

**ORDINANCE D2022-17**

(Zoning Map Amendment for approximately 195.23 acres of land north of Chalet Suzanne Road and east of US Highway 27)

**AN ORDINANCE OF THE CITY OF LAKE WALES, FLORIDA, AMENDING THE ZONING MAP TO CHANGE ZONING DESIGNATIONS ON APPROXIMATELY 195.23 ACRES OF LAND NORTH OF CHALET SUZANNE ROAD AND EAST OF US HIGHWAY 27, FROM CITY OF LAKE WALES DESIGNATION R-1B TO R-3; 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 zoning designations on approximately 195.23 acres of property, as follows:

City of Lake Wales Zoning Map designation R-3 applied to the following parcel:

**Parcel ID:** 272916-000000-011000 195.23 acres

A PARCEL OF LAND LYING IN SECTIONS 15 AND 16, TOWNSHIP 29 SOUTH, RANGE 27 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 29 SOUTH, RANGE 27 EAST, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 27 EAST; THENCE N89°16'12"E, ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 277.85 FEET; THENCE S22°07'58"E, 279.97 FEET; THENCE N89°59'11"W, 383.83 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 16; THENCE S00°07'00"W, ALONG SAID EAST LINE, A DISTANCE OF 160.54 FEET; THENCE S89°59'11"E, 133.33 FEET; THENCE S63°24'40"E, 133.04 FEET; THENCE S17°10'22"E, 113.42 FEET; THENCE S00°00'49"W, 22.44 FEET; THENCE S88°29'38"W, 123.88 FEET; THENCE S09°55'24"E, 50.90 FEET; THENCE N88°29'13"E, 46.59 FEET; THENCE S15°56'15"W, 44.93 FEET; THENCE S26°56'53"W, 93.05 FEET; THENCE S01°47'48"W, 17.14 FEET; THENCE S16°35'50"E, 544.48 FEET; THENCE S89°28'14"W, 319.64 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF SECTION 16; THENCE S00°07'00"W, ALONG SAID EAST LINE, A DISTANCE OF 1327.19 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE S00°06'11"W, ALONG SAID EAST LINE, A DISTANCE OF 598.23 FEET; THENCE N89°53'48"W, 350.00 FEET; THENCE S00°06'12"W, 550.91 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CHALET SUZANNE ROAD, SAID POINT LYING ON THE ARC OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2814.79 FEET AND A CHORD BEARING AND

DISTANCE OF S81°53'25"W, 619.11 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°37'39", A DISTANCE OF 620.36 FEET; THENCE S88°12'15"W, ALONG SAID NORTH LINE, A DISTANCE OF 458.58 FEET; THENCE N00°00'00"E, 450.66 FEET; THENCE N88°12'58"E, 792.91 FEET; THENCE N16°24'58"E, 45.73 FEET; THENCE N63°15'27"E, 164.43 FEET; THENCE N00°53'46"E, 658.65 FEET; THENCE CONTINUE N00°53'46"E, 43.14 FEET; THENCE N89°59'51"W, 1313.59 FEET; THENCE S22°32'04"E, 914.09 FEET; THENCE S88°12'30"W, 406.66 FEET; THENCE N22°32'44"W, 887.43 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE N89°48'22"W, ALONG SAID SOUTH LINE, A DISTANCE OF 605.13 FEET TO THE CENTER OF SAID SECTION 16; THENCE N25°36'08"W, 969.06 FEET; THENCE S64°24'53"W, 33.28 FEET TO A POINT ON THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 378.00 FEET AND A CHORD BEARING AND DISTANCE OF N73°33'08"W, 506.06 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°02'26", A DISTANCE OF 554.44 FEET; THENCE N25°34'22"W, 322.00 FEET; THENCE S64°25'38"W, 352.67 FEET; THENCE N25°34'22"W, 494.99 FEET; THENCE S88°27'29"E, 149.40 FEET; THENCE N01°31'57"E, 50.00 FEET; THENCE S88°27'29"E, 145.22 FEET; THENCE N82°25'05"E, 200.00 FEET; THENCE S89°49'49"E, 2437.65 FEET; THENCE N00°10'11"E, 1000.07 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 16; THENCE S89°50'01"E, 1450.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,504,019 SQUARE FEET OR 195.225 ACRES, MORE OR LESS.

**SEE LEGAL DESCRIPTION ATTACHED**

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 May 17, 2022, and was adopted on Second Reading after Public Hearing on June 7, 2022.

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

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

ATTEST:

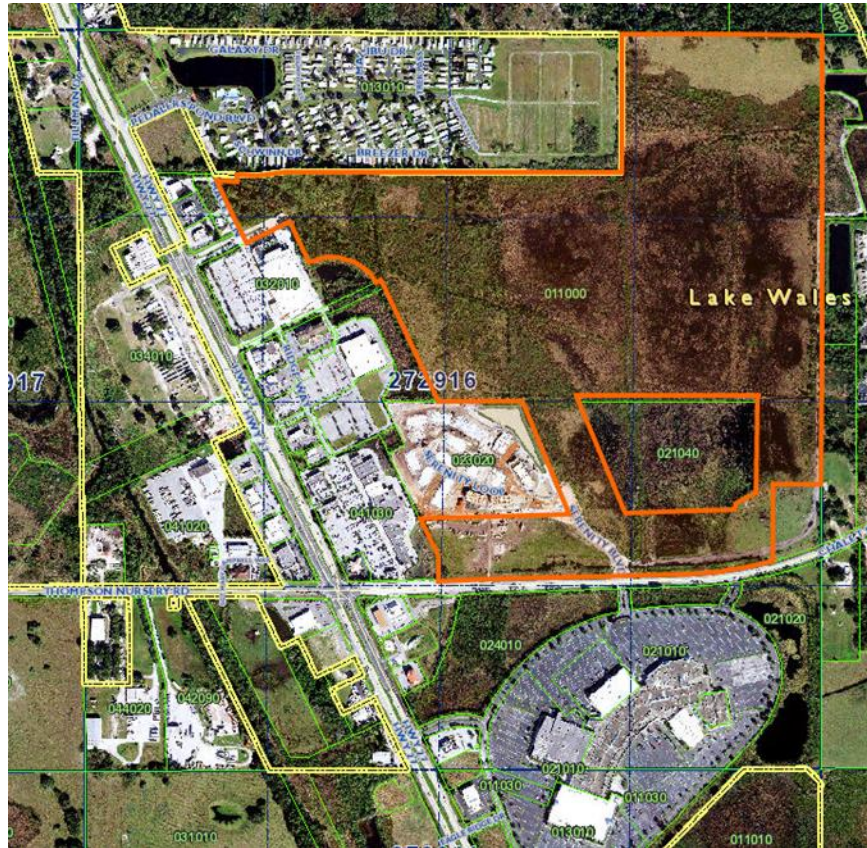
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City Clerk

**Attachment A**

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Parcel ID: 272916-000000-011000



*Location of Site*