

ORDINANCE NO. 26 - _____

AN ORDINANCE OF POLK COUNTY, FLORIDA ADOPTING LDCPAS-2025-19, AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN, ORDINANCE 92-36, AS AMENDED, MODIFYING THE FUTURE LAND USE MAP DESIGNATION ON 9.91± ACRES FROM RESIDENTIAL LOW-X (RLX) TO INSTITUTIONAL-X (INSTX). THE SUBJECT PROPERTY IS LOCATED EAST OF HOLLY HILL ROAD AND SUGARWOOD STREET, WEST OF DEL WEBB BOULEVARD AND CASTELLON COURT, NORTH OF FOREST LAKE DRIVE AND NAVARRA LANE, NORTH OF THE HAINES CITY, NORTH OF THE TOWN OF DAVENPORT IN SECTION 32, TOWNSHIP 26, 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 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 April 1, 2026; 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 May 5, 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 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 an approximately 9.91-acre site from Residential Low-X (RLX) to Institutional (INST) on the parcel listed below and graphically depicted on the parcel map in Attachment “A”.

Parcel 272632-709500-020231

Tracts 23 and 24, in the Southeast ¼ of Section 32, Township 26 South, Range 27 East, Polk County, Florida, as shown on the map of FLORIDA DEVELOPMENT CO. TRACT, recorded in Plat Book 3, at Page 6- through 63, Public Records of Polk County, Florida together with that certain 15-foot right-of-way lying east of said Tract 24 vacated by Amended Resolution No. 09-001 recorded in O.R. Book 7794 at Pages 959 through 960, Public Records of Polk County.

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 June 6, 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 5th day of May 2026.

