

ORDINANCE NO. 24 - ____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF LDCPAL 2024-12; AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN; ORDINANCE 92-36, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION ON 420 ACRES FROM PHOSPHATE MINING (PM) AND AGRICULTURAL/RESIDENTIAL-RURAL (A/RR) TO INDUSTRIAL (IND), AND TO MODIFY SECTION 2.135.L PARCEL SPECIFIC FUTURE LAND USE MAP AMENDMENTS WITH CONDITIONS. THIS CASE IS RELATED TO LDCT-2024-19. THE SUBJECT SITE IS LOCATED ON THE NORTH AND WEST SIDES OF NICHOLS ROAD, SOUTH OF STATE ROAD (SR) 60, EAST OF COUNTY LINE ROAD, SOUTH OF THE CITY OF MULBERRY, IN SECTIONS 6, 7 & 8, TOWNSHIP 30, 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 163.3184, FS, and Comprehensive Plan Section 4.305.B, provides for the approval of Large-Scale Comprehensive Plan Amendments; and

WHEREAS, LDCPAL 2024-12 is an applicant-initiated amendment to change 420 acres from Phosphate Mining (PM) and Agricultural/Residential-Rural (A/RR) to Industrial (IND), plus modify Section 2.135.S a Parcel Specific Future Land Use Map Amendment with Conditions in the Industrial (IND) Future Land Use 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 November 6, 2024; and

WHEREAS, pursuant to Section 163.3184, FS, the Board of County Commissioners on December 17, 2024, held an initial public hearing and authorized transmittal of the Amendment to the Department of Commerce for written comment, and

WHEREAS, FLORIDA COMMERCE, by letter dated [REDACTED], 2024, 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 February 18, 2025; 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 with 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 TEXT 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 District of portions of parcels 233006-000000-022020, 233007-000000-011010, 233007-000000-022020, 233008-000000-012020, 233008-000000-021020, 233008-000000-012090, and 233008-000000-021120, and as legally described below and graphically depicted as referenced in Attachment “A” of this ordinance, from Phosphate Mining (PM) and Agricultural/Residential-Rural (A/RR) to Industrial (IND) in the Rural Development Area (RDA), legally described as:

A PARCEL OF LAND LYING IN SECTIONS 6, 7 & 8 TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE N 00°31'21” W ALONG THE WEST LINE OF SAID SECTION 8 A DISTANCE OF 40.80 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HIGHWAY 676 (NICHOLS ROAD) AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 16570-2603; THENCE S 89°47'53” W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1341.19 FEET; THENCE N 01°36'26” W ALONG THE WEST BOUNDARY OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 8109, PAGE 1092 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA FOR A DISTANCE OF 731.25 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 770 FEET OF SAID SECTION 7 ALSO BEING ON THE BOUNDARY OF PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 6599, PAGE 1374 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE N 89°52'34” E ALONG SAID LINE A DISTANCE OF 1205.05 FEET; THENCE ALONG THE BOUNDARY OF SAID PARCEL PER OFFICIAL RECORDS BOOK 6599, PAGE 1374 FOR THE FOLLOWING TWO COURSES; (1) N 70°25'03” W A DISTANCE OF 571.56 FEET; (2) N 58°07'50” W A DISTANCE OF 841.52 FEET TO A POINT ON THE BOUNDARY OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4365, PAGE 708 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID PARCEL FOR THE FOLLOWING EIGHT COURSES; (1) N 00°29'56” W A DISTANCE OF 1100.00 FEET; (2) N 54°26'52” E A DISTANCE OF 1500.00 FEET; (3) N 20°31'38” W A DISTANCE OF 1499.96 FEET; (4) N 50°30'08” W A DISTANCE OF 350.03 FEET; (5) S 89°39'34” W A DISTANCE OF 600.31 FEET; (6) N 00°25'24” W A DISTANCE OF 850.00 FEET; (7) S 54°20'01” E A DISTANCE OF 680.34 FEET; (8) N 89°38'35” E A DISTANCE OF 1000.00 FEET TO THE EAST LINE OF SAID SECTION 6; THENCE S 00°20'32” E A DISTANCE OF 149.88 FEET TO THE NORTHWEST CORNER OF SAID SECTION 8; THENCE S 00°31'21” E ALONG THE WEST BOUNDARY OF SAID SECTION 8 A DISTANCE OF 306.94 FEET TO A POINT ON THE BOUNDARY OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 7424, PAGE 1395 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID PARCEL FOR THE FOLLOWING THREE COURSES;

