

**ORDINANCE D2019-01**

(CPA/Zoning John G. Wood and Associates, Inc. – 9.04 acres – US Highway 27 and Towerview Blvd)

**AN ORDINANCE OF THE CITY OF LAKE WALES, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN AND THE ZONING MAP TO CHANGE LAND USE DESIGNATIONS ON 7.66 ACRES OF LAND LOCATED EAST OF HIGHWAY 27 AND ABUTTING TOWERVIEW BOULEVARD FROM POLK COUNTY DESIGNATION RS-RESIDENTIAL SUBURBAN TO CITY OF LAKE WALES FUTURE LAND USE DESIGNATION HDR – HIGH DENSITY RESIDENTIAL AND ZONING DESIGNATION TO R-3 RESIDENTIAL AND TO CHANGE THE LAND USE DESIGNATIONS ON 1.38 ACRES ON THE EAST SIDE OF HIGHWAY 27 AND SOUTH OF TOWERVIEW BOULEVARD FROM POLK COUNTY DESIGNATION CE-COMMERCIAL ENCLAVE TO CITY OF LAKE WALES FUTURE LAND USE DESIGNATION GC – GENERAL COMMERCIAL AND ZONING DESIGNATION C-4 – NEIGHBORHOOD COMMERCIAL; 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 Future Land Use Map (FLUM) of the Comprehensive Plan and the Zoning Map are hereby amended to change the land use designations on approximately 9.04 acres of property, owned by John Wood and Associates, Inc. and annexed by Ordinance 2019-13, as follows:

7.66 Acres East of Highway 27 and Abutting Towerview Boulevard

Polk County Future Land Use Map designation RS-Residential Suburban to City of Lake Wales Future Land Use Map designation MDR-Medium Density Residential and City of Lake Wales Zoning Map designation R-3 Residential

1.38 Acres East of Highway 27 and south of Towerview Boulevard

Polk County Future Land Use Map designation CE-Commercial Enclave to City of Lake Wales Future Land Use Map designation GC-General Commercial and City of Lake Wales Zoning Map designation C-4 Neighborhood Commercial

The property and land use designations are 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.

**CERTIFIED AS TO PASSAGE** this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

ATTEST:

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

Attachment A

**Recommended Land Use and Zoning Designations:**

Parcel 'A': FLUM – HDR High Density Residential/Zoning – R-3 Residential

Parcel 'B': FLUM – GC General Commercial/Zoning – C-4 Neighborhood Commercial

Parcel 'C': FLUM – HDR High Density Residential/Zoning – R-3 Residential

