

ORDINANCE NO. 26 - _____

AN ORDINANCE OF POLK COUNTY, FLORIDA ADOPTING **LDCPAL-2025-3**, AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN (ORDINANCE 92-36) AS AMENDED; MODIFYING THE FUTURE LAND USE DESIGNATION OF 66.5± ACRES FROM PHOSPHATE MINING (PM) TO AGRICULTURAL/RESIDENTIAL RURAL (A/RR) IN THE RURAL DEVELOPMENT AREA (RDA), LOCATED ON THE SOUTH SIDE OF US 98 (SR700), EAST SIDE OF PARRISH ROAD., WEST SIDE OF KELLER ROAD, AND NORTH OF PATTIE LANE, EAST OF FORT MEADE CITY LIMITS, IN SECTION 36, TOWNSHIP 31 AND 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 163.3184, FS, and Comprehensive Plan Section 4.305.B, provides for the approval of Large-Scale Comprehensive Plan Amendments; and

WHEREAS, Application LDCPAL 2025-2025-3 is a County-initiated application to change the future land designation of 66.5± acres from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) in the Rural Development Area (RDA) (the “Amendment”); 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 Amendment on July 8, 2026; and

WHEREAS, pursuant to Section 163.3184, FS, the Board of County Commissioners on August 18, 2026 held an initial public hearing and authorized transmittal of the Amendment to Florida Commerce (FC) for written comment, and

WHEREAS, DEO, by letter dated _____ 2026 transmitted objections, recommendations, and comments on the Amendment; and

WHEREAS, pursuant to Section 163.3184, FS, the Board of County Commissioners conducted an adoption public hearing, with due public notice having been provided, on the Amendment on October 6, 2026; and

WHEREAS, the Board of County Commissioners reviewed and considered all comments received during said public hearings, and provided for necessary revisions, if any; and

WHEREAS, the Board of County Commissioners has considered the data and analysis contained within the staff report; and

WHEREAS, the Amendment is consistent with Chapter 163, FS, and the Polk County Comprehensive Plan.

NOW THEREFORE, BE IT ORDAINED by the Polk County Board of County Commissioners:

SECTION 1: LEGISLATIVE FINDINGS OF FACT

The findings of fact set forth in the recitals to this Ordinance are true and correct and hereby adopted.

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 66.5± acres from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) on the parcels listed below and graphically depicted on the parcel map in Attachment “A”.

Parcels included (entire or portion of):

PARCELS:

- 25-31-36-000000-011150
- 25-31-36-000000-011160
- 25-31-36-000000-011120
- 25-31-36-000000-011130
- 25-31-36-000000-011140
- 25-31-36-000000-011080

25-31-36-000000-011040
25-31-36-000000-011070
25-31-36-000000-011090
25-31-36-000000-011100
25-31-36-000000-012020
25-31-36-000000-012040
25-31-36-000000-011110
25-31-36-000000-011050
25-31-36-000000-011060

Legally described as:

25-31-36-000000-011150

LOT 5 UNREC KELLER RD DESC AS: COMM SE COR OF E1/2 OF NE1/4 OF SEC RUN N00-08-58W 1378 FT S89-43-47W 15 FT TO W R/W LINE & POB S00-08-58E 18.02 FT S00-15-06W 100 FT S00-02-05E 100 FT S00-05-31E 31.98 FT S89-43-47W 914.07 FT N00-08-58W 250 FT N89-43-47E 915 FT TO POB

25-31-36-000000-011160

COMM SE COR OF E1/2 OF NE1/4 OF SEC RUN N00-08-58W ALONG E LINE OF SAID E1/2 OF NE1/4 1979.31 FT TO N LINE OF S1/2 OF NE1/4 OF NE1/4 RUN S89-41-09W ALONG N LINE 13.64 FT TO W MAINT R/W OF KELLER RD PER MB 2 PGS 115-116 & POB RUN S ALONG SAID W R/W LINE FOLL 5 COURSES: S00-15-50E 19.32 FT S00-05-31E 100 FT S00-11-40W 100 FT S00-02-05E 100 FT S00-01-21W 31.98 FT S89-43-47W 641.21 FT N00-08-58 W 350.81 FT TO N LINE OF S1/2 OF NE1/4 OF NE1/4 RUN N89-41-09E ALONG SAID N LINE 642.17 FT TO POB BEING LOT 7 OF UNREC KELLER RD

25-31-36-000000-011120

LOT 1 UNREC KELLER RD DESC AS: COMM SE COR OF E1/2 OF NE1/4 OF SEC RUN N00-08-58W 131.96 FT S89-43-47W 17.04 FT TO W R/W LINE & POB S89-43-47W 912.96 FT N00-08-58W 246 FT N89-43-47E 913.36 FT TO W R/W LINE OF KELLER RD S00-15-50E 18.01 FT S00-21-59W 100 FT S00-19-16E 100 FT S00-29-35E 27.99 FT TO POB