(1) S 64°44'45" E A DISTANCE OF 80.71 FEET; (2) S 52°34'43" E A DISTANCE OF 851.75 FEET; (3) S 74°52'26" E A DISTANCE OF 1657.71 FEET TO A POINT ON THE BOUNDARY OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5373, PAGE 511 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING SEVEN COURSES; (1) N 45°44'25" E A DISTANCE OF 169.92 FEET; (2) S 49°50'22" E A DISTANCE OF 282.89 FEET; (3) S 52°10'14" E A DISTANCE OF 1688.35 FEET; (4) N 87°15'28" E A DISTANCE OF 312.79 FEET; (5) S 43°10'16" E A DISTANCE OF 177.06 FEET TO THE MAINTAINED RIGHT OF WAY OF OLD NICHOLS ROAD AS SHOWN ON MAINTAINED RIGHT OF WAY MAP BOOK 10, PAGES 134-135 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; (6) S 00°14'20" E ALONG SAID RIGHT OF WAY A DISTANCE OF 34.14 FEET; (7) S 89°35'59" W A DISTANCE OF 303.75 FEET; THENCE S 52°51'26" E A DISTANCE OF 165.08 FEET TO THE NORTHEAST CORNER OF THE WEST 298 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE S 00°33'22" E ALONG THE EAST LINE OF SAID WEST 298 FEET A DISTANCE OF 668.87 FEET TO THE NORTH LINE OF A PARCEL BEING THE EAST 198 FEET OF THE WEST 396 FEET OF THE NORTH 220 FEET OF THE SOUTH 660 FEET OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE ALONG SAID PARCEL FOR THE FOLLOWING 3 COURSES; (1) S 89°46'18" W A DISTANCE OF 100.29 FEET; (2) S 00°33'21" E A DISTANCE OF 219.70 FEET; (3) N 89°46'18" E A DISTANCE OF 100.29 FEET TO A POINT ON SAID EAST LINE OF THE WEST 298 FEET; THENCE S 00°33'21" E ALONG SAID EAST LINE AND THE EAST LINE OF THE WEST 298 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8 A DISTANCE OF 848.74 FEET TO A POINT ON THE BOUNDARY OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3404, PAGE 1719 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING THREE COURSES: (1) S 89°51'44" W A DISTANCE OF 328.29 FEET; (2) N 00°32'37" W A DISTANCE OF 199.55 FEET; (3) S 89°49'41" W A DISTANCE OF 3461.83 FEET TO A POINT ON THE EAST BOUNDARY OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 8284, PAGE 273 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING THREE COURSES; (1) S 17°50'46" W A DISTANCE OF 600.80 FEET; (2) N 72°09'14" W A DISTANCE OF 90.00 FEET; (3) S 89°50'46" W A DISTANCE OF 131.56 FEET; THENCE CONTINUE S 89°50'46" W A DISTANCE OF 65.85 FEET TO THE WEST LINE OF SAID SECTION 8; THENCE S 00°31'21" E ALONG SAID WEST LINE A DISTANCE OF 215.80 FEET TO THE BOUNDARY OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 8284, PAGE 273 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID PARCEL FOR THE FOLLOWING TWO COURSES: (1) S 17°13'28" W A DISTANCE OF 141.27 FEET; (2) S 67°07'48" E A DISTANCE OF 46.92 FEET TO THE WEST LINE OF SAID SECTION 8; THENCE S 00°31'21" E ALONG SAID WEST LINE A DISTANCE OF 166.64 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8284, PAGE 273 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND LESS AND EXCEPT: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE N89°49'36"E ALONG THE SOUTH LINE OF SAID SECTION 8 A

DISTANCE OF 1585.08 FEET; THENCE N00°10'24"W A DISTANCE OF 1328.09 FEET TO THE POINT OF BEGINNING; THENCE N03°49'08"W A DISTANCE OF 455.34 FEET; THENCE N33°36'33"E A DISTANCE OF 609.37 FEET; THENCE N48°16'13"E A DISTANCE OF 212.04 FEET; THENCE N79°38'45"E A DISTANCE OF 532.36 FEET; THENCE S55°21'54"E A DISTANCE OF 256.35 FEET; THENCE S32°32'18"E A DISTANCE OF 584.83 FEET; THENCE S57°26'47"W A DISTANCE OF 1030.09 FEET; THENCE S89°29'58"W A DISTANCE OF 646.16 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT LANDS WITHIN THE CSX RAILROAD RIGHT OF WAY.

