

ORDINANCE NO. 25 - _____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF AMENDMENT **LDCPAS-2025-30**; AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN; ORDINANCE 92-36, AS AMENDED TO CHANGE THE FUTURE LAND USE DESIGNATION ON +/- 2.55 ACRES FROM RESIDENTIAL LOW (RL-3) TO RESIDENTIAL MEDIUM (RM), IN THE URBAN GROWTH AREA (UGA). RELATED TO LDCT-2025-21, A COMPREHENSIVE PLAN AMENDMENT TO SECTION 2.135 AND APPENDIX E OF THE LAND DEVELOPMENT CODE, ADDING STANDARDS AND RESTRICTIONS FOR DEVELOPMENT OF THIS SITE. THE SUBJECT SITE IS LOCATED SOUTH OF MARCUM ROAD, EAST OF US HIGHWAY 98, WEST OF NORTON ROAD, NORTH OF DAUGHTERY ROAD, AND EAST OF THE CITY OF LAKELAND, IN SECTION 24, 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 163.3187, 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 December 3rd, 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 January 20th, 2026; 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 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 a +/- 2.55 acres site from Residential Low (RL-3) to Residential Medium (RM), in the Urban Growth Area (UGA) on the parcel listed below and graphically depicted on the parcel map in Attachment “A”.

Legal Description:

23-27-24-000000-034007

BEG 624 FT E OF SW COR OF SW1/4 OF NW1/4, SECTION 24, TOWNSHIP 27 SOUTH, RANGE 23 EAST, RUN N 416 FT E 300 FT S 416 FT W 300 FT TO BEG LESS ADDNL RD R/W PER OR 13061-623

SECTION 3: COMPREHENSIVE PLAN TEXT AMENDMENT

The text of Ordinance No. 92-36, as amended (the “Polk County Comprehensive Plan”), is hereby amended by changing Appendix 2.135 as shown in Attachment “B” of this Ordinance.

SECTION 4: 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 5: EFFECTIVE DATE

This ordinance shall be effective on February 21st, 2026 (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 6: 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 January 20th, 2026.

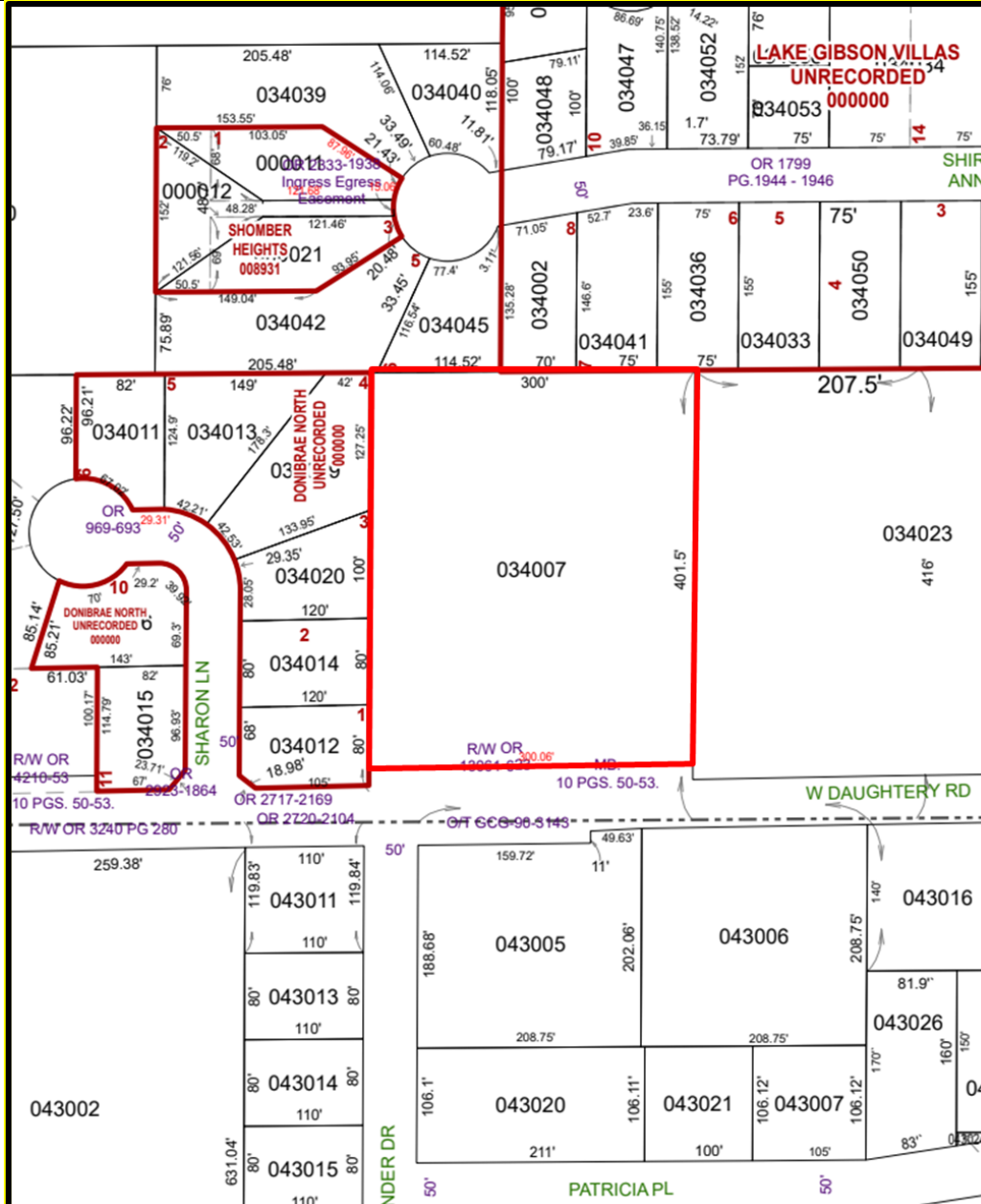
ATTACHMENT "A"

LDCPAS-2025-30

Development Area: Urban Growth Area (UGA)

Location: South of Marcum Road, east of US Highway 98, west of Norton Road, north of Daughtery Road, and east of the city of Lakeland.

Section-24 Township-27 Range-23



PARCEL DETAIL

Note: Not to Scale

SECTION 2.135-X – Development Guidelines for Parcel Number 23-27-24-000000-034007

- **POLICY 2.135-X;** Through the adoption of LDCPAS-2025-26, this section of the plan enables this specific property to be developed with Residential Medium (RM) land use in a limited fashion as established in the Polk County Land Development Code through LDCT-2025-21. This agreement fulfills the objectives of the applicant and the County.
- **Policy 2.135-X1: DESIGNATION AND MAPPING –** Land use for this parcel shall be designated and mapped on the Future Land Use Map Series as Residential Medium (RM)
- **Policy 2.135-X2: LOCATION CRITERIA –** The section applies to the property legally described as:

BEG 624 FT E OF SW COR OF SW1/4 OF NW1/4, SECTION 24, TOWNSHIP 27 SOUTH, RANGE 23 EAST, RUN N 416 FT E 300 FT S 416 FT W 300 FT TO BEG LESS ADDNL RD R/W PER OR 13061-623