcel ID: 272914860590000300 19.97 acres
HOWEY W J LAND COMPANY SUB OF STARR LAKE PB 3 PG 50 51 &
PB 4 PG 7 8 S22 T29 R27 LOT 3 W1/2 LESS RD R/W PER MB 16 PG 8-
15

Parcel ID: 272915864200007120 0.16 acres
POINCIANA PARK UNIT 2 PB 26 PG 3 IN SEC 15/22 T29 R27 BLK 7
LOT 12

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:

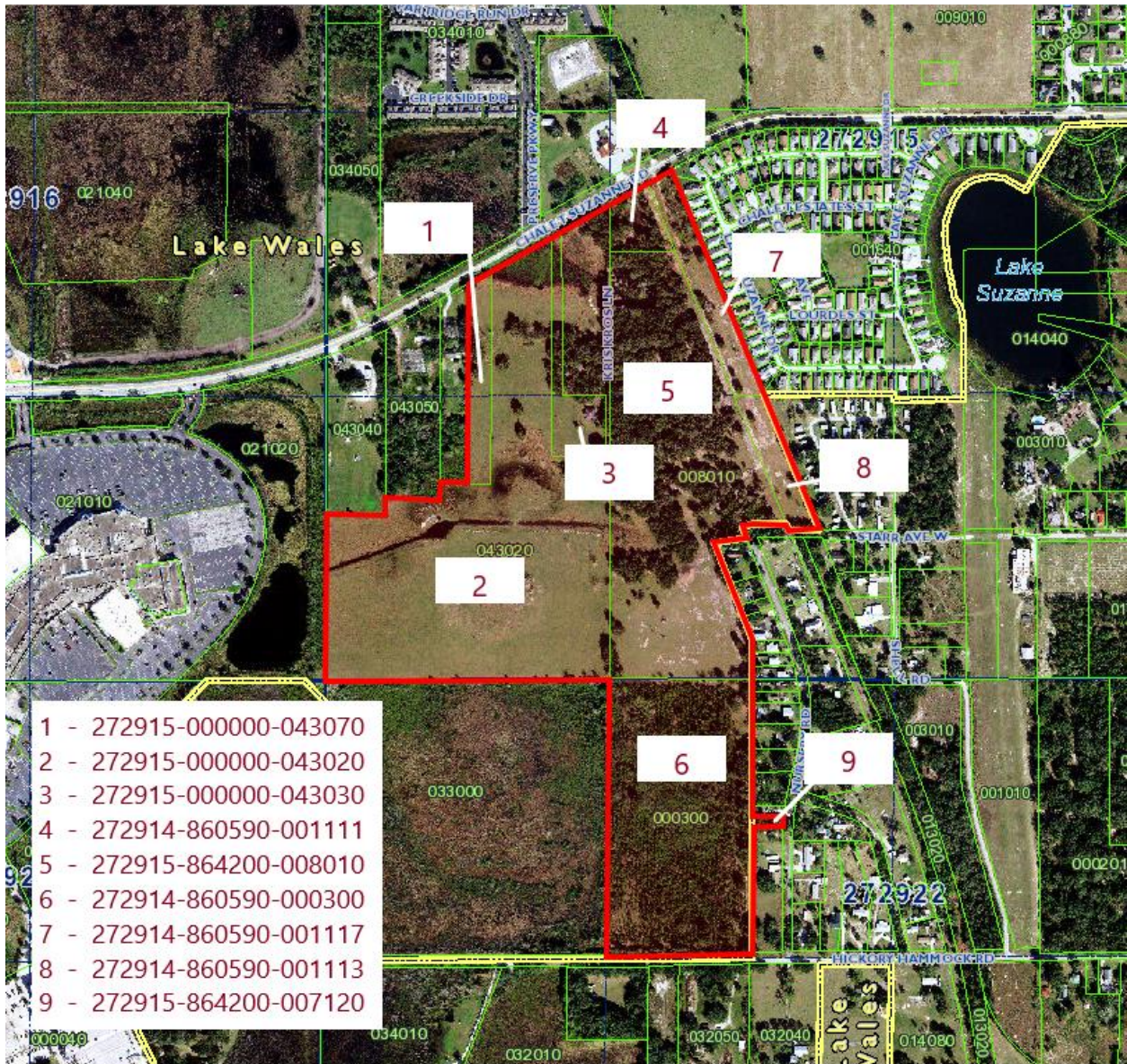
City Clerk

Attachment A

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(Large-Scale CPA/Future Land Use Map Amendment for approximately 97.35 acres of land south of Chalet Suzanne Road and east of US Highway 27)

Parcel ID: 27291500000043070, 27291500000043020, 27291500000043030, 272914860590001111, 272915864200008010, 272914860590001117, 272914860590001113, 272914860590000300, 272915864200007120



Aerial of Subject Property