

**ORDINANCE D2022-29**

(Zoning Map Amendment for approximately 67.73 acres of land south of Lake Bella 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 67.73 ACRES OF LAND SOUTH OF LAKE BELLA ROAD AND EAST OF US HIGHWAY 27, FROM COUNTY DESIGNATION A/RR AND LCC TO CITY OF LAKE WALES DESIGNATION RESIDENTIAL R-1A AND LIMITED COMMERCIAL INDUSTRIAL (LCI); 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 67.73 acres of property, as follows:

City of Lake Wales Zoning Map designation LCI, for 8.54 acres, applied to the following parcels:

**Parcel ID:** 273023000000014120 1.79 acres  
S 239.87 FT OF SW1/4 OF NE1/4 OF SEC LYING E OF FOLLOWING TRACT B: BEG 1333.72 FT & 354.01 FT W OF NE COR SW1/4 OF NE1/4 RUN W 139.72 FT TO ELY R/W US HWY 27 NWLY ALONG A CURVE 204.39 FT N 78 DEG 48 MIN 35 SEC E 245.98 FT S 02 DEG 33 MIN 01 SEC E 205.69 FT W 40.05 FT S 01 DEG 11 MIN 24 SEC E 33.77 FT TO POB

**Parcel ID:** 273023000000023060 6.13 acres  
N 600 FT OF NW1/4 OF SE1/4 LYING E OF SR 25

**Parcel ID:** 273023000000023150 0.62 acres  
S 106.21 FT OF N 706.21 FT OF NW1/4 OF SE1/4 LYING E OF SR #25

And City of Lake Wales Zoning Map designation R-1A, for 59.19 acres, applied to the following parcels:

**Parcel ID:** 273023000000012030 10.06 acres  
W1/2 OF SE1/4 OF NE1/4 LESS MAINT R/W FOR LAKE BELLE RD

**Parcel ID:** 273023000000012010 19.48 acres  
E1/2 OF SE1/4 OF NE1/4 LESS MAINT R/W

**Parcel ID:** 273024000000034030 19.33 acres  
S1/2 OF SW1/4 OF NW1/4 LESS MAINT R/W FOR JACK TOWNSEND RD  
ACCORDING TO MB 6 PGS 109-111

**Parcel ID:** 273024000000043020 0.32 acres  
ALL THAT PART OF U S LOT 10 LYING W OF BLUE LAKE

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 April 18, 2023, and was adopted on Second Reading after Public Hearing on May 16, 2023.

**CERTIFIED AS TO PASSAGE** this 16th day of May, 2023.

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

ATTEST:

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

## Attachment A

### ORDINANCE D2022-29

(Zoning Map Amendment for approximately 67.73 acres of land south of Lake Bella Road and east of US Highway 27.)

Parcel ID: 273023-000000-014120, 273023-000000-023060, 273023-000000-023150, 273023-000000-012030, 273023-000000-012010, 273024-000000-034030, 273024-000000-043020



8.54 acres designated as Limited Commercial Industrial; 59.19 acres designated as Residential R-1A.