

**ORDINANCE D2022-36**

(Zoning Map Amendment for approximately 47.31 acres of land south of Hunt Brothers Road, west of Scenic Highway South, 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 47.31 ACRES OF LAND SOUTH OF HUNT BROTHERS ROAD, WEST OF SCENIC HIGHWAY SOUTH, AND EAST OF US HIGHWAY 27, FROM COUNTY DESIGNATION RS TO CITY OF LAKE WALES DESIGNATION BUSINESS PARK BP; 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 47.31 acres of property, as follows:

City of Lake Wales Zoning Map designation BP, for 47.31 acres, applied to the following parcels:

**Parcel ID:** 273014000000021030 9.17 acres  
NW1/4 OF NE1/4 OF SE1/4 LESS RD R/W FOR S-17A & LESS MAINT  
R/W FOR LAKE BELLE RD

**Parcel ID:** 273014000000023010 18.90 acres  
E1/2 OF NW1/4 OF SE1/4 & LESS RD R/W FOR S-17A & LESS MAINT  
R/W

**Parcel ID:** 273014000000023020 10.15 acres  
S1/2 OF NW1/4 OF NW1/4 OF SE1/4 & N1/2 OF SW1/4 OF NW1/4 OF  
SE1/4

**Parcel ID:** 273014000000023030 9.09 acres  
N1/2 OF NW1/4 OF NW1/4 OF SE1/4 & S1/2 OF SW1/4 OF NW1/4 OF  
SE1/4 LESS RD R/W FOR S-17A & LESS MAINT R/W

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 30th day of May, 2023.

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

ATTEST:

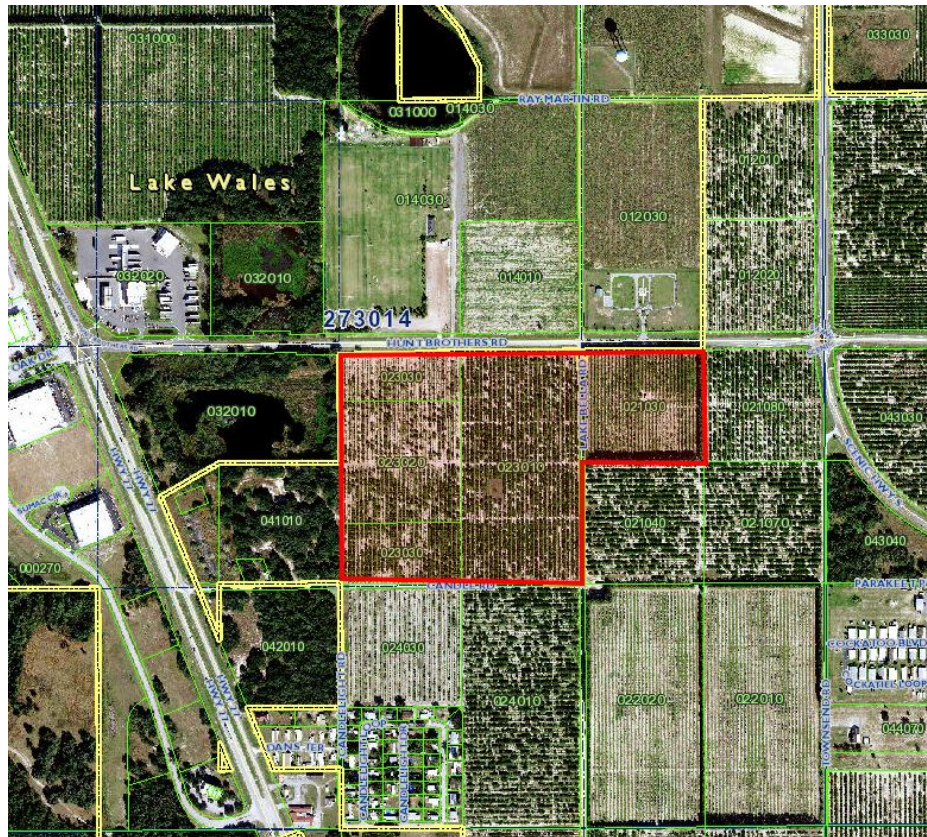
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City Clerk

## Attachment A

# ORDINANCE D2022-36

(Zoning Map Amendment for approximately 47.31 acres of land south of south of Hunt Brothers Road, west of Scenic Highway South, and east of US Highway 27.)

Parcel ID: 273014000000021030, 273014000000023010, 273014000000023020,  
273014000000023030



### Location Map of Site