AND

THAT PART OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING EAST OF THE WEST 298 FEET AND LYING NORTH AND WEST OF THE RIGHT OF WAY OF COUNTY ROAD 676 (NICHOLS ROAD),

LESS THAT PART OF THE SOUTH 920 FEET LYING WEST OF THE EAST 280 FEET,
AND

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING EAST OF THE WEST 298 FEET,
LESS THE NORTH 50 FEET OF THE EAST 867 FEET,

AND LESS THE EAST 198 FEET OF THE WEST 396 FEET OF THE NORTH 220 FEET OF THE SOUTH 660 FEET,

AND LESS THE MAINTAINED RIGHT OF WAY OF NIXON ROAD AS RECORDED IN MAINTAINED RIGHT OF WAY MAP BOOK 3, PAGE 210 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, LYING WEST OF COUNTY ROAD 676 (NICHOLS ROAD) AND LYING SOUTH OF THE CSX RAILROAD RIGHT OF WAY.

And referencing this amendment in Appendix 2.135 and modifying Section 2.135-S as shown in Attachment "B" of this Ordinance.

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

The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the Department of Economic Opportunity posts a notice of intent determining that this amendment is in compliance. If timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become 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.

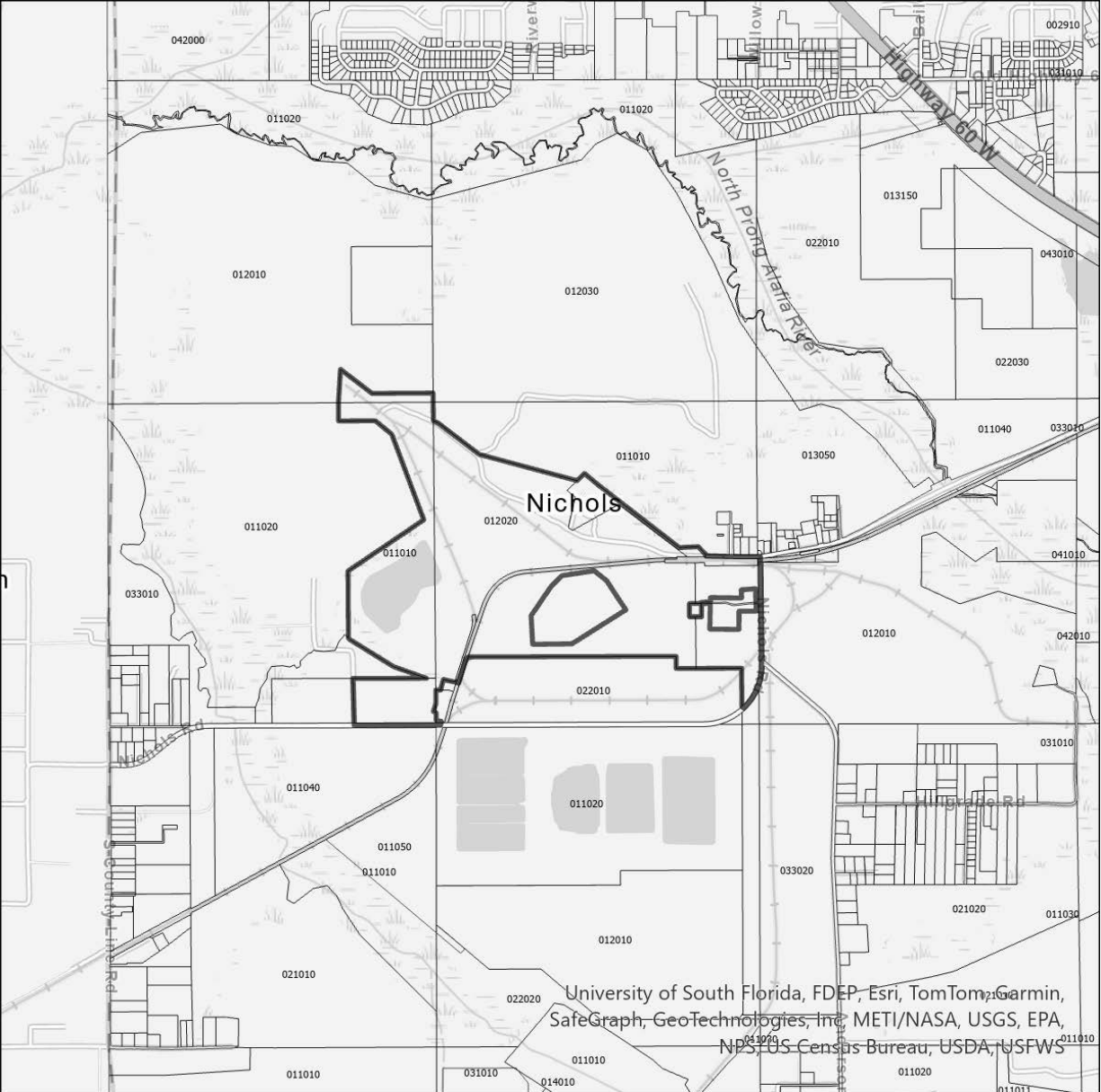
SECTION 5: FILING WITH THE DEPARTMENT OF STATE:

