

ORDINANCE NO. 2025 - _____

AN ORDINANCE AMENDING POLK COUNTY ORDINANCE 2025-036, THE “MASTER INWOOD STREET LIGHTING MSBU ORDINANCE” TO REPLACE EXHIBIT A; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on July 1st, 2025, the Polk County Board of County Commissioners passed Ordinance No. 25-036 creating the Master Inwood Street Lighting MSBU; and

WHEREAS, the intent of Exhibit A of Ordinance 2025-036 was to provide the full legal description of the assessment area, but the exhibit provides an incorrect description; and

WHEREAS, this ordinance shall amend Ordinance 2025-036 to correct the error contained in Exhibit A thereof, as further set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA:

SECTION 1. The recitals above are true and correct and are fully incorporated herein. Capitalized terms not otherwise defined herein shall have the meaning ascribed in Ordinance 25-036.

SECTION 2. Exhibit A of Polk County Ordinance 25-036 is hereby amended and restated in its entirety in “Exhibit A” of this ordinance.

SECTION 3: APPLICABILITY. Except as specifically modified, amended and supplemented herein, Ordinance 2025-036 shall remain in full force and effect.

SECTION 4: SEVERABILITY. If any provision of this ordinance, or if this ordinance as applied, is determined to be invalid or unconstitutional by a court of competent jurisdiction, such provision shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portion of this ordinance.

SECTION 5: EFFECTIVE DATE. This ordinance shall become effective upon its filing with the Florida Department of State.

DULY ADOPTED in regular session, this 5th day of August, 2025

**BOARD OF COUNTY COMMISSIONERS
OF POLK COUNTY, FLORIDA**

BY: _____
T. R. Wilson, Chair

**ATTEST:
STACY M. BUTTERFIELD
CLERK & COMPTROLLER**

By: _____
Deputy Clerk

(SEAL)

ATTACHMENT "A"

Project Name: Inwood Street Lighting District (Overall)

Project Number: 8524E24-4

DESCRIPTION

A parcel of land being a portion of Sections 13 and 24, Township 28 South, Range 25 East, and a portion of Sections 18 and 19, Township 28 South, Range 26 East, all in Polk County, Florida, being more particularly described as follows:

COMMENCE at the northeast corner of the Northwest 1/4 of said Section 24; thence South 00°12'15" West, along the east line of said Northwest 1/4, a distance of 2495.32 feet to the centerline of Woodhill Road, for the **POINT OF BEGINNING**; thence continue South 00°12'15" West, along the east line of said Northwest 1/4, a distance of 160.00 feet to the southeast corner of said Northwest 1/4; thence South 89°22'51" West, along the south line of said Northwest 1/4, a distance of 2366.26 feet to the southerly extension of the east line of a parcel described Official Records Book 8771, page 894, Public Records of Polk County, Florida; thence North 00°28'05" West, along said southerly extension and east line, 147.70 feet, to the north line of said parcel; thence South 89°22'51" West, along said north line, 245.20 to the east right-of-way line of 42nd Street N.W.; thence North 00°05'39" East, along said east right-of-way line, 262.02 feet, to the south line of Lot 7, Block "A", DEERWOOD or HARRIBEN INVESTMENT COMPANY subdivision, as recorded in Plat Book 4, page 49, of said Public Records; thence North 89°22'51" East, along said south line, 191.04, to the east line of the west 200.00 feet of said Lot 7; thence North 00°06'02" East, along said east line, 123.51 feet to the north line of said Lot 7; thence South 89°22'51" West, along said north line, 30.00 feet to the east line of the West 70.00 feet of the East 211 feet of Lot 6, Block "A" of said DEERWOOD subdivision; thence North 00°06'02" East, along said east line and its northerly extension, 153.51 feet to the north right-of-way line of Avenue "K" N.W.; thence South 89°22'51" West, along said north right-of-way line, 70.00 feet to the east line of the West 100.00 feet of Lot 5, Block "B" of said DEERWOOD subdivision; thence North 00°06'02" East, along said east line, 123.51 feet to the north line of said Lot 5; thence South 89°22'51" West, along said north line, 100.00 feet to the east right-of-way line of said 42nd Street N.W.; thence North 00°06'02" East, along said east right-of-way line, 123.51 feet to the south line of Lot 3, Block "B" of said DEERWOOD subdivision; thence North 89°22'51" East, along said south line, 155.51 feet to the east line of the West 1/2 of said Lot 3; thence North 00°06'02" East, along said east line of the West 1/2 of Lot 3 and the east line of the West 1/2 of Lot 2 of said Block "B", 262.02 feet, to the south line of Lot 1 of said Block "B"; thence South 89°22'51" West, along said south line 155.51 feet to said east right-of-way line; thence North 00°06'02" East, along said east right-of-way line, 136.83 feet, to the south line of the Northwest 1/4 of the Northwest 1/4 of said Section 24; thence North 89°36'50" East, along said south line, 1029.37 feet, to the west line of the East 274.50 feet of said Northwest 1/4 of the Northwest 1/4; thence North 01°58'05" East, along said west line, 725.61 feet to

