

**ORDINANCE NO. 25 - \_\_\_\_**

AN ORDINANCE OF POLK COUNTY, FLORIDA ADOPTING **LDCPAS-2025-7**; AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN, ORDINANCE 92-36, AS AMENDED, MODIFYING THE FUTURE LAND USE MAP DESIGNATION ON 3.8± ACRES FROM RESIDENTIAL-LOW X (RLX) TO BUSINESS PARK CENTER X (BPCX) IN THE TRANSIT-SUPPORTIVE DEVELOPMENT AREA (TSDA). THE SUBJECT PROPERTY IS LOCATED ON THE EAST SIDE OF US 98, NORTH OF BROOKS STREET, IN SECTION 34, TOWNSHIP 28, RANGE 24; 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 June 4, 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 July 15, 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 designation on a 3.8+/- acre site from Residential-Low X (RLX) to Business Park Center X (BPCX) on the parcel listed below and graphically depicted on the parcel map in Attachment “A”.

Parcel 242834-264500-002800 (PTN OF)

THE SOUTH 489.0 FEET OF THE WEST ½ OF LOT 28 IN SECTION 34, TOWNSHIP 28 SOUTH, RANGE 24 EAST, OF FARMING & TRUCKING LANDS OF W.F. HALLAM & CO’S LAKELAND HIGHLANDS, FLORIDA ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 101, OF THE PUBLIC RECORDS OF 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 August 15, 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 Commerce 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.

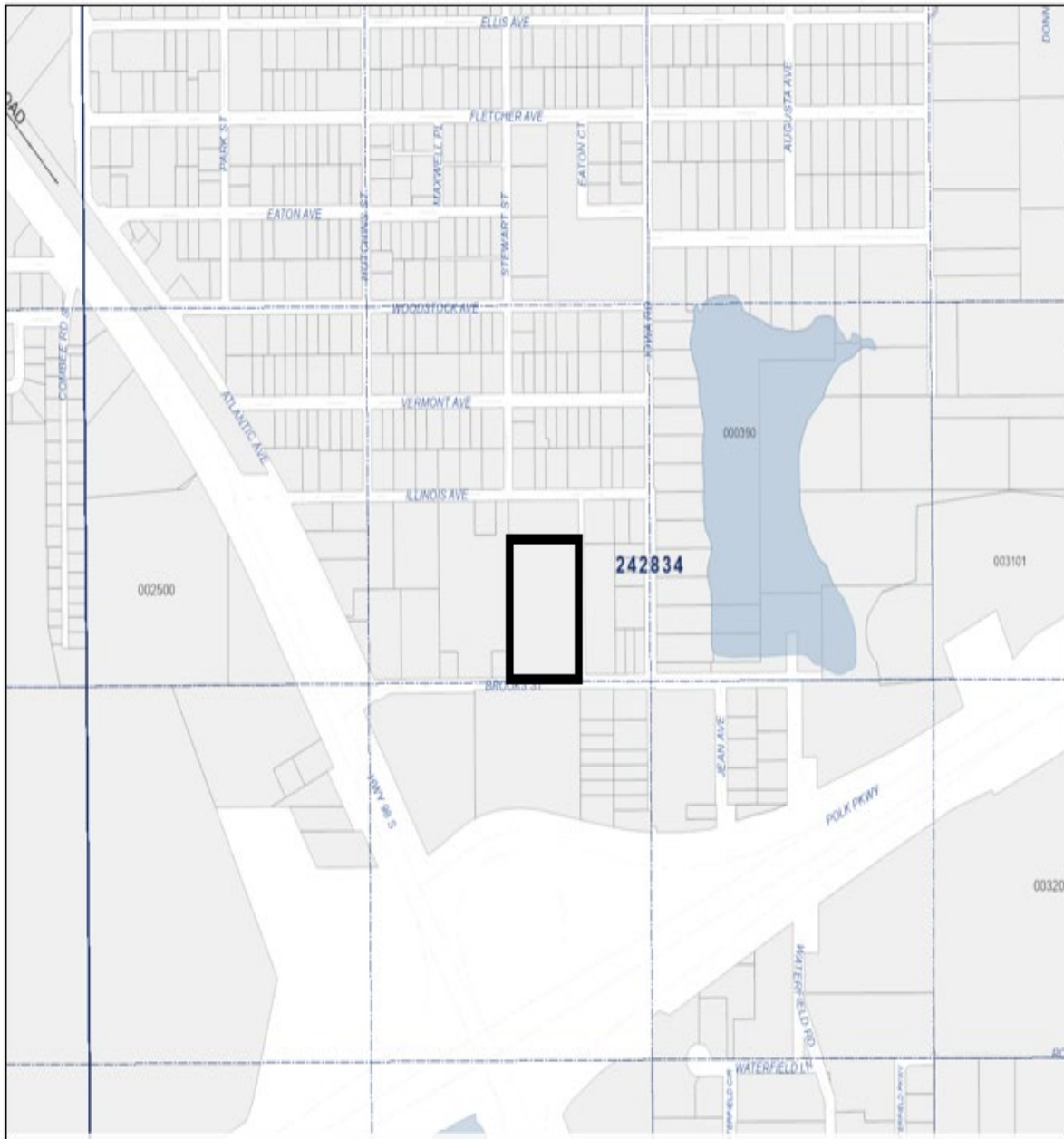
**ADOPTED**, in open session of the Polk County Board of County Commissioners with a quorum present and voting this 15<sup>th</sup> day of July 2025.

## ATTACHMENT “A”

### LDCPAS 2025-7

**Development Area:** From Residential-Low X (RLX)  
to Business Park Center X (BPCX)

**Location:** East side of US 98, north of Brooks Street  
**Section-34 Township-28 Range-24**



### PARCEL DETAIL

*Note: Not to Scale*