

ORDINANCE NO. 25 - _____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF AMENDMENT **LDCPAS-2025-21**; AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN; ORDINANCE 92-36, AS AMENDED TO CHANGE THE FUTURE LAND USE DESIGNATION ON +/- 2.5 ACRES OF A 2.87 ACRES PARCEL FROM RESIDENTIAL LOW (RL) TO INDUSTRIAL (IND), IN THE TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA). THE SUBJECT SITE IS LOCATED SOUTH OF NEW TAMPA HIGHWAY, EAST OF AIRPORT ROAD, WEST OF WABASH AVENUE, NORTH OF WILKINSON ROAD, AND SOUTH OF THE CITY LIMITS OF LAKE LAND, IN SECTION 21, TOWNSHIP 28, 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 October 1st, 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 November 4th, 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 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 +/- 2.5 acres of a 2.87 acres parent site from Residential Low (RL) to Industrial (IND), in the Transit Supportive Development Area (TSDA) on the parcel listed below and graphically depicted on the parcel map in Attachment “A”.

PARCEL # 232821-090500-000401

Commence at the Southeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 21, Township 28S, Range 23E; thence run North along the east line of said the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 2, a distance of 55 feet to a point north of the right-of-way of Old Tampa Highway; thence West along the North right-of-way line of Old Tampa Highway, a distance of 462 feet to the Point of Beginning; thence continue West for a distance of 205.2 feet; thence North for a distance of 589 feet; thence East along the South right-of-way line of CSX Railroad, for a distance of 209.29 feet; thence South for a distance of 628.03 feet to the Point of Beginning.

Contains: 2.87 Acres More or Less.

Less and Except:

A portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 21, Township 28S, Range 23E, Polk County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 21, Township 28S, Range 23E; thence run North along the east line of said the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 2, a distance of 55 feet to a point north of the right-of-way of Old Tampa Highway; thence West along the North right-of-way line of Old Tampa Highway, a distance of 552 feet to the Point of Beginning; thence continue West

for a distance of 115 feet; thence North for a distance of 237 feet; thence Southeast for a distance of 262 feet to the Point of Beginning.

Contains: 0.31 Acres More or Less.

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

This ordinance shall be effective on December 5th, 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 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 November 4th, 2025.

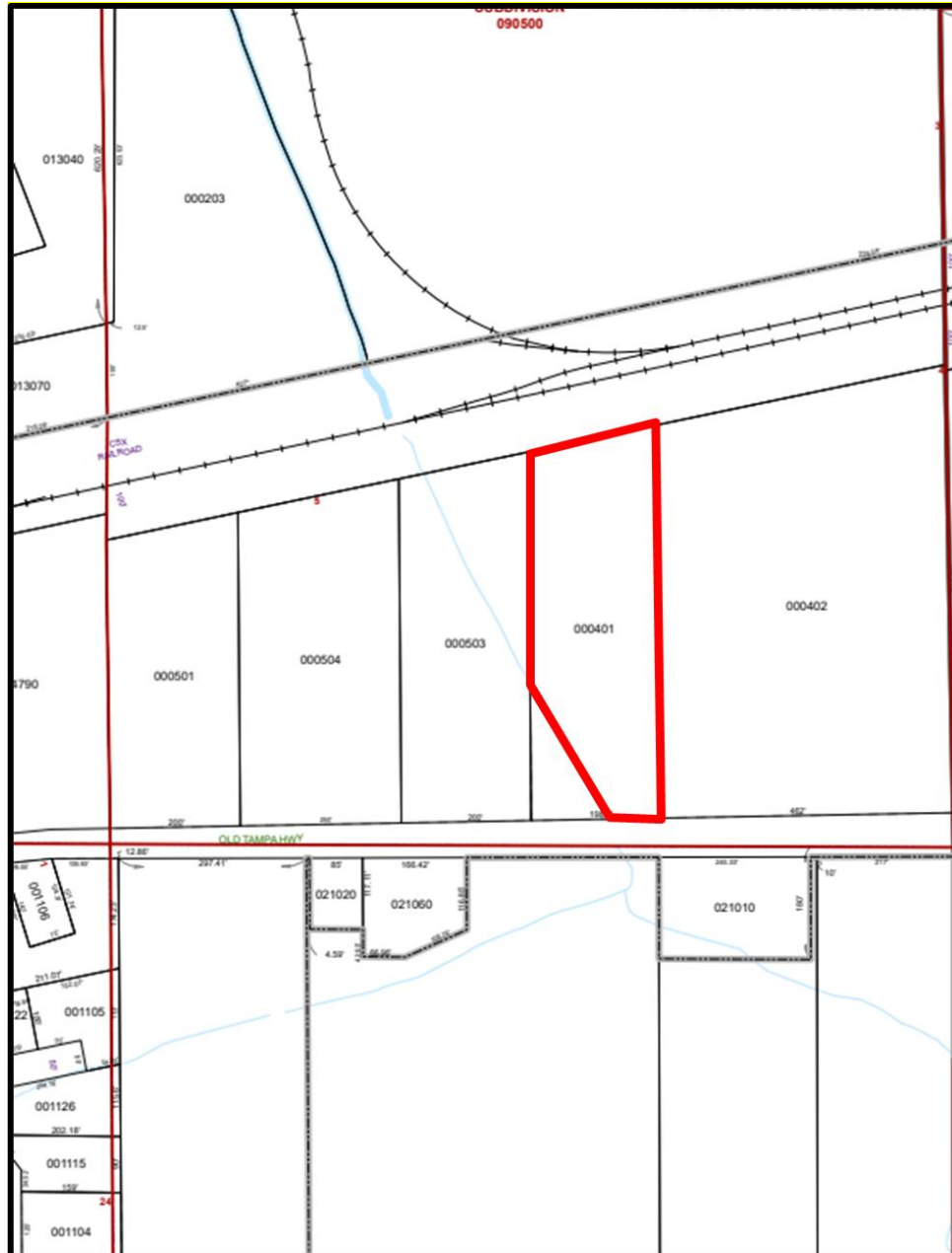
ATTACHMENT "A"

LDCPAS-2025-21

Development Area: Transit Supportive Development Area (TSDA)

Location: South of New Tampa Highway, east of Airport Road, west of Wabash Avenue, north of Wilkinson Road, and south of the city of Lakeland.

Section-21 Township-28 Range-23



PARCEL DETAIL

Note: Not to Scale