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 18th day of February 2025.

ATTACHMENT "A"

LDCPAL 2024-12
Development Area: Rural Development Area (RDA)
Location: The North and West Sides of Nichols Road, South of State Road (SR) 60, East of County Line Road, South of The City of Mulberry
Sections 7 & 8, Township 30, Range 23



ATTACHMENT “B”

APPENDIX 2.135 PARCEL SPECIFIC FUTURE LAND USE MAP AMENDMENTS WITH CONDITIONS

SECTION 2.135-S - Development Guidelines for Parcel numbers 233006-000000-022020, 233007-000000-011010, 233007-000000-022020, 233008-000000-012020, 233008-000000-021020, 233008-000000-012090, and 233008-000000-021120.

OBJECTIVE 2.135-S: Through the adoption of LDCPAS 2024-12, this section of the plan enables this specific property to be developed with Industrial (IND) land uses in a limited fashion as established in the Polk County Land Development Code with conditions adopted into the Land Development Code through LDCT-2024-19.

POLICY 2.135-S1: DESIGNATION AND MAPPING - Land use for this parcel shall be designated and mapped on the Future Land Use Map Series as Industrial - (IND).

POLICY 2.135-S2: LOCATION CRITERIA – This section applies to the property legally described as:

233006-000000-022020 - BEG SE COR OF SEC RUN W 1550 FT N 550 FT S 55 DEG E 650 FT E 1000 FT TO E BNDRY OF SAID SEC S 150 FT TO POB

233007-000000-011010 - THAT LAND LYING E OF E BNDRY OF THIRTY MILE CREEK'S 25-YR FLOOD PLAIN & S OF S BNDRY OF UNNAMED TRIBUTARY'S 25 YR FLOOD PLAIN IN S1/2 OF SEC LESS THAT PT LYING WITHIN S 300 FT OF SE1/4 OF SW1/4 & E 248.24 FT OF S 300 FT OF SE1/4 OF SW1/4 & BEG NE COR OF SEC W 1550 FT S 300 FT E 600 FT S 50 DEG E 350 FT S 20 DEG E 1500 FT S 55 DEG W 1500 FT S 1100 FT TO INTER OF S BNDRY OF 25-YR FLOOD PLAIN OF UNNAMED TRIBUTARY ELY FOLL S BNDRY OF 25-YR FLOOD PLAIN OF UNNAMED TRIBUTARY 1600 FT TO ITS INTER WITH E BNDRY OF SEC N 4550 FT TO POB LESS HWY R/W & LESS COMM AT SE COR OF SEC RUN N 770.02 FT TO N LN OF S 770 FT OF SEC RUN W 150 FT TO POB RUN N 70 DEG

