

ORDINANCE NO. 26 - ____

AN ORDINANCE OF POLK COUNTY, FLORIDA ADOPTING **LDCPAS-2026-6**; AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN, ORDINANCE 92-36, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION ON 25.96+/- ACRES FROM RESIDENTIAL-LOW (RL) TO MAIN STREET CORRIDOR (MSC), COMMUNITY ACTIVITY CENTER (CAC), AND INSTITUTIONAL (INST) AND TO MODIFY SECTION 2.135.L PARCEL SPECIFIC FUTURE LAND USE MAP AMENDMENTS WITH CONDITIONS. THIS CASE IS RELATED TO LDCT-2026-13. THE SITE IS LOCATED SOUTH OF US 17, WEST OF SNIVELY AVENUE, BETWEEN 6TH STREET AND THE US 17/SNIVELY AVENUE INTERSECTION, SOUTHWEST OF THE CITY OF WINTER HAVEN, NORTHEAST OF THE CITY OF EAGLE LAKE, IN SECTION 5, TOWNSHIP 29 SOUTH, RANGE 26 EAST; 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 July 8, 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 August 18, 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 a 25.96+/- acre site from Residential-Low (RL) to Main Street Corridor (MSC), Community Activity Center (CAC), and Institutional (INST) as graphically depicted on the parcel map in Attachment “A” and described below:

Parcel Numbers:

Parcel Number	Proposed FLU
262905665500001070	CAC
262905665500002510	CAC
262905665500002520	CAC
262905665500001030	CAC
262905665500001080	CAC
262905665500002012	CAC
262905665500001090	CAC
262905665500001050	CAC
262905665500002011	CAC
262905669000001010	CAC
262905665500001040	CAC
262905665500002030	CAC
262905665500002530	CAC
262905665500003010	CAC
262905665500003020	CAC
262905665500003030	CAC
262905665500001010	CAC
262905665500001010	CAC
262905665500002090	INST
262905665500002500	INST
262905665500002480	INST
262905665500002490	INST
262905665500002440	INST
262905665500002040	INST

262905665500002070	INST
262905665500002080	INST
262905669000002010	MSC
262905669000003030	MSC
262905669000003060	MSC
262905669000004010	MSC
262905669000003020	MSC
262905669000003010	MSC
262905000000014010	MSC
262905664500000340	MSC
262905664500000331	MSC
262905000000014040	MSC
262905664500000332	MSC

Legal Descriptions:

Community Activity Center (CAC):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN SECTION 5, TOWNSHIP 29 SOUTH, RANGE 26 EAST IN THE COUNTY OF POLK, STATE OF FLORIDA, AND BEING THAT PART OF PLAT BOOK 31, PAGE 9 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND IS DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 10 IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 5, TOWNSHIP 29 S, RANGE 26 E OF SOUTHAVEN- UNIT 2 SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 50' TO THE NORTHWEST CORNER OF LOT 2, BLOCK A OF J.A. LESLIE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID LOT 2 AND THE WESTERLY RIGHT-OF-WAY LINE OF SNIVELY AVENUE, A DISTANCE OF 600' TO THE SOUTHEAST CORNER OF LOT 1, BLOCK C OF J.A. LESLIE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY,

FLORIDA AND THE NORTHEAST CORNER OF LOT 1, BLOCK A OF EXTENSION ON SOUTH WINTER HAVEN ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 17 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1 AND THE WESTERLY RIGHT-OF-WAY LINE OF SNIVELY AVENUE, A DISTANCE OF 100' TO THE SOUTHEAST CORNER OF LOT 2, BLOCK A OF SAID EXTENSION ON SOUTH WINTER HAVEN ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 17 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID BLOCK A AND THE NORTH RIGHT-OF-WAY LINE OF FIRST STREET (FIELD 3RD ELOISE STREET), A DISTANCE OF 167.21'; THENCE RUN NORTHWESTERLY AND PARALLEL WITH THE WEST LINE OF LOT 3, BLOCK A OF EXTENSION ON SOUTH WINTER HAVEN ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 17 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 100' TO A POINT ON THE SOUTH LINE OF LOT 4, BLOCK C OF J.A. LESLIE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG SAID SOUTH LINE OF BLOCK 4, A DISTANCE OF 22.10' TO THE SOUTHWEST CORNER OF LOT 3, BLOCK C OF J.A. LESLIE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN NORTHWESTERLY ALONG THE WEST LINE OF LOT 3, BLOCK C, A DISTANCE OF 250' TO THE NORTHWEST CORNER OF LOT 3, BLOCK B OF J.A. LESLIE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN SOUTHWESTERLY ALONG THE SOUTH LINE OF LOT 51, BLOCK B OF J.A. LESLIE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27 INCLUSIVE OF THE PUBLIC

RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 50' TO THE SOUTHWEST CORNER OF SAID LOT 51; THENCE RUN NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT 51, A DISTANCE OF 100' TO THE NORTHWEST CORNER OF SAID LOT 51; THENCE RUN NORTHWESTERLY AND PARALLEL WITH THE WEST LINE OF LOT 51, A DISTANCE OF 50' TO THE SOUTHWEST CORNER OF LOT 4, BLOCK A OF J.A. LESLIE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN SOUTHWESTERLY ALONG THE SOUTH LINE OF BLOCK A OF PLAT BOOK OF J.A. LESLIE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 300' TO THE SOUTHWEST CORNER OF LOT 10, BLOCK A OF J.A. LESLIE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 100' TO THE NORTHWEST CORNER OF LOT 10, BLOCK A; THENCE RUN NORTHEASTERLY ALONG THE NORTH LINE OF BLOCK A, A DISTANCE OF 350' TO THE NORTHEAST CORNER OF LOT 4, BLOCK A OF J.A. LESLIE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE SOUTHWEST CORNER OF LOT 10 OF SOUTHAVEN- UNIT 2 SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 50' TO THE NORTHWEST CORNER OF LOT 10 OF SOUTHAVEN- UNIT 2 SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN NORTHEASTERLY ALONG THE NORTH LINE OF LOT 10, A DISTANCE OF 150' TO THE POINT OF BEGINNING.

Institutional (INST):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN SECTION 5, TOWNSHIP 29 SOUTH, RANGE 26 EAST IN THE COUNTY OF POLK, STATE OF FLORIDA, AND BEING THAT PART OF PLAT BOOK 19, PAGE 27 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND IS DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 50, BLOCK B IN THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 29 S, RANGE 26 E OF J.A. LESLIE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT 50, BLOCK B, A DISTANCE OF 100' TO THE NORTHWEST CORNER OF LOT 4, BLOCK B OF J.A. LESLIE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 4, BLOCK B, A DISTANCE OF 50' TO THE NORTHEAST CORNER OF SAID LOT 4, BLOCK B; THENCE RUN SOUTHEASTERLY ALONG THE EAST LINE OF LOT 4, BLOCK B, A DISTANCE OF 100' TO THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK B; THENCE RUN SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID BLOCK B OF J.A. LESLIE SUBDIVISION, A DISTANCE OF 325' TO A POINT ON THE SOUTH LINE OF BLOCK B OF J.A. LESLIE SUBDIVISION; THENCE RUN NORTHWESTERLY AND PARALLEL WITH THE EAST LINE OF LOT 44, BLOCK B OF J.A. LESLIE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 100'; THENCE RUN SOUTHWESTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 44, BLOCK B, A DISTANCE OF 75' TO THE SOUTHWEST CORNER OF SAID LOT 44, BLOCK B; THENCE RUN NORTHWESTERLY ALONG THE WEST LINE OF LOT 44, BLOCK B, A DISTANCE OF 100' TO THE NORTHWEST CORNER OF LOT 44, BLOCK B;

THENCE RUN ALONG THE NORTH LINE OF SAID BLOCK B, A DISTANCE OF 350' TO THE POINT OF BEGINNING.

Main Street Corridor (MSC):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN SECTION 5, TOWNSHIP 29 SOUTH, RANGE 26 EAST IN THE COUNTY OF POLK, STATE OF FLORIDA, AND BEING THAT PART OF PLAT BOOK 10, PAGE 17 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND IS DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 1, BLOCK B IN THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 29 S, RANGE 26 E OF EXTENSION ON SOUTH WINTER HAVEN ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 17 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT 1, BLOCK B AND THE WEST RIGHT-OF-WAY LINE OF SNIVELY AVENUE, A DISTANCE OF 750' TO THE SOUTHEAST CORNER OF LOT 3, BLOCK D OF EXTENSION ON SOUTH WINTER HAVEN ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 17 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE SOUTHEASTERLY ALONG THE WEST RIGHT-OF-WAY LINE OF SNIVELY AVENUE, A DISTANCE OF 550' TO THE SOUTHEAST CORNER OF LOT 33 OF WAHNETA FARMS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1-C, PAGE 82A INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE SOUTHEASTERLY ALONG THE WEST RIGHT-OF-WAY LINE OF SNIVELY AVENUE, A DISTANCE OF 107.23' TO A POINT OF THE WEST RIGHT-OF-WAY LINE OF SAID SNIVELY AVENUE; THENCE RUN SOUTHWESTERLY, A DISTANCE OF 16.24' TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 6TH ELOISE ST; THENCE RUN SOUTHWESTERLY, A DISTANCE OF 93.06' TO A POINT ON SAID NORTH

