

**ORDINANCE D2021-12**

(Zoning Map Amendment – 60.09 acres of land north of Mammoth Grove Road and east of Masterpiece Road)

**AN ORDINANCE OF THE CITY OF LAKE WALES, FLORIDA, AMENDING THE ZONING MAP DESIGNATIONS ON 60.09 ACRES OF LAND LOCATED NORTH OF MAMMOTH GROVE ROAD AND EAST OF MASTERPIECE ROAD, TO CITY OF LAKE WALES DESIGNATION C4, AND TO CITY OF LAKE WALES DESIGNATION R-1A SINGLE-FAMILY 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 Zoning Map is hereby amended to change the land use designations on approximately 60.09 acres of property, owned by Everything and All, LLC, as follows:

City of Lake Wales Zoning Map designation C-4, and R-1A applied to the following parcels, as shown on attachment A:

Parcel ID: 282929937600040161 6.40 acres  
MAMMOTH GROVE PB 4 PG 78 & 79 THAT PART OF LOTS 16 17 24 25 31 32 LYING E OF HWY S-17A LESS THAT PART OF LOTS 25 & 32 DESC AS N 360 FT OF S 375 FT OF W 300 FT OF E 310 FT OF SW1/4 OF SEC

Parcel ID: 282929937600020210 17.78 acres  
MAMMOTH GROVE PB 5 PG 34 LOTS 21 & 28 THRU 30 IN SE1/4 LESS S 208.71 FT OF E 208.71 FT OF W 417.42 FT OF LOT 29 & LESS ADDNL RD R/W PER OR 10108-2299

Parcel ID: 282929000000020190 7.98 acres  
MAMMOTH GROVE PB 5 PG 34 LOTS 19 & 22 IN SE1/4 LESS BEG SW COR OF LOT 22 RUN E 114.52 FT TO POB THENCE N 242 FT E 180 FT S 242 FT W 180 FT TO POB & LESS S 208.71 FT OF E 208.71 FT OF LOT 22

Parcel ID: 282929000000022010 17.74 acres  
W1/2 OF SE1/4 OF SE1/4 LESS BEG NE COR RUN S 01 DEG 24 MIN 33 SEC E 1333.41 FT W 50 FT N 01 DEG 24 MIN 33 SEC W 1109.64 FT W 158.71 FT N 01 DEG 24 MIN 33 SEC W 208.71 FT E 208.71 FT TO POB & LESS ADDNL RD R/W PER OR 10108-2299

Parcel ID: 282929937600020221 1 acre

MAMMOTH GROVE PB 5 PG 34 LOT 22 IN SE1/4 DESC AS BEG SW COR RUN E 114.52 FT TO POB THENCE N 242 FT E 180 FT S 242 FT W 180 FT TO POB

Parcel ID: 282929937600020222 1 acre

MAMMOTH GROVE PB 5 PG 34 LOT 22 IN SE1/4 DESC AS S 208.71 FT OF E 208.71 FT

Parcel ID: 282929937600020291 .88 acres

MAMMOTH GROVE PB 5 PG 34 LOT 29 IN SE1/4 S 208.71 FT OF E 208.71 FT OF W 417.42 FT LESS ADDNL RD R/W PER OR 10108-2299

Parcel ID: 282929937600020273 2.01 acres

MAMMOTH GROVE PB 5 PG 34 LOT 27 IN SE1/4 W 326.95 FT LESS S 66.19 FT

Parcel ID: 282929937600020271 2.01 acres

MAMMOTH GROVE PB 5 PG 34 LOT 27 IN SE1/4 W 326.95 FT LESS S 66.19 FT

Parcel ID: 282929937600020272 1 acre

MAMMOTH GROVE PB 5 PG 34 LOT 27 IN SE1/4 S 66.19 FT

Parcel ID: 282929937600022020 2.29 acres

BEG NE COR OF W1/2 OF SE1/4 OF SE1/4 RUN S 01 DEG 24 MIN 33 SEC E 1333.41 FT W 50 FT N 01 DEG 24 MIN 33 SEC W 1109.64 FT W 158.71 FT N 01 DEG 24 MIN 33 SEC W 208.71 FT E 208.71 FT TO POB LESS ADDNL RD R/W PER OR 10108-2299

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

Parcel ID: 28-29-29-937600-040161, 020210,  
020272, 020271, 020273, 020222,  
020190, 020221, & 020291  
28-29-29-000000-022010 & 022020

