

**ORDINANCE NO. 24 - \_\_\_\_**

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF **LDCPAS-2024-3**; AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN; ORDINANCE 92-36, AS AMENDED TO CHANGE THE FUTURE LAND USE MAP DESIGNATION ON .44 ACRE FROM RESIDENTIAL-LOW-4 (RL-4) TO OFFICE CENTER (OC) IN THE TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA), LOCATED ON THE EAST SIDE OF SPIRIT LAKE ROAD, SOUTH OF GRADY POLK ROAD, WEST OF THE CITY OF EAGLE LAKE IN SECTION 11, TOWNSHIP 29, RANGE 25 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 September 4, 2024; 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 7, 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 District of portions of parcel 252911-000000-014260 and as legally described below and graphically depicted as referenced in Attachment “A” of this ordinance, from Residential-Low-4 (RL-4) to Office Center (OC) in the Transit Supportive Development Area (TSDA), legally described as:

S 100 FT OF N 320 FT OF W 230 FT OF W1/2 OF S3/4 OF SW1/4 OF NE1/4 LESS W 40 FT FOR RD R/W, SECTION 11, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA.

**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 February 7, 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 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 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 7th day of January 2025.

ATTACHMENT "A"

**LDCPAS 2024-13**  
**Development Area:** Transit Supportive Development Area (TSDA)  
**Location:** East side of Spirit Lake Road, south of Grady Polk Road, west of the City of Eagle Lake.  
**Section 11, Township 29, Range 25**



**PARCEL DETAIL**  
*Note: Not to Scale*