RIGHT-OF-WAY LINE OF 6TH ELOISE ST; THENCE RUN NORTHWESTERLY, A DISTANCE OF 117.50' TO A POINT ON THE SOUTH LINE OF LOT 33 OF WAHNETA FARMS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1-C, PAGE 82A INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN SOUTHWESTERLY ALONG SAID SOUTH LINE OF LOT 33, A DISTANCE OF 1442.14' TO THE SOUTHWEST CORNER OF SAID LOT 33 OF WAHNETA FARMS; THENCE RUN NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT 33 OF WAHNETA FARMS, A DISTANCE OF 556.67' TO THE NORTHWEST CORNER OF SAID LOT 33; THENCE RUN NORTHEASTERLY ALONG THE NORTH LINE OF LOT 33 OF WAHNETA FARMS AND THE SOUTH LINE OF BLOCK D OF EXTENSION ON SOUTH WINTER HAVEN ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 17 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 1372' TO THE SOUTHWEST CORNER OF LOT 3, BLOCK D OF EXTENSION OF SOUTH WINTER HAVEN; THENCE RUN NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT 3, BLOCK D, A DISTANCE OF 200' TO THE SOUTHWEST CORNER OF LOT 5, BLOCK C OF EXTENSION ON SOUTH WINTER HAVEN ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 17 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN SOUTHWESTERLY ALONG THE SOUTH LINE OF LOT 13, BLOCK C OF SAID EXTENSION OF SOUTH WINTER HAVEN, A DISTANCE OF 100' TO THE SOUTHWEST CORNER OF LOT 14, BLOCK C OF SAID EXTENSION OF SOUTH WINTER HAVEN; THENCE RUN NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT 14, BLOCK C, A DISTANCE OF 250' TO THE NORTHWEST CORNER OF LOT 7, BLOCK C OF EXTENSION OF SOUTH WINTER HAVEN; THENCE RUN NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 7, BLOCK C AND THE SOUTH RIGHT-OF-WAY LINE OF 4TH ELOISE STREET, A DISTANCE OF 100' TO THE NORTHWEST CORNER OF LOT 1, BLOCK C OF EXTENSION ON SOUTH WINTER HAVEN ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 17 INCLUSIVE OF THE

PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN NORTHWESTERLY AND PARALLEL WITH THE WEST LINE OF LOTS 1, 2, 3, 4, AND 5 OF BLOCK B OF EXTENSION ON SOUTH WINTER HAVEN ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 17 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 300' TO THE NORTHWEST CORNER OF LOT 1, BLOCK B OF SAID EXTENSION ON SOUTH WINTER HAVEN; THENCE RUN NORTHEASTERLY ALONG THE NORTH LINE OF LOT 1, BLOCK B OF EXTENSION ON SOUTH WINTER HAVEN, A DISTANCE OF 125' TO THE POINT OF BEGINNING.

SECTION 2: TEXT AMENDMENT

NOTE: The underlined text indicates proposed additions to the current language. The ~~strikeout~~ indicates text to be removed from the current ordinance.

APPENDIX 2.135 PARCEL SPECIFIC FUTURE LAND USE MAP AMENDMENTS WITH CONDITIONS

SECTION 2.135-Y - Development Guidelines for property designated as Main Street Corridor (MSC) within the Eloise Community Redevelopment Area (CRA).

OBJECTIVE 2.135-Y: Through the adoption of LDCPAS 2026-6, this section of the plan enables this specific property to be developed in the Main Street Corridor (MSC) land use in a limited fashion as established in the Polk County Land Development Code with conditions adopted into the Land Development Code through LDCT-2026-13.

POLICY 2.135-Y1: DESIGNATION AND MAPPING - Land use for this parcel shall be designated and mapped on the Future Land Use Map Series as Main Street Corridor (MSC).

POLICY 2.135-Y2: DEVELOPMENT CRITERIA - Development within this MSC area shall conform to the criteria consistent with the development standards adopted for this parcel in the Polk County Land Development Code, including the conditions adopted into the Land Development Code through LDCT-2026-13.