24'51"W 571.90 FT RUN N 58 DEG 07'52"W 841.52 FT TO PT ON APPROXIMATE 25 YEAR FLOOD PLAIN ON S SIDE OF UNNAMED TRIBUTARY RUN ALONG SAID 25 YEAR FLOOD PLAIN THE FOLLOWING 19 COURSES: N 44 DEG 11'51"W 119.70 FT RUN S 38 DEG 49'32"W 149.55 FT RUN S 24 DEG 18'22"W 157.03 FT RUN S 84 DEG 18'03"W 187.69 FT RUN N 84 DEG 09'07"W 169.87 FT RUN S 41 DEG 08'20"W 59.96 FT RUN S 89 DEG 17'29"W 38.15 FT RUN S 46 DEG 21'27"W 194.82 FT RUN S 05 DEG 34'48"E 77.93 FT RUN S 56 DEG 19'42"W 75.52 FT RUN N 33 DEG 27'36"W 72.58 FT RUN S 63 DEG 50'27"W 79.50 FT RUN N 80 DEG 20'08"W 127.23 FT RUN S 85 DEG 18'27"W 176.84 FT RUN S 32 DEG 45'31"W 128.69 FT RUN S 02 DEG 05'37"W 89.37 FT RUN S 33 DEG 23'27"W 201.95 FT RUN S 08 DEG 34'02"W 154.23 FT RUN S 20 DEG 19'47"W 161.17 FT TO W LN OF E 248.24 FT OF E1/2 OF W1/2 OF SEC RUN S 300.14 FT TO S LN OF SEC RUN E 272.58 FT TO W LN OF E 2685.44 FT OF SEC 7 RUN N 770.02 FT TO N LN OF S 770 FT OF SEC 7 RUN E 2535.51 FT TO POB

233007-000000-022020 - COM SE COR OF SEC N00-31-21W ALG E BNDRY OF SEC 40.00 FT FOR POB S89-52-34W PARALLEL WITH S BNDRY OF SEC 591.07 FT S89-47-53W ALONG N BNDRY OF R/W FOR CR 676 750.12 FT N01-36-26W 731.26 FT TO N BNDRY OF S 770 FT OF SEC N89-52-34E ALG SAID BNDRY PARALLEL WITH S BNDRY OF SEC 1355.05 FT TO E BNDRY OF SEC S00-31-21E ALG E BNDRY 730.01 FT TO POB LESS R/W FOR CR 676 & LESS FOLL DESC PROP: COM SE COR OF SEC N00-31-21W ALG E BNDRY OF SEC 207.44 FT FOR POB N00-31-21W ALG E BNDRY 153.18 FT S17-13-28W 141.27 FT S67-07-48E 46.92 FT TO POB

233008-000000-012020 - ALL SEC 8 LESS BEG SE COR OF NE1/4 RUN N 418.3 FT FOR POB RUN W 248.36 FT N 209.93 FT W 199.95 FT S 26 DEG 03'23"W 10.37 FT S 01 DEG 21'48"W 209.83 FT S 285.11 FT TO PT ON N R/W LN OF NICHOLS RD (SR 676) RUN ALONG SAID N R/W LN N 88 DEG 00'23"W 84.82 FT N 89 DEG 09'17"W 100 FT N 89 DEG 23'02"W 100 FT N 88 DEG 41'47"W 100 FT RUN S 34.14 FT RUN W 304.20 FT RUN N 52 DEG 35'39"W 1411.13 FT RUN S 60 DEG 37'21"W 864.10 FT RUN N 58 DEG 25'28"W 80 FT RUN N 12 DEG 29'27"E 514 FT RUN N 49 DEG 33'07"W 175 FT RUN N 45 DEG 46'48"E 228.85 FT RUN N 74 DEG 53'29"W 1658.51 FT N 52 DEG 33'28"W 851.72 FT N 64 DEG

