

**ORDINANCE D2021-17**

(Zoning Map Amendment – 28.13 acres of land south of State Road 60 East, and East of Tangelo Street)

**AN ORDINANCE OF THE CITY OF LAKE WALES, FLORIDA, AMENDING ZONING MAP TO CHANGE ZONING DESIGNATIONS ON 28.13 ACRES OF LAND LOCATED SOUTH OF STATE ROAD 60 EAST, AND EAST OF TANGELO STREET, TO CITY OF LAKE WALES DESIGNATION R-1D; 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 28.13 acres of property, owned by MOW Groves LLC, Changcocco Family Trust, and Nancy D. Kahler Trust, as follows:

City of Lake Wales Zoning Map designation R-1D applied to the following parcels, as shown on attachment A:

Parcel ID: 283007-000000-012030 10.04 acres  
SW1/4 OF SE1/4 OF NE1/4

Parcel ID: 283007-000000-012020 10.03 acres  
NW1/4 OF SE1/4 OF NE1/4

Parcel ID: 283007-000000-011030 8.06 acres  
SW1/4 OF NE1/4 OF NE1/4 LESS MAINT R/W & LESS N 130.71 FT

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 \_\_\_\_\_, 2021, and was adopted on Second Reading after Public Hearing on \_\_\_\_\_, 2021.

**CERTIFIED AS TO PASSAGE** this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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

ATTEST:

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

**Attachment A**  
**ORDINANCE D2021-17**

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PIDs 283007-000000-012030, 283007-000000-012020, and 283007-000000-011030