SHEET 1 OF 2

REVISION	DATE	BY

the north line of the South 725.00 feet of said Northwest 1/4 of the Northwest 1/4; thence South 89°36'50" West, along said north line, 105.59 feet to the west line of a parcel described in Official Records Book 2373 page 2051 of said Public Records; thence North 01°58'05" East, along said west line 122.20 feet to the south right-of-way line of Coffman Road N.W.; thence South 89°36'01" West, along said south right-of-way line, 140.12 feet to the west line of the East 520.00 feet of said Northwest 1/4 of the Northwest 1/4; thence North 01°58'05" East, along said west line, 160.91 feet to the south line of the North 325.00 feet of said Northwest 1/4 of the Northwest 1/4; thence South 89°36'01" West, along said south line, 183.14 feet to the southerly extension of the east line of Lot 24, PINEDALE UNIT NO. 2 subdivision as recorded in Plat Book 24, page 6, of said Public Records; thence North 01°58'05" East, along said southerly extension, 10.00 feet to the south line of said PINEDALE UNIT NO. 2 subdivision; thence South 89°36'01" West, along said south line, 500.00 feet to the southeast corner of Lot 14 of said PINEDALE UNIT NO. 2 subdivision; thence North 01°58'05" East, 315.27 feet to the northeast corner of Lot 11 of said PINEDALE UNIT NO. 2 subdivision; thence South 89°36'01" West, 0.83 feet to the southerly extension of the east line of Lot 350, INWOOD UNIT NO. 6 subdivision, as recorded in Plat Book 14, page 2, Public Records of Polk County, Florida; thence North 00°36'26 West, along said southerly extension, and east line of said Lot 350, a distance of 176.25 feet, to the south right-of-way of Avenue "Q" N.W. (Brandon Road - Platted); thence North 89°56'34" East, along said south right-of-way, 25 feet more or less, to the southerly extension of the centerline of 40th Street N.W. (Bancroft Drive – per Plat Book 14 page 2); thence northerly along said centerline, to the centerline of Avenue "U" N.W. (Palmetto Road – per Plat Book 9 page 35, and depicted on Plat Book 14 page 2); thence easterly, along said centerline, to the centerline of Lake Boulevard N.W. (Blue Lake Boulevard – per Plat Book 9 page 35); thence northeasterly along said centerline, to the centerline of Lake Drive N.W. (Lake Drive – per Plat Book 9 page 35); thence northerly along said centerline, to the centerline of Xerxes Avenue N.W. (Avondale Road – per Plat Book 9 page 35); thence southeasterly along said centerline, to the centerline of 31st Street N.W. (Idlewood Drive – per Plat Book 9 page 35); thence southerly along said centerline, to the centerline of Avenue "V" N.W. (Haven Road – per Plat Book 9 Page 35 and Plat Book 9 Page 7) thence east along said centerline, to the east line of the Southeast 1/4 of said Section 13; thence south, along said east line, to the easterly right-of-way line of Lake Cannon Drive W. (West Cannon Drive – per Plat Book 9 page 7 and Plat Book 14 page 1); thence southerly along said easterly right-of-way line, to the easterly extension of the North line of Lot 183, INWOOD UNIT NO. 1, as recorded in Plat Book 8, Pages 40A, 40B, and 40C, Public Records of Polk County, Florida; thence easterly, along said easterly extension, to the waters edge of Lake Cannon; thence southerly, along said waters edge; to the south line of Lot 167 of said INWOOD UNIT NO. 1; thence southwesterly, along said south line, to said east right-of-way of Lake Cannon Drive West; thence northerly, along said east right-of-way line, to its intersection with the easterly extension of the centerline of Avenue "J" N.W (Woodhill Road – per Plat Book 8 page 40B).; thence westerly, along said centerline, and its westerly extension, to the centerline of Avenue "K" N.W.; thence continue westerly, along the centerlines of Avenue "K" N.W., and Woodhill Road, to said east line of the Northwest 1/4 of Section 24, and the **POINT OF BEGINNING**.