

ORDINANCE NO. 23 - _____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF AMENDMENT **LDCPAS-2023-17**; AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN; ORDINANCE 92-36, AS AMENDED TO CHANGE THE FUTURE LAND USE DESIGNATION ON +/- 1.92 ACRE SITE FROM RESIDENTIAL LOW (RL) TO RESIDENTIAL MEDIUM (RM) IN THE TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA) AND THE RONALD REAGAN SELECTED AREA PLAN. THE SUBJECT SITE IS LOCATED EAST OF WESTSIDE BOULEVARD, WEST OF CHAMPIONSGATE BOULEVARD, SOUTH OF RONALD REAGAN PARKWAY AND NORTH OF INTERSTATE 4, IN SECTION 05, TOWNSHIP 26, RANGE 27; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt a Comprehensive Plan (Plan); and

WHEREAS, Section 163.3187, FS, and Comprehensive Plan Section 4.305.B, provides for the approval of Small-Scale Comprehensive Plan Amendments; and

WHEREAS, pursuant to Section 163.3174, FS, the Local Planning Authority (Planning Commission) conducted a public hearing, with due public notice having been provided, on the proposed Plan revisions on October 4, 2023; and

WHEREAS, pursuant to Section 163.3187(2), FS, the Board of County Commissioners conducted an adoption public hearing, with due public notice having been provided, on the proposed Plan revisions on November 21, 2023; and

WHEREAS, the Board of County Commissioners, reviewed and considered all comments received during said public hearing, and provided for necessary revisions; and

NOW THEREFORE, BE IT ORDAINED by the Polk County Board of County Commissioners:

SECTION 1: COMPREHENSIVE PLAN AMENDMENT

The Future Land Use Map of Ordinance No. 92-36, as amended, (the “Polk County Comprehensive Plan”) is hereby amended to reflect a change in the Future Land Use designation on a +/- 1.92 acre site from Residential Low (RL) to Residential Medium (RM) in the Transit Supportive Development Area (TSDA) on the parcel listed below and graphically depicted on the parcel map in Attachment “A”.

Parcel 272605-000000-031020 (2 Sections on Parcel are Subject Site)

A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4, LYING SOUTH OF RONALD REAGAN PARKWAY, FORMALLY KNOWN AS DEEN STILL LOUGHMAN ROAD, OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 27 EAST, SITUATED IN POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT "B", FESTIVAL PHASE 2 PER PLAT BOOK 181, PAGES 6 THROUGH 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE N00°22'16"E, ALONG THE EAST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP

26 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA, A DISTANCE OF 77.66 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF RONALD REAGAN PARKWAY (COUNTY ROAD 54) SAID POINT BEING A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2814.67 FEET, WITH A CHORD BEARING OF N80°19'48"W AND A CHORD DISTANCE OF 641.03 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 13°04'38', A DISTANCE OF 642.43 FEET; THENCE N86°52'07"W,

CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 262.34 FEET FOR A POINT OF BEGINNING; THENCE S03°13'05"E, A DISTANCE OF 4.86 FEET; THENCE S62°19'04"W, A DISTANCE OF 30.14 FEET; THENCE N79°11'40"W, A DISTANCE OF 54.26 FEET; THENCE S67°48'15"W, A DISTANCE

OF 66.93 FEET; THENCE S62°36'28"W, A DISTANCE OF 6.16 FEET THENCE S48°20'49"W, A DISTANCE OF 52.30 FEET; THENCE S53°16'05"W, A DISTANCE OF 53.46 FEET; THENCE S67°09'02"W, A DISTANCE OF 40.76 FEET; THENCE S34°34'45"W, A DISTANCE OF 56.17 FEET; THENCE S57°16'54"W, A DISTANCE OF 45.48 FEET; THENCE N63°50'48"W, A DISTANCE OF 49.47 FEET; THENCE N66°45'49"W, A DISTANCE OF 34.51 FEET; THENCE N78°30'37"W, A DISTANCE OF 20.74 FEET; TO THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5; THENCE N00°20'04"W, ALONG SAID WEST LINE, A DISTANCE OF 174.40 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF RONALD REAGAN PARKWAY; THENCE

S86°52'07"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 434.89 FEET TO THE POINT OF BEGINNING.

CONTAINS 45,380 SQUARE FEET OR 1.0418 ACRES MORE OR LESS.

AND

A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4, LYING SOUTH OF RONALD REAGAN PARKWAY, FORMALLY KNOWN AS DEEN STILL LOUGHMAN ROAD, OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 27 EAST, SITUATED IN POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT "B", FESTIVAL PHASE 2, PER PLAT BOOK 181, PAGES 6 THROUGH 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE N00°22'16"W, ALONG THE EAST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, A DISTANCE OF 0.18 FEET FOR A POINT OF BEGINNING; THENCE S77°51'42"W, A DISTANCE OF 39.60 FEET; THENCE S81°23'12"W, A DISTANCE OF 37.82 FEET; THENCE S77°22'35"W, A DISTANCE OF 50.67 FEET; THENCE S81°13'21"W, A DISTANCE OF 39.31 FEET; THENCE N67°53'43"W, A DISTANCE OF 69.98 FEET; THENCE N47°34'39"W, A DISTANCE OF 47.89 FEET; THENCE N58°16'24"W, A DISTANCE OF 57.87 FEET; THENCE N05°25'44"W, A DISTANCE OF 55.62 FEET; THENCE N17°57'11"W, A DISTANCE OF 41.05 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF RONALD REAGAN PARKWAY, SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2814.67 FEET, WITH A CHORD BEARING OF S77°15'00"E AND A CHORD DISTANCE OF 339.61 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 06°55'03"E, A DISTANCE OF 339.82 FEET TO SAID EAST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5; THENCE S00°22'16"E, ALONG SAID EAST LINE, A DISTANCE OF 77.48 FEET TO THE POINT OF BEGINNING.