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 September 19, 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 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 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.

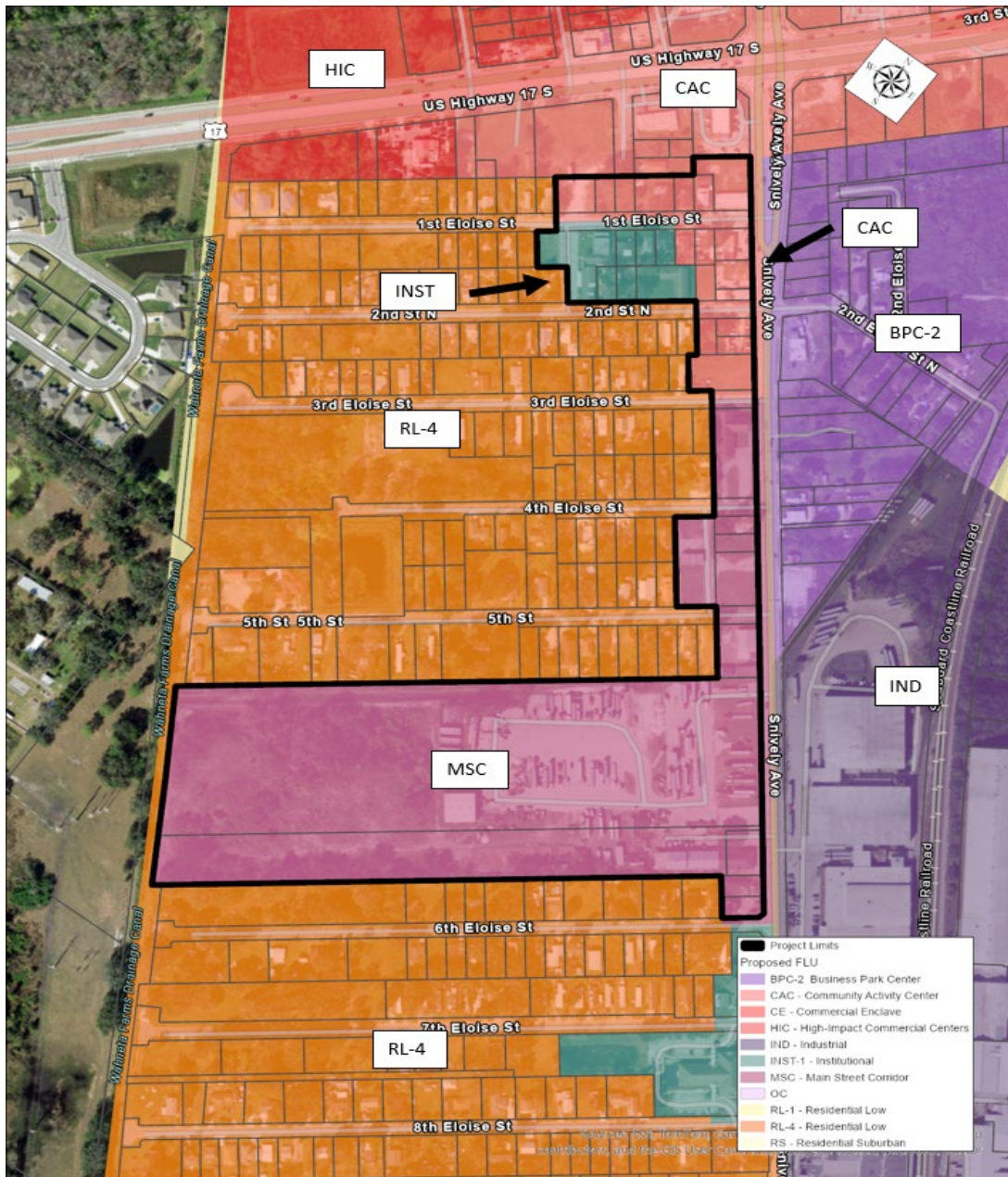
ADOPTED, in open session of the Polk County Board of County Commissioners with a quorum present and voting this 18th day of August 2026.

ATTACHMENT "A"

LDCPAS 2026-6

Location: South of US 17, west of Snively Avenue, between 6th Street and the US 17/Snively Avenue intersection, southwest of the City of Winter Haven, northeast of the City of Eagle Lake, in Section 5, Township 29 South, Range 26 East.

Section-05 Township-29 Range-26



PARCEL DETAIL

Note: Not to Scale