42'08"W 81.55 FT N 306.29 FT TO NW COR SEC 8 RUN E ALONG N BDRY OF SEC TO NE COR OF SEC 8 RUN S ALONG E BDRY SEC 8 TO POB & LESS BEG SE COR OF NE1/4 OF SEC RUN N 122.4 FT TO POB RUN W 390 FT N 505.9 FT RUN E 140 FT RUN S 210 FT RUN E 250 FT RUN S 295.90 FT TO POB & LESS COMM SW COR OF SEC RUN E 99.77 FT TO WLY R/W LINE OF CSX RR FOR POB RUN N 17 DEG 59 MIN 47 SEC E 1177.59 FT ALONG RR R/W RUN E 3461.98 FT S 200 FT E 1070 FT S 920 FT TO S BDRY OF SEC RUN W 4903.13 FT TO POB & LESS BEG 198 FT E & 440 FT N OF SW COR OF NE1/4 OF SE1/4 RUN E 198 FT N 220 FT W 198 FT S TO POB & LESS S 100 FT OF N 235 FT OF E 8 ACS OF S1/2 OF NE1/4 OF SE1/4 & LESS RR R/W & LESS R/W FOR SR S-676 (NICHOLS RD) & LESS MAINT R/W & LESS E1/2 OF SE1/4 LESS W 298 FT & LESS THAT PART OF E 280 FT OF SE1/4 OF SEC LYING SELY OF CR 676 & LESS BEG AT A POINT 128.54 FT E & 40 FT N OF SW COR OF SEC 8 BEING ON W LINE OF CSX RR R/W RUN N 18 DEG E 534 FT RUN N 72 DEG W 90 FT RUN W 207.96 FT TO W LN OF SEC RUN S 535.66 FT TO N R/W LN OF CR 676 RUN E ALONG SAID N R/W LN 128.54 FT TO POB & LESS: COM SW COR OF SEC N00-31-21W ALG W BNDRY OF SEC 40.81 FT TO N BNDRY OF CR 676 (NICHOLS RD) N89-47- 53E ALG N BNDRY 114.19 FT TO W BNDRY OF CSX RR R/W N17-50-46E ALG W BNDRY 534.00 FT FOR POB N72-09- 14W 90.00 FT S89-50-46W 131.56 FT N15-21-07E 181.69 FT S75-39-00E 103.10 FT S79-43-10E 87.66 FT N17-32-08E 891.56 FT NLY ALG CURVE 250.15 FT N78- 19-08E 57.38 FT SLY ALG CURVE 136.39 FT TO W BNDRY OF CSX RR R/W S17-50-46W ALG W BNDRY 1191.85 FT TO POB & LESS THAT PART OF FOLL DESC PROP LYING IN SEC 8 & LYING S & E OF RR R/W: COMM SW COR OF SEC 8 RUN N00-31-21W 576.42 FT TO NW COR OF PCL AS DESC IN OR 8283 PG 688 & POB CONT N00-3121W 193.58 FT S89-52-34W 150 FT TO PT ON BNDRY OF PCL AS DESC IN OR 6599 PG 1374 RUN N70-25-03W 571.56 FT N58-07-50W 841.52 FT TO PT ON BNDRY OF PCL AS DESC IN OR 4365 PG 708 RUN N00-29-56W 1100 FT N54-26-52E 1500 FT N20-31-38W 1499.96 FT N50-30-08W 350.03 FT S89-39-34W 600.31 FT N00-25-24W 850 FT S54-20-01E 680.34 FT N89-38-35E 1000 FT TO E LINE OF SEC 6 T30S R23E RUN S00-20-32E 149.88 FT TO NW COR OF SAID SEC 8 RUN S00-31-21E 306.94 FT TO PT ON BNDRY OF PCL AS DESC IN OR 7424 PG 1395 RUN S64-44-45E 80.71 FT S52-34- 45E 851.75 FT S74-52-26E 1657.71 FT TO PT ON BNDRY OF PCL AS DESC IN OR 5373 PG 511 RUN S45-44-25W 227.72 FT S49-36-21E 175.08 FT S12-29-10W 514.28 FT S58-23-46E 79.77 FT N60-37-

02E 864.28 FT S52-35-32E 1411.60 FT S52-51-26E 165.08 FT TO NW COR OF PCL H AS
DESC IN OR 8389 PG 1092 RUN S00-33-22E 668.87 FT S89-46-18W 100.29 FT S00-33-21E
219.70 FT N89-46-18E 100.29 FT S00-33- 21E 848.74 FT TO PT ON BNDRY OF PCL AS DESC
IN OR 3404 PG 1719 RUN S89-51-44W 328.29 FT N00-32-37W 199.55 FT S89-49-41W
3461.83 FT TO PT ON E BNDRY OF PCL AS DESC IN OR 8284 PG 273 RUN S17-50-46W
600.80 FT N72-09-14W 90 FT S89-50-46W 131.56 FT S89-50-46W 65.85 FT TO POB

233008-000000-021020 - THAT PT OF E1/2 OF SE1/4 LYING S & E OF RR R/W AS SHOWN
IN MAP V2 FLA L-22 SHEETS 5 & 6 AND LYING N & W OF CR 676 (NICHOLS RD) LESS
THAT PART DESC AS PARCEL A IN OR 3404 PG 1719 & LESS W 298 FT OF E1/2 OF SE1/4
& LESS N 50 FT OF E 867 FT OF N1/2 OF NE1/4 OF SE1/4 & LESS BEG 198 FT E & 440 FT
N OF SW COR OF NE1/4 OF SE1/4 RUN E 198 FT N 220 FT W 198 FT S 220 FT TO POB &
LESS MAINT R/W FOR NIXON RD; ALSO THAT PT OF SW1/4 OF SEC 9 LYING W OF SR
676 (NICHOLS RD) & S OF CSX RR R/W