25-31-36-000000-011130

LOT 10 UNREC KELLER RD DESC AS: COMM SE COR OF E1/2 OF NE1/4 OF SEC RUN S89-43-47W 1320.41 FT TO SW COR OF E1/2 OF NE1/4 N00-10-30W 132 FT N89-43-47E 14.60 FT TO E R/W LINE & POB N00-37-08E 77.60 FT N00-02-42E 638.92 FT N89-43-47E 372.66 FT S00-08-58E 716.50 FT TO N LINE OF S 132 FT OF E1/2 OF NE1/4 S89-43-47W 375.87 FT TO POB

25-31-36-000000-011140

LOT 8 UNREC KELLER RD DESC AS: COMM SE COR OF E1/2 OF NE1/4 OF SEC RUN S89-43-47W 1320.41 FT TO SW COR OF E1/2 OF NE1/4 N00-10-30W 1628.04 FT N89-49-30E 24.12 FT TO E R/W LINE & POB N00-02-42E 281.55 FT N00-37-04E 68.78 FT TO N LINE OF S1/2 OF NE1/4 OF NE1/4 N89-41-09E 639.33 FT S00-08-58E 350.81 FT S 89-43-47W 641.21 FT TO POB

25-31-36-000000-011080

W1/4 OF NE1/4 OF SW1/4 & E1/2 OF NW1/4 OF SW1/4 LESS W 215.75 FT OF S 420 FT OF E1/2 OF NW1/4 OF SW1/4 & LESS RD R/W

25-31-36-000000-011040

E1/2 OF W1/2 OF NE1/4 OF SW1/4 LESS S 25 FT FOR US 98 RD R/W & LESS E 140 FT OF N 705 FT THEREOF

25-31-36-000000-011070

BEG NE COR OF SEC RUN S 409.5 FT W 363 FT N 409.5 FT E 363 FT TO POB LESS RD R/W & LESS MAINT R/W & LESS ADDITIONAL R/W FOR SR 700 (US 98)

25-31-36-000000-011090

E 348.48 FT OF S 250 FT OF N1/2 OF NE1/4 OF NE1/4 LESS MAINT R/W FOR KELLER RD ON E-SIDE

25-31-36-000000-011100

COMM SE COR OF E1/2 OF NE1/4 OF SEC N0-08-58W ALONG E LINE OF SEC 1628 FT S89-43-47W 14.6 FT TO W R/W LINE OF KELLER RD & POB S0-01-21W 68.02 FT S0-02-05E 100 FT S0-08-58E 81.98 FT S89-43-47W 915 FT N0-08-58W 250 FT N89-43-47E 915.4 FT TO POB BEING LOT 6 OF UNRE KELLER RD SUB

25-31-36-000000-012020

COM AT SE COR OF E1/2 OF NE1/4 OF SEC RUN N00-08- 58W ALG E LINE OF E1/2 OF NE1/4 377.97 FT S89-51- 02W 16.64 FT TO W MAINTAINED R/W LINE OF KELLER RD PER MB 2 PG 115 FOR POB S89-43-47W 913.36 FT N00- 08-58W 250.00 FT N89-43-47E 913.60 FT TO SAID R/W LINE ALG SAID R/W LINE S00-01-21W 68.02 FT S00-02- 05E 100.00 FT S00-15-50E 81.99 FT TO POB AKA LOT 2 OF UNREC KELLER ROAD SUB

25-31-36-000000-012040

LOT 3 UNREC KELLER RD DESC AS: COMM SE COR OF E1/2 OF NE1/4 OF SEC RUN N00-08-58W ALONG E LINE OF E1/2 OF NE1/4 628 FT S89-43-47W 16.40 FT TO W MAINT R/W LINE OF KELLER RD PER MB 2 PGS 115-116 FOR POB S89-43-47W 913.60 FT N00-08-58W 250 FT N89-43-47E 913.75 FT TO SAID W MAINT R/W LINE S ALONG SAID W MAINT R/W FOLL 4 COURSES: S00-01-21W 18.02 FT S00-22-43E 100 FT S00-04-47W 100 FT S00-01-21W 31.98 FT TO POB

25-31-36-000000-011110

LOT 9 UNREC KELLER RD DESC AS: COM SE COR OF E1/2 OF NE1/4 S89-43-47W 1320.41 FT TO SW COR E1/2 OF NE1/4 N00-10-30W 848.53 FT N89-49-30E 18.13 FT TO E R/W LINE & POB N00-02-42E 61.08 FT N01-11-27E 100.02 FT N00-02-42E 400 FT N00-37-04E 100 FT N00-02-42E 118.45 FT N89-43-47E 367.01 FT S00-08-58E 779.50 FT S89-43-47W 372.62 FT TO POB

25-31-36-000000-011050

BEG NE COR OF NE1/4 OF NE1/4 RUN W 363 FT TO POB RUN S 409.5 FT W 113.5 FT N 409.5 FT E 113.5 FT TO POB LESS RD R/W & LESS ADD R/W FOR SR 700 (US 98)

25-31-36-000000-011060

BEG NE COR OF NE1/4 OF NE1/4 RUN W 476.5 FT TO POB RUN S 409.5 FT W 113.5 FT N 409.5 FT E 113.5 FT TO POB LESS RD R/W & LESS AD R/W FOR SR 700 (US 98)

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 31 days after Florida Commerce notifies the County that the plan amendment package is complete. If timely challenged, this amendment becomes effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment 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.

