

**ORDINANCE NO. 25 - \_\_\_\_**

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF **LDCPAS-2025-1**, AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN, ORDINANCE 92-36, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION ON 1.47± ACRES FROM RESIDENTIAL-SUBURBAN (RS) TO LINEAR COMMERCIAL CORRIDOR (LCC) IN THE SUBURBAN DEVELOPMENT AREA (SDA). THE SUBJECT PROPERTY IS LOCATED ON THE WEST SIDE OF STATE ROAD 60, NORTH OF SHADY HAMMOCK DRIVE, IN SECTION 33, 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 April 2, 2025; 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 May 20, 2025; 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 1.47+/- acre site from Residential Suburban (RS) to Linear Commercial Corridor (LCC) on the parcel listed below and graphically depicted on the parcel map in Attachment “A”.

BEG SW COR OF SE1/4 OF SE1/4 OF SW1/4 RUN N 0 DEG 06 MIN W 170PT77 FT N 45 DEG 52 MIN E 241PT7 FT TO HWY S 44 DEG 8 MIN E ALONG HWY 319PT51 FT S 45 DEG 52 MIN W 155PT8 FT TO S LINE THENCE W 283PT84 FT TO POB & BEG SW COR OF SE1/4 OF SE1/4 OF SW1/4 RUN N 89 DEG 46 MIN E 283PT84 FT FOR BEG RUN N 89 DEG 46 MIN E 216PT33 FT TO HWY N 44 DEG 08 MIN W ALONG HWY 150 FT S 45 DEG 52 MIN W 155PT88 FT TO BEG LESS HWY R/W  
PARCEL C:

## **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 June 20, 2025 (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 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.

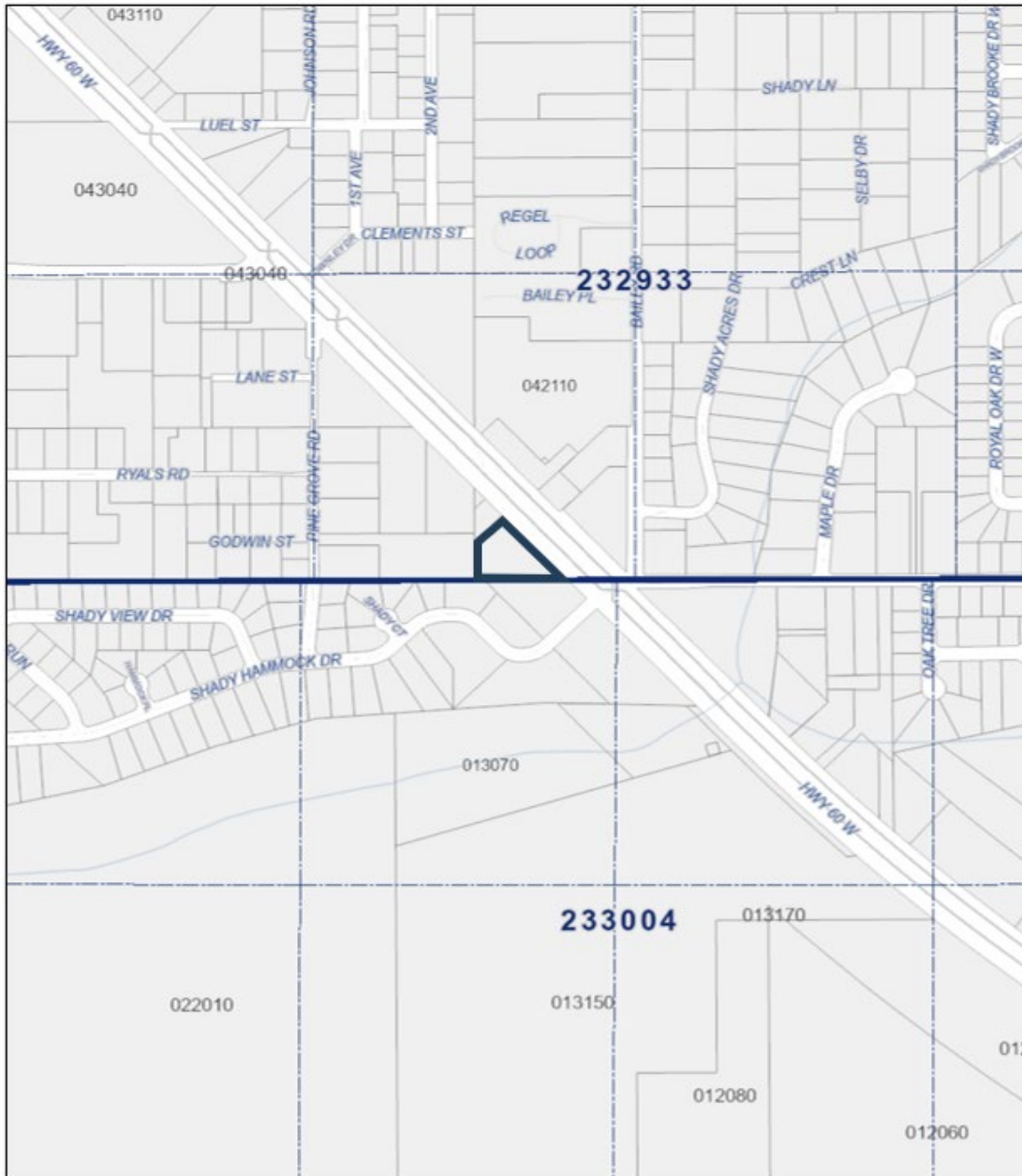
**ADOPTED**, in open session of the Polk County Board of County Commissioners with a quorum present and voting this 20<sup>th</sup> day of May 2025.

## ATTACHMENT "A"

### LDCPAS 2025-1

**Development Area:** From Residential-Suburban (RS)  
to Linear Commercial Corridor (LCC)

**Location:** West side of State Road 60, north of Shady Hammock Drive  
**Section-33 Township-29 Range-23**



### PARCEL DETAIL

*Note: Not to Scale*