233008-000000-012090 - COMM NW COR SEC 8 RUN S 306.29 FT TO BDRY OF PARCEL
DESC IN OR 4885 PG 610 RUN S 64 DEG 42'55"E 81.55 FT RUN S 52 DEG 34'15"E 851.72
FT RUN S 74 DEG 54'16"E 1658.51 FT TO POB CONT N 45 DEG 46'48"E 169.92 FT RUN S
49 DEG 47'59"E 282.89 FT RUN S 52 DEG 07'51"E 1688.35 FT RUN N 87 DEG 17'51"E 312.79
FT RUN S 43 DEG 07'53"E 177.06 FT TO N R/W LN OF CR 676 (NICHOLS RD) RUN S 34.14
FT RUN W 304.20 FT RUN N 52 DEG 35'39"W 1411.13 FT RUN S 60 DEG 37'21"W 864.10
FT RUN N 58 DEG 25'28"W 80 FT RUN N 12 DEG 29'27"E 514.00 FT RUN N 49 DEG 33'07"W
175 FT RUN N 45 DEG 46'48"E 228.85 FT TO POB LESS ANY PORTION THEREOF LYING
WITHIN CSX RR R/W

233008-000000-021120 - THAT PART OF FOLL DESC PROP LYING IN SEC 8 & LYING S
& E OF RR R/W: COMM SW COR OF SEC 8 RUN N00-31-21W 576.42 FT TO NW COR OF
PCL AS DESC IN OR 8283 PG 688 & POB CONT N00-3121W 193.58 FT S89-52-34W 150 FT
TO PT ON BNDRY OF PCL AS DESC IN OR 6599 PG 1374 RUN N70-25-03W 571.56 FT N58-
07-50W 841.52 FT TO PT ON BNDRY OF PCL AS DESC IN OR 4365 PG 708 RUN N00-29-
56W 1100 FT N54-26-52E 1500 FT N20-31-38W 1499.96 FT N50-30-08W 350.03 FT S89-39-

34W 600.31 FT N00-25-24W 850 FT S54-20-01E 680.34 FT N89-38-35E 1000 FT TO E LINE OF SEC 6 T30S R23E RUN S00-20-32E 149.88 FT TO NW COR OF SAID SEC 8 RUN S00-31-21E 306.94 FT TO PT ON BNDRY OF PCL AS DESC IN OR 7424 PG 1395 RUN S64-44-45E 80.71 FT S52-34-45E 851.75 FT S74-52-26E 1657.71 FT TO PT ON BNDRY OF PCL AS DESC IN OR 5373 PG 511 RUN S45-44-25W 227.72 FT S49-36-21E 175.08 FT S12-29-10W 514.28 FT S58-23-46E 79.77 FT N60-37-02E 864.28 FT S52-35-32E 1411.60 FT S52-51-26E 165.08 FT TO NW COR OF PCL H AS DESC IN OR 8389 PG 1092 RUN S00-33-22E 668.87 FT S89-46-18W 100.29 FT S00-33-21E 219.70 FT N89-46-18E 100.29 FT S00-33-21E 848.74 FT TO PT ON BNDRY OF PCL AS DESC IN OR 3404 PG 1719 RUN S89-51-44W 328.29 FT N00-32-37W 199.55 FT S89-49-41W 3461.83 FT TO PT ON E BNDRY OF PCL AS DESC IN OR 8284 PG 273 RUN S17-50-46W 600.80 FT N72-09-14W 90 FT S89-50-46W 131.56 FT S89-50-46W 65.85 FT TO POB LESS COMM SW COR OF SEC 8 RUN N89-49-36E 1585.08 FT N00-10-24W 1328.09 FT TO POB RUN N03-49-08W 455.34 FT N33-36-33E 609.37 FT N48-16-13E 212.04 FT N79-38-45E 532.36 FT S55-21-54E 256.35 FT S32-32-18E 584.83 FT S57-26-47W 1030.09 FT S89-29-58W 646.16 FT TO POB

POLICY 2.135-R3: DEVELOPMENT CRITERIA - Development within this IND area shall conform to the criteria established in Section 2.113-A of this Comprehensive Plan consistent with the development standards adopted for this parcel in the Polk County Land Development Code.