

ORDINANCE D2020-03

(CPA/Future Land Use Map Amendment- Winter Haven Corp Property – 1,841.5 acres
– US Highway 27)

AN ORDINANCE OF THE CITY OF LAKE WALES, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE LAND USE DESIGNATIONS ON 1,841.5 ACRES OF LAND LOCATED WEST OF HIGHWAY 27 FROM RR RURAL RESIDENTIAL TO MU MIXED USE; 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 Future Land Use Map (FLUM) of the Comprehensive Plan and the Zoning Map are hereby amended to change the land use designations on approximately 1,841.5 acres of property, owned by Winter Haven Corp, as follows:

City of Lake Wales Future Land Use Map designation RR Rural Residential to City of Lake Wales Future Land Use Map designation MU Mixed-Use applied to the following parcels:

27293000000021010

E1/2 OF SE1/4 S OF CANAL & NW1/4 OF SE1/4 S OF CANAL & NE1/4 OF SW1/4 S OF CANAL LESS W 740 FT

27292900000013000

N1/2 OF NE1/4 N OF CANAL

27292900000011000

ALL S OF MAIN CANAL LESS S1/2 OF SE1/4 OF SE1/4 & LESS RD R/W PER MB 5 PG 153-155

27292800000011010

N1/2 OF NE1/4 W OF HWY & NE1/4 OF NW1/4 LESS E 1034 FT OF S 1020 FT & W1/2 OF NW1/4 & NW1/4 OF SW1/4 & SW1/4 OF SW1/4 W OF CANAL

272917000000021000

ALL LYING S OF CR 17A

272920000000010000

N1/2 OF NW1/4 & E1/2

272921000000021020

S1/2 OF E OF MAIN CANAL & W OF HWY NO 27

272921000000031010

ALL LYING W OF PEACE CREEK CANAL

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 _____, 2020, and was adopted on Second Reading after Public Hearing on _____, 2021.

CERTIFIED AS TO PASSAGE this _____ day of _____, 2020.

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

ATTEST:

City Clerk
Attachment A

Large-Scale Comprehensive Plan Map Amendment for 1,841.50+- acres to assign a Future Land Use of MU (Mixed-Use) to the following parcels:

27293000000021010

E1/2 OF SE1/4 S OF CANAL & NW1/4 OF SE1/4 S OF CANAL & NE1/4 OF SW1/4 S OF CANAL LESS W 740 FT

272929000000013000

N1/2 OF NE1/4 N OF CANAL

272929000000011000

ALL S OF MAIN CANAL LESS S1/2 OF SE1/4 OF SE1/4 & LESS RD R/W PER MB 5 PG 153-155

272928000000011010

N1/2 OF NE1/4 W OF HWY & NE1/4 OF NW1/4 LESS E 1034 FT OF S 1020 FT & W1/2 OF NW1/4 & NW1/4 OF SW1/4 & SW1/4 OF SW1/4 W OF CANAL

272917000000021000

ALL LYING S OF CR 17A

272920000000010000

N1/2 OF NW1/4 & E1/2

272921000000021020

S1/2 OF E OF MAIN CANAL & W OF HWY NO 27

272921000000031010

ALL LYING W OF PEACE CREEK CANAL

