

ORDINANCE NO. 2025 - ____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF **LDCPAS-2025-6**, AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN, ORDINANCE 92-36, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION ON 5.82+/- ACRES FROM AGRICULTURAL/ RESIDENTIAL RURAL-X (ARRX) TO INSTITUTIONAL (INSTX), LOCATED ON THE SOUTH SIDE OF ALTURAS-BABSON PARK CUTOFF ROAD JUST OVER ½ MILE WEST OF U.S. HIGHWAY 27, NORTH OF WARNER SOUTHERN COLLEGE, SOUTH OF THE CITY OF LAKE WALES, NORTH OF THE CITY OF FROSTPROOF IN SECTION 26, TOWNSHIP 30, 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 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 273026-000000-043400 which is graphically depicted for reference in Attachment “A” of this ordinance, from Agricultural/Residential Rural-X (A/RRX) to Institutional (INST) and described as:

Tracts 100 through 107, 153, and 154 of unrecorded Central Lake Estates described as the west 440 feet of southwest 1/4 of Section 26 lying south of County Road 640 less the south 2,310 feet thereof and west 330 feet of the north 330 feet of the south 2,310 ft of the southwest 1/4 of Section 26, Township 30, Range 27.

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.

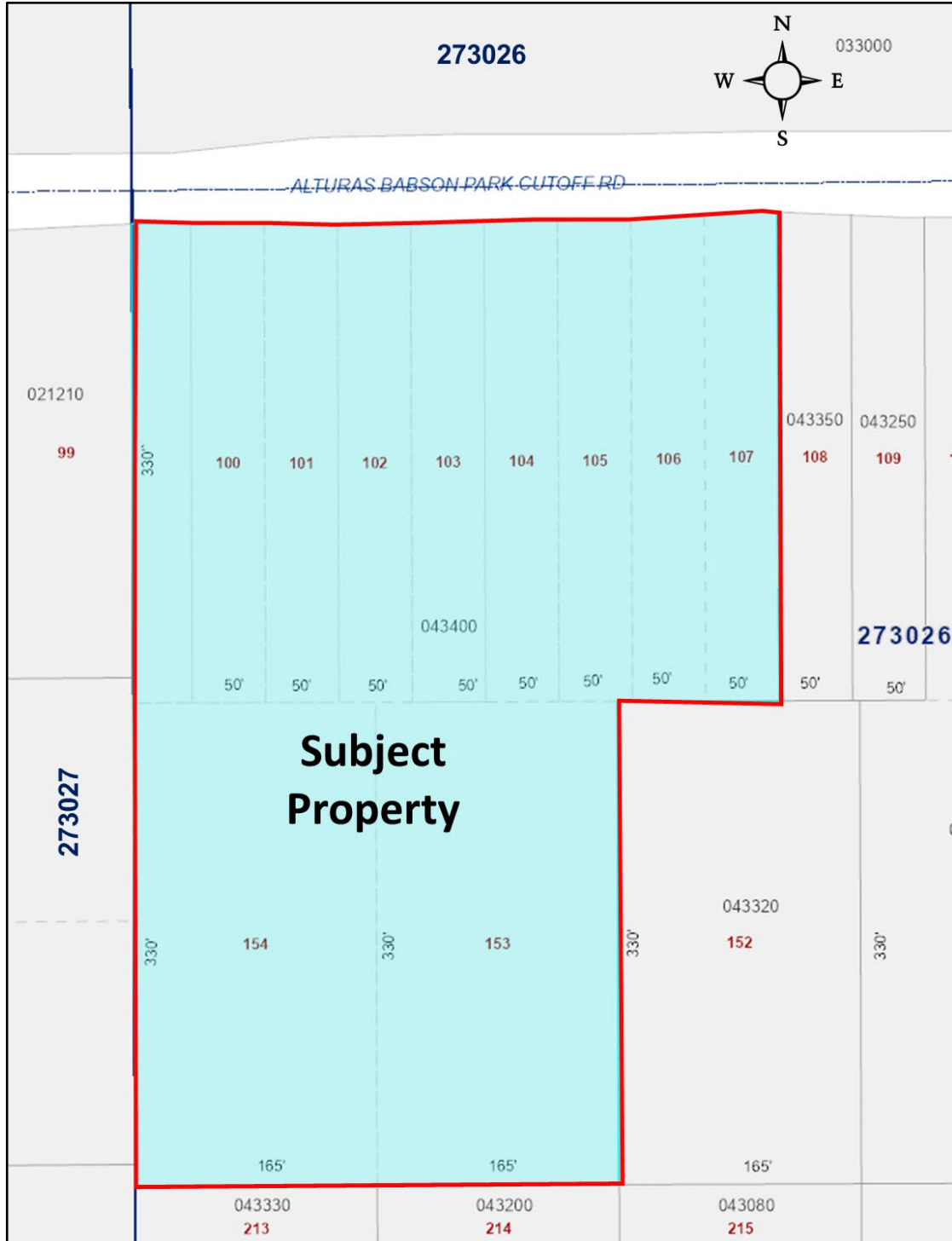
ADOPTED, in open session of the Polk County Board of County Commissioners with a quorum present and voting this 15th day of April 2025.

ATTACHMENT "A"

LDCPAS-2025-6

Future Land Use: from A/RRX to INST on 5.82+/- acres

Location: South side of Alturas-Babson Park Cutoff Road just over ½ mile west of U.S. Highway 27,
North of Warner Southern College, South of the city of Lake Wales, North of the city of Frostproof
in **Section 26, Township 30, Range 27.**



PARCEL DETAIL

Note: Not to Scale