

ORDINANCE NO. 25 - _____

AN ORDINANCE OF POLK COUNTY, FLORIDA ADOPTING LDCPAS-2025-18, AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN, ORDINANCE 92-36, AS AMENDED, MODIFYING THE FUTURE LAND USE MAP DESIGNATION ON 8.13± ACRES FROM RESIDENTIAL LOW-X (RLX) TO 4.57± ACRES OF INSTITUTIONAL-X (INSTX) AND 2.89± ACRES OF PRESERVATION (PRESV). THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF COUNTY ROAD 540A, WEST OF GLADMAN ROAD, EAST OF CARTER ROAD, SOUTH OF SCOTT LAKE ELEMENTARY, AND NORTH OF HALLAM PRESERVE, SOUTH OF THE CITY OF LAKELAND, NORTH OF THE TOWN OF MULBERRY IN SECTION 19, TOWNSHIP 29, RANGE 24; 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 August 6, 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 September 2, 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 an approximately 4.57-acre site from Residential Low (RL) to Institutional (INST) on the parcel listed below and graphically depicted on the parcel map in Attachment “A”.

Parcel 242919-286000-000300

Lot 3, FARMING & TRUCKING LANDS OF W.F. HALLAM & CO'S., as shown by map or plat thereof recorded in the Office of the Clerk of the Circuit Court in and for Polk County, in Plat Book 1C, Pages 101A and 101B, in the Northwest Quarter of the Northeast Quarter of Section 19, Township 29 South, Range 24 East, Polk County, Florida, LESS road right-of-way over the North 40 feet thereof, and LESS additional right-of-way and lands as described in Order of Taking as recorded in Official Records Book 6025, Page 1441, Public Records of Polk County, Florida, and LESS part of Lot 3, more particularly described as follows: Commence at the Northwest corner for said Lot 3 and run South 00°18'49" East along the West boundary for said Lot 3 a distance of 57.60 feet to the Point of Beginning, said point lying on the Southerly right-of-way for County Road 540-A and lying on the arc of a curve having the following elements: a radius of 10049.00 feet, a central angle of 00°28'33", a chord bearing of South 89°41'28" East and an arc distance of 85.41 feet; thence run along said curve concave Northerly a chord distance of 85.41 feet to a point of tangent; thence continue along said right-of-way line South 89°56'05" East a distance of 242.41 feet; thence departing said right-of-way run South 00°33'50" East a distance of 229.45 feet; thence run North 88°41'24" West a distance of 328.94 feet to a point on aforesaid West boundary for Lot 3; thence run North 00°18'49" West along said West boundary a distance of 222.64 feet to the Point of Beginning.

SECTION 2: 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 an approximately 2.89-acre site from Residential Low (RL) to Preservation (PRESV) on the parcel listed below and graphically depicted on the parcel map in Attachment “A”.

Parcel 242919-286000-000304

A PARCEL OF LAND BEING A PORTION OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4264, PAGE 1585, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ALSO BEING A PORTION OF LOT 3, FARMING & TRUCKING LANDS OF W.F. HALLAM & CO.'S, AS RECORDED IN PLAT BOOK 1, PAGES 101A-101B, OF SAID PUBLIC RECORDS, AND LYING IN SECTION 19, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE NORTH 00°20'07" WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 377.71 FEET TO THE SOUTH LINE OF A PERPETUAL EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 6025, PAGE 1441, OF SAID PUBLIC RECORDS; THENCE SOUTH 88°37'15" EAST, ALONG SAID SOUTH LINE, 6.29 FEET TO THE WEST LINE OF A PARCEL OF LAND DESCRIBED AS PARCEL 145B IN OFFICIAL RECORDS BOOK 6025, PAGE 1441, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°20'52" EAST, ALONG SAID WEST PARCEL LINE, 377.56 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 89°59'41" WEST, ALONG SAID SOUTH LINE, 6.37 FEET TO THE POINT OF BEGINNING.

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

This ordinance shall be effective on October 3, 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 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 5: FILING WITH THE DEPARTMENT OF STATE:

