

ORDINANCE NO. 25 - ____

AN ORDINANCE OF POLK COUNTY, FLORIDA, ADOPTING LDCPAL 2025-1; AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN; ORDINANCE 92-36, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION ON 14.6 ACRES FROM EMPLOYMENT CENTER X (ECX) TO RESIDENTIAL-HIGH X (RHX). THE SUBJECT SITE IS LOCATED ON THE WEST SIDE OF US 27, SOUTH OF HOLLY HILL GROVE 2 ROAD, NORTH OF HOLLY HILL GROVE 1 ROAD, EAST OF THE CITY OF HAINES CITY, IN SECTION 30, TOWNSHIP 26, RANGE 27; 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 2025-1 is an applicant-initiated amendment to change 14.6 Acres from Employment Center X (ECX) to Residential-High X (RHX) (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 9, 2025; and

WHEREAS, pursuant to Section 163.3184, FS, the Board of County Commissioners on August 5, 2025, 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 October 13, 2025, 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 December 16, 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 for parcels 27-26-30-708000-010030, 27-26-30-708000-010130, and 27-26-30-708000-010140, and as legally described below and graphically depicted as referenced in Attachment “A” of this ordinance, for 14.6 Acres from Employment Center X (ECX) to Residential-High X (RHX), legally described as:

PARCEL IDENTIFICATION NO. 27-26-30-708000-010030

FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 TRACT 3 INNE1/4 LESS R/W PER MB 22 PG 1-7

PARCEL IDENTIFICATION NO. 27-26-30-708000-010130

FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 TRACT 13 IN NE1/4

PARCEL IDENTIFICATION NO. 27-26-30-708000-010140

FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 TRACT 14 IN NE1/4

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 Florida Department of Commerce 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 16th day of December 2025.

ATTACHMENT “A”

LDCPAL 2025-1

Development Area: Transit-Supportive Development Area (TSDA)

Location: West side of US 27, north of Holly Hill Grove 2 Road, South of Holly Hill Grove 1 Road, East of the City of Haines City.

Section 30, Township 26, Range 27