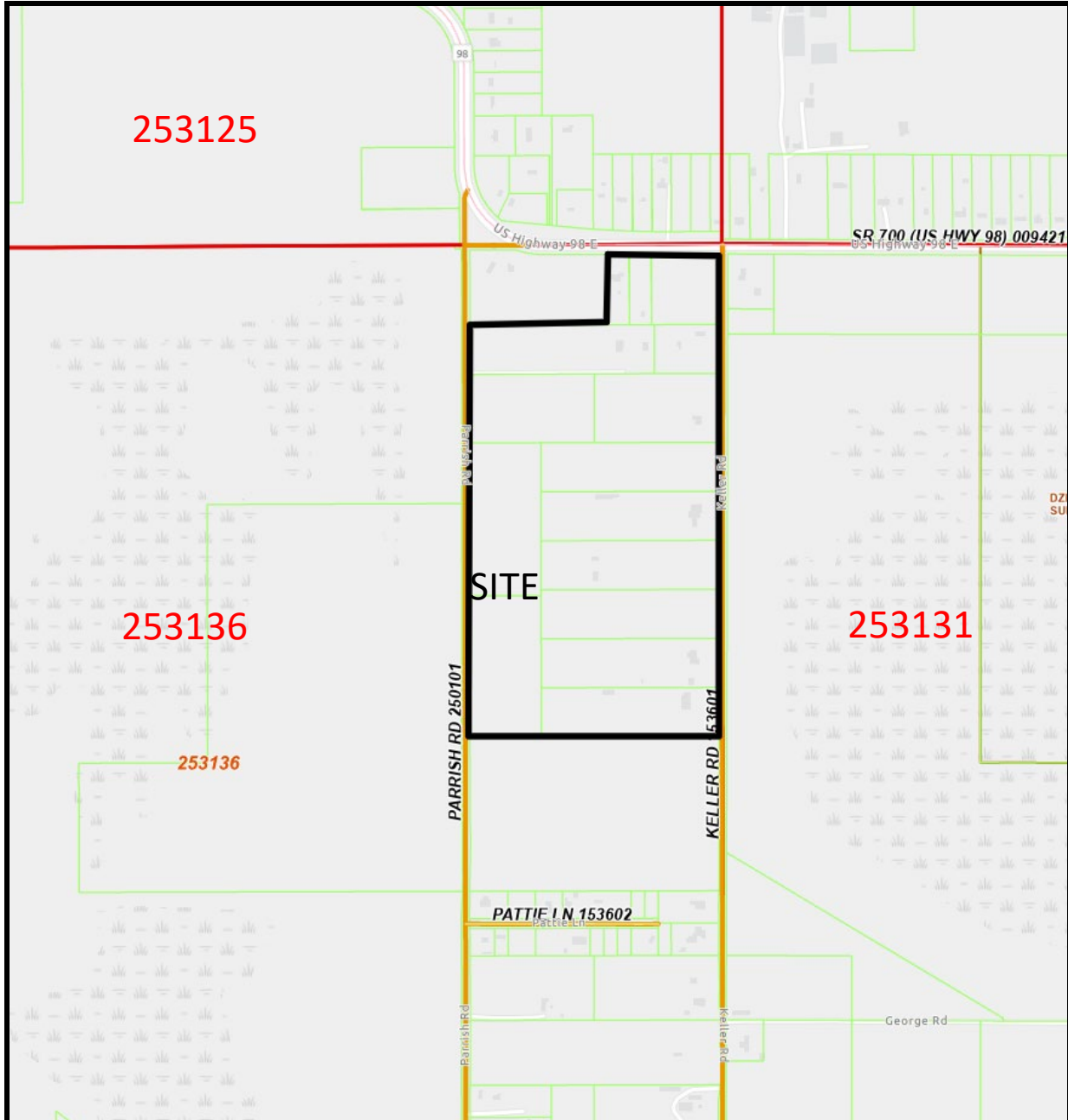
ADOPTED, in open session of the Polk County Board of County Commissioners with a quorum present and voting this 6th day of October, 2026.

LDCPAL-2026-3

Land Use: PM to A/RR (66.5 ± acres)

Location: The site is located on the south side of US 98 (SR700), east side of Parrish Road., West side of Keller Road, and north of Pattie Lane, east of Fort Meade city limits.

Section-36 Township-31 Range-25



Parcel Detail

Note: Not to Scale