

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

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING LAND DEVELOPMENT CODE AMENDMENT LDCT-2026-15, AMENDING ORDINANCE NO. 00-09, AS AMENDED, THE POLK COUNTY LAND DEVELOPMENT CODE, CHAPTER 4, SECTION 401.03, TABLE 4.8 USE TABLE FOR THE U.S. 27 SELECTED AREA PLAN, TO ALLOW “VEHICLE SERVICE, MECHANICAL” IN THE REGIONAL ACTIVITY CENTER FUTURE LAND USE DISTRICT; 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 Land Development Regulations consistent with the Polk County Comprehensive Plan; and

**WHEREAS**, the Board of County Commissioners adopted said Land Development Regulations on March 1, 2000, titled the Polk County Land Development Code; and

**WHEREAS**, Chapter 9, Section 903 of the Land Development Code requires Land Development Code Amendments to be a Level 4 Review; and

**WHEREAS**, Chapter 9, Section 907 sets forth the purpose and review process for Level 4 Reviews; and

**WHEREAS**, pursuant to Section 125.67 of the Florida Statutes, every ordinance shall embrace but one subject and matter properly connected therewith; and

**WHEREAS**, pursuant to Section 163.3164 of the Florida Statutes, the Polk County Planning Commission conducted a public hearing, with due public notice having been provided, on the proposed Land Development Code Amendment on July 8, 2026; and

**WHEREAS**, the proposed text amendment to the Polk County Land Development Code shall allow “Vehicle Service, Mechanical” as a conditional use in the Regional Activity Center future land use district in the U.S. 27 Selected Area Plan; and

**WHEREAS**, the Board of County Commissioners held two public hearings on August 4, 2026, and August 18, 2026, wherein the Board reviewed and considered the Planning Commission's recommendation, the staff report, and all comments received during said public hearings, and provided for necessary revisions; and

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

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

**SECTION 1: FINDINGS** The Board hereby finds and determines that:

- a) The findings set forth in the recitals to this Ordinance are true and correct and hereby adopted.
- b) The Planning Commission, acting in its capacity as the Local Planning Agency for the County, held a public hearing on July 8, 2026, to consider the LDC text amendments contained within Application LDCT-2026-15 and found them to be consistent with the Comprehensive Plan and recommended that the Board adopt the LDC Text Amendment contained within Application LDCT-2026-15.
- c) The adoption of LDCT-2026-15 is consistent with the Comprehensive Plan and LDC.

**SECTION 2:** Section 401.03.01, Use Table for U.S. 27 Selected Area Plan, of the Polk County Land Development Code, Polk Ordinance No. 00-09, as amended, is hereby amended in the following manner:

**Section 401.03.01 Use Table for U.S. 27 Selected Area Plan**

| Table 4.8 Use Table for U.S. 27 Selected Area Plan Land Use District (For revision history, please see last row of table. Newer ordinances appear after the table.) |     |      |     |     |     |     |       |       |       |       |       |      |     |      |     |      |     |     |       |       |       |       |      |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|-----|-----|-----|-----|-------|-------|-------|-------|-------|------|-----|------|-----|------|-----|-----|-------|-------|-------|-------|------|--|
| Green Swamp<br>ACSC<br>Districts<br>Outlined in<br>shaded in<br>grey                                                                                                | TCX | RACX | PIX | OCX | RHX | RMX | RL-1X | RL-2X | RL-3X | RL-4X | INSTX | NACX | TCX | RACX | PIX | NACX | RHX | RMX | RL-1X | RL-2X | RL-3X | RL-4X | L/RX |  |
| Vehicle<br>Service,<br>Mechanical                                                                                                                                   | C3  |      |     |     |     |     |       |       |       |       | P     | C3   | C1  |      |     |      |     |     |       |       |       |       | C3   |  |

**SECTION 3: EFFECTIVE DATE**

This ordinance shall become effective upon filing with the Department of State.

ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA, this 18<sup>th</sup> day of August 2026.