

**ORDINANCE D2022-23**

(Zoning Map Amendment for approximately 102.06 acres of land north of Mountain Lake Cutoff Road and west of US Highway 27.)

**AN ORDINANCE OF THE CITY OF LAKE WALES, FLORIDA, AMENDING THE ZONING MAP TO CHANGE ZONING DESIGNATIONS ON APPROXIMATELY 102.06 ACRES OF LAND NORTH OF MOUNTAIN LAKE CUTOFF ROAD AND WEST OF US HIGHWAY 27, FROM COUNTY DESIGNATION A/RR TO CITY OF LAKE WALES DESIGNATION MIXED USE (MU); 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 102.06 acres of property, as follows:

City of Lake Wales Zoning Map designation MU applied to the following parcel:

**Parcel ID:** 272928000000031010 15.5 acres

The East 1/2 of the NE 1/4 of the NW 1/4, LESS the North 300 feet thereof, in Section 28, Township 29 South, Range 27 East, Polk County, Florida.

**Parcel ID:** 272928000000031020 8.8 acres

The South 1020 feet of the East 374 feet of the West 1/2 of the NE 1/4 of the NW 1/4 of Section 28, Township 29 South, Range 27 East, Polk County, Florida.

**Parcel ID:** 272928000000032000 40.76 acres

The SE 1/4 of the NW 1/4; all being in Section 28, Township 29 South, Range 27 East, Polk County, Florida.

LESS AND EXCEPT that property conveyed in Warranty Deeds recorded in Official Record Book 3184, Page 2293 and Official Record Book 3672, Page 2035, Public Records of Polk County, Florida.

SUBJECT TO the maintain right-of-way for Conner Road recorded in Map Book 23, Page 72-77, Public Records of Polk County, Florida.

**Parcel ID:** 272928000000041010 37 acres

The NE 1/4 of the SW 1/4; all being in Section 28, Township 29 South, Range 27 East, Polk County, Florida.

LESS AND EXCEPT that property conveyed in Warranty Deeds recorded in Official Record Book 3184, Page 2293 and Official Record Book 3672, Page 2035, Public Records of Polk County, Florida.

SUBJECT TO the maintain right-of-way for Conner Road recorded in Map Book 23, Page 72-77, Public Records of Polk County, Florida.

**SEE ATTACHED LEGAL DESCRIPTIONS**

**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 July 19, 2022, and was adopted on Second Reading after Public Hearing on \_\_\_\_\_, 2022.

**CERTIFIED AS TO PASSAGE** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

ATTEST:

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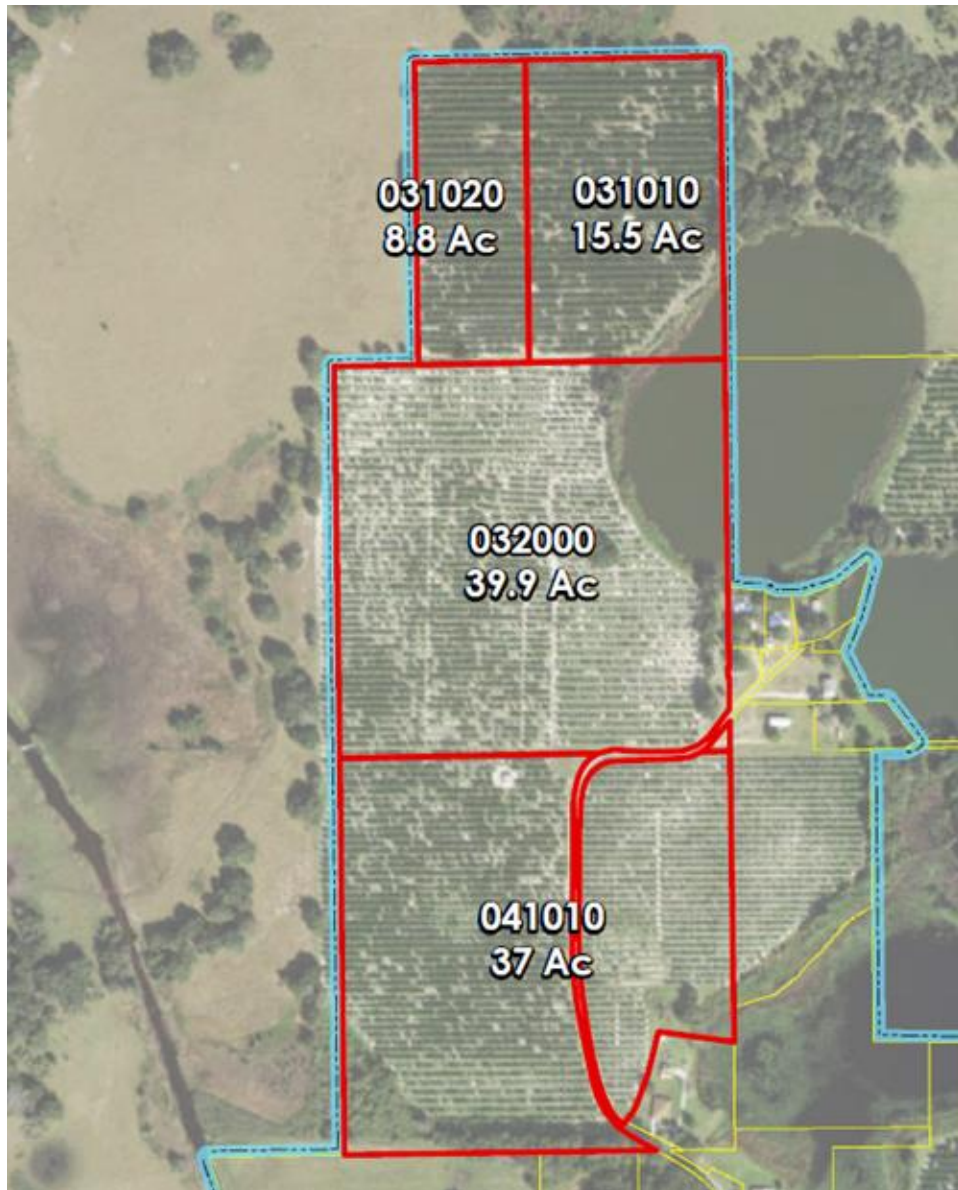
City Clerk

**Attachment A**

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Parcel ID: 272928-000000-031020; 272928-000000-031010;  
272928-000000-032000; 272928-000000-041010



*Location of Site*