

ORDINANCE NO. 2025 - ____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF **LDCPAS-2025-4**, AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN, ORDINANCE 92-36, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION ON 8.13+/- ACRES FROM RURAL CLUSTER CENTER (RCC) TO INSTITUTIONAL (INST), LOCATED AT 6800 OLD HIGHWAY 37 IN BRADLEY JUNCTION, NORTH OF MAIN AVENUE, SOUTH OF BAY AVENUE EAST AND WEST, EAST OF STATE ROAD 37, SOUTH OF THE TOWN OF MULBERRY, WEST OF FORT MEADE IN SECTION 11, TOWNSHIP 31, RANGE 23; 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 Local Government Comprehensive Plan and Land Development Regulation 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 April 2, 2025; 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 April 15, 2025; 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 parcel 233111-000000-021010 which is graphically depicted for reference in Attachment “A” of this ordinance, from Rural Cluster Center (RCC) to Institutional (INST) and described as:

Beginning 784.31 feet south of the northeast corner of the northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$. Continue south 340.69 feet west 299.07 feet north 47 degrees 19 minutes 35 seconds west 488.48 feet north 612.59 feet south 47 Degrees 19 minutes 35 seconds east 894.29 feet to the point of beginning less and except maintained right-of-way.

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 May 17, 2025 (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 Florida Department of Commerce or Administration Commission finding the amendment in compliance in accordance with Section 163.3184, 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 15th day of April 2025.

LDCPAS-2025-4

Future Land Use: from RCC to INST on 8.13+/- acres

Location: 6800 Old Highway 37 in Bradley Junction, north of Main Avenue, south of Bay Avenue
East and West, east of State Road 37, south of the town of Mulberry, west of Fort Meade
in **Section 11, Township 31, Range 23.**

