

ORDINANCE NO. 26 - _____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF AMENDMENT LDCPAL-2026-3; AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN; ORDINANCE 92-36, AS AMENDED TO CHANGE THE FUTURE LAND USE DESIGNATION ON 1.49± ACRES FROM RESIDENTIAL LOW-X (RLX) TO LINEAR COMMERCIAL CORRIDOR-X (LCCX) TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA), GREEN SWAMP (ACSC), POLK CITY SPECIAL PROTECTION AREA (SPA). THE SUBJECT SITE IS LOCATED ON THE NORTH SIDE OF SOCRUM LOOP W, EAST OF US HIGHWAY 98 N, SOUTH OF HALL ROAD, AND WEST OF SOCRUM LOOP N., NORTH OF THE CITY OF LAKELAND, IN SECTION 12, TOWNSHIP 27, 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 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 163.3184, FS, and Comprehensive Plan Section 4.305.B, provides for the approval of Large-Scale Comprehensive Plan Amendments; and

WHEREAS, Application LDCPAL-2026-3 is an applicant-initiated application to change the future land use designation of 1.49± acres from Residential Low-4X (RL-4X) to Linear Commercial Corridor-X (LCCX) in the Transit Supportive Development Area (TSDA), Green Swamp (ACSC), Polk City Special Protection Area (SPA) (the “Amendment”); 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, Amendment on July 8, 2026; and

WHEREAS, pursuant to Section 163.3184, FS, the Board of County Commissioners on August 18, 2026 held an initial public hearing and authorized transmittal of the Amendment to Florida Commerce (FC) for written comment, and

WHEREAS, **Florida Commerce**, by letter dated _____ 2026 transmitted objections, recommendations, and comments on the Amendment; and

WHEREAS, pursuant to Section 163.3184, FS, the Board of County Commissioners conducted an adoption public hearing, with due public notice having been provided, on the Amendment on October 20, 2026; and

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

WHEREAS, the Board of County Commissioners has considered the data and analysis contained within the staff report; and

WHEREAS, the Amendment is consistent with Chapter 163, FS, and the Polk County Comprehensive Plan.

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

SECTION 1: LEGISLATIVE FINDINGS OF FACT

The findings of fact set forth in the recitals to this Ordinance are true and correct and hereby adopted.

SECTION 2: 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 1.49± acres from Residential Low-4X (RL-4X) to Linear Commercial Corridor-X (LCCX) in the Transit Supportive Development Area (TSDA), Green Swamp (ACSC), Polk City Special Protection Area (SPA) on the parcel listed below and graphically depicted on the parcel map in Attachment “A”.

Parcel included:

232712-000000-033120

Legally described as:

BEG 339.03 FT E OF SW COR OF NW1/4 OF NW1/4 CONT E 210 FT N
334.8 FT W 210 FT S 334.96 FT TO POB LESS R/W

SECTION 3: 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 4: EFFECTIVE DATE

The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date Florida Commerce posts a notice of intent determining that this amendment is in compliance. If timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to Florida Commerce.

SECTION 5: 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 20th day of October 2026.

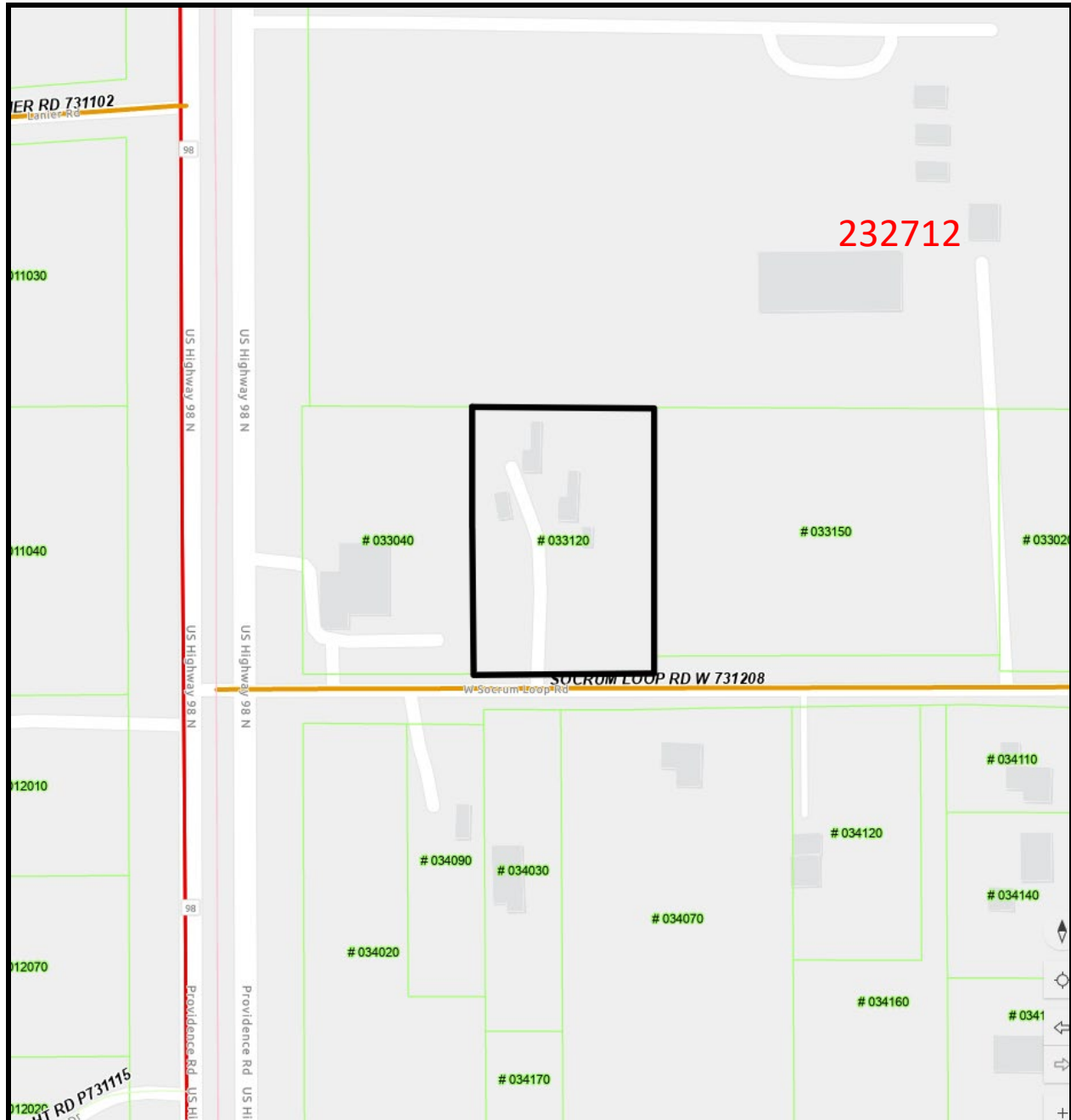
ATTACHMENT "A"

LDCPAL-2026-3

Land Use: RLX to LCCX (1.49 ± acres)

Location: The site is located on the north side of Socrum Loop W, east of US Highway 98 N, south of Hall Road, and west of Socrum Loop N., north of the City of Lakeland .

Section-12 Township-27 Range-23



Parcel Detail

Note: Not to Scale