

**ORDINANCE NO. 26 - \_\_\_\_**

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF **LDCPAS-2025-32**, AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN, ORDINANCE 92-36, AS AMENDED, TO CHANGE THE FUTURE LAND USE DESIGNATION ON A TOTAL OF 1.13± ACRES, FROM RESIDENTIAL SUBURBAN (RS) TO NEIGHBORHOOD ACTIVITY CENTER (NAC) AND A DEVELOPMENT AREA CHANGE FROM SUBURBAN DEVELOPMENT AREA (SDA) to URBAN GROWTH AREA (UGA). THE SUBJECT PROPERTY IS LOCATED ON THE WEST SIDE OF KATHLEEN ROAD, SOUTH OF DUFF ROAD EAST OF CATHERINE DRIVE, AND NORTH OF CATHERINE DRIVE, NORTHWEST OF THE CITY OF LAKELAND, IN SECTION 12, TOWNSHIP 29, 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 January 7, 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 February 17, 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 five (5) acre site from Residential Suburban (RS) in the Suburban Development Area (SDA) to Neighborhood Activity Center (NAC) in the Urban Growth Area (UGA) on the parcel listed below and graphically depicted on the parcel map in Attachment “A”.

Parcel 232717-000000-021210

N 100.33 FT OF S1/2 OF E1/4 OF N1/2 OF NE1/4 OF SE1/4 LESS RD R/W & LESS ADDNL R/W PER OR 8286 PG 2144

Parcel 232717-000000-021090

S1/2 OF E1/4 OF N1/2 OF NE1/4 OF SE1/4 LESS RD R/W & LESS S 135 FT & LESS N 100.33 FT & LESS ADDNL R/W PER OR 8265 PG 4

**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 March 20, 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 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.

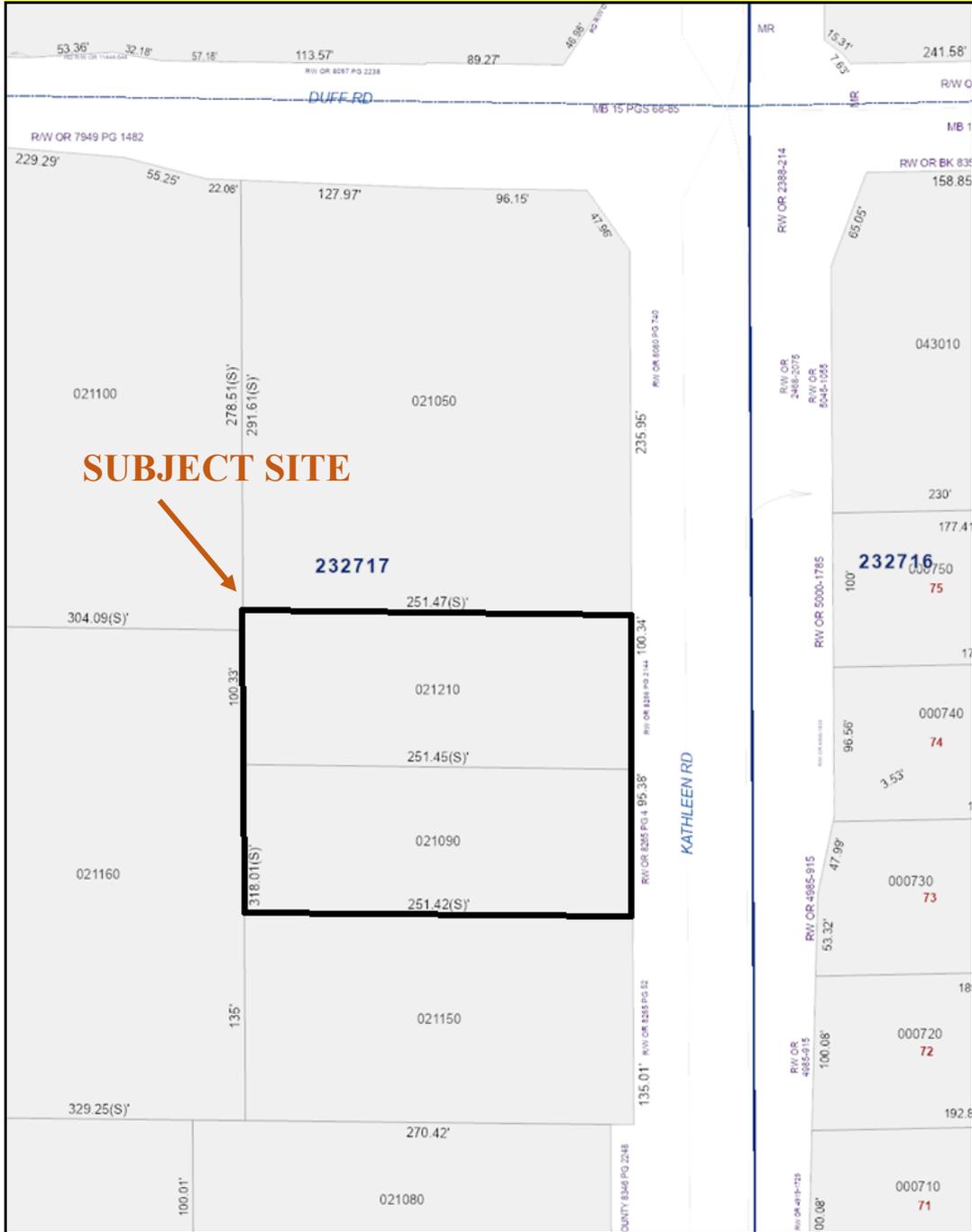
**SECTION 4: FILING WITH THE DEPARTMENT OF STATE:**

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 17<sup>th</sup> day of February, 2026.

**LDCPAS 2025-32**  
**Development Area: Suburban Development Area**  
**Location: South of Duff Road, west of Kathleen Road**  
**Section-17 Township-27 Range-23**



**PARCEL DETAIL**  
*Note: Not to Scale*