CONTAINS 38,410 SQUARE FEET OR 0.8818 ACRES MORE OR LESS.

SECTION 2: SEVERABILITY

If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction the other provisions shall remain in full force and effect.

SECTION 3: EFFECTIVE DATE

This ordinance shall be effective on December 22, 2023 (31 days after adoption), unless the amendment is challenged. If challenged, the effective date of this ordinance shall be the date a Final Order is issued by the Department of Economic Opportunity or Administration Commission finding the amendment in compliance in accordance with

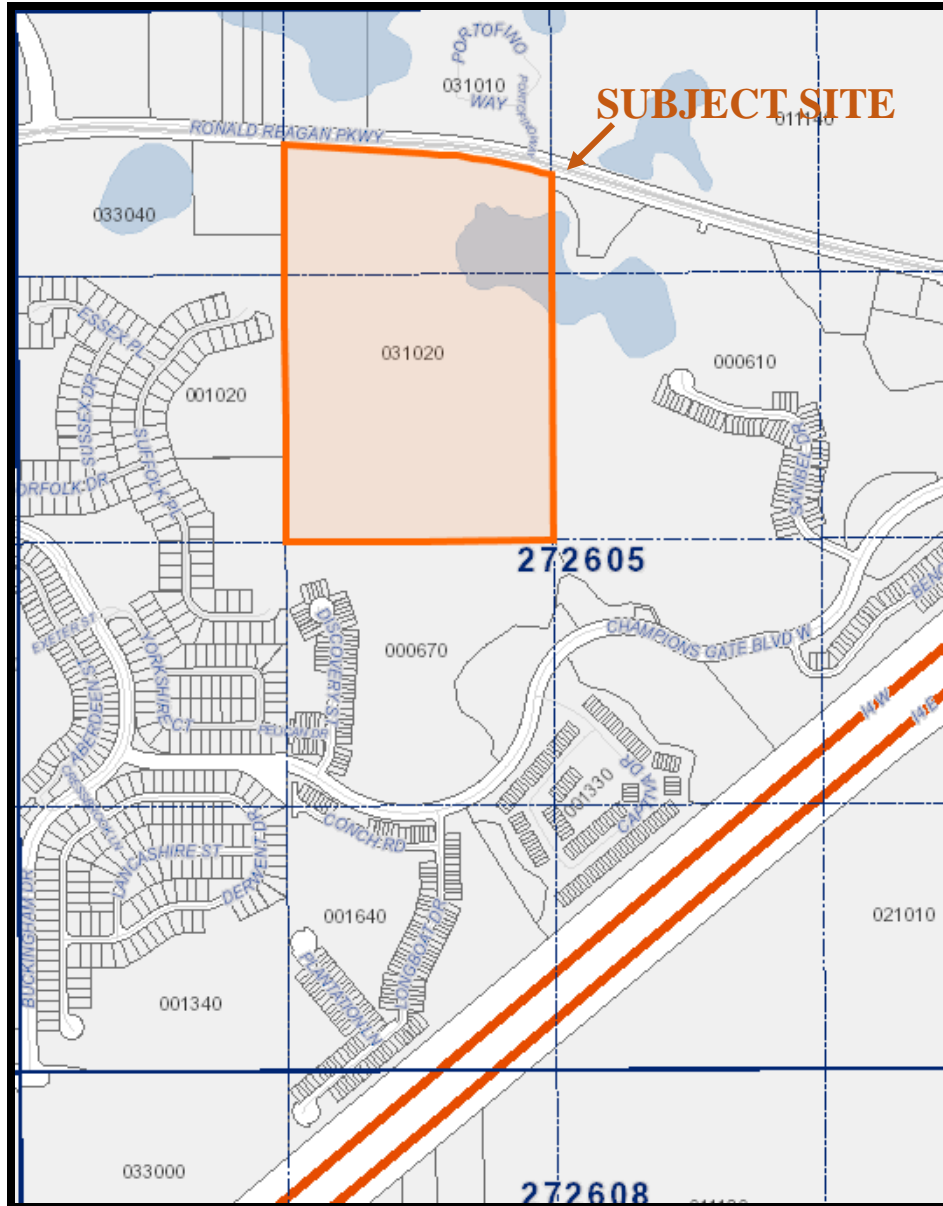
Section 163.3184 (1)(b), Florida Statutes. No development orders, development permits, or land uses dependent upon this amendment, as described on the attached map of proposed land uses, may be issued or commence before it has become effective.

SECTION 4: FILING WITH THE DEPARTMENT OF STATE:

The Clerk and Auditor to the Board of County Commissioners of Polk County, Florida, shall file a certified copy of this ordinance with the Department of State, through the Secretary of State, upon adoption by the Board of County Commissioners of Polk County, Florida.

ADOPTED, in open session of the Polk County Board of County Commissioners with a quorum present and voting this 21st day of November, 2023.

LDCPAS-2023-17
Development Area: Transit Supportive Development Area and Ronald Reagan Parkway
Selected Area Plan
Location: North of Interstate 4, west of ChampionsGate Boulevard, east of Westside
Boulevard, and south of Ronald Reagan Parkway
Section-05 Township-26 Range-27



PARCEL DETAIL
Note: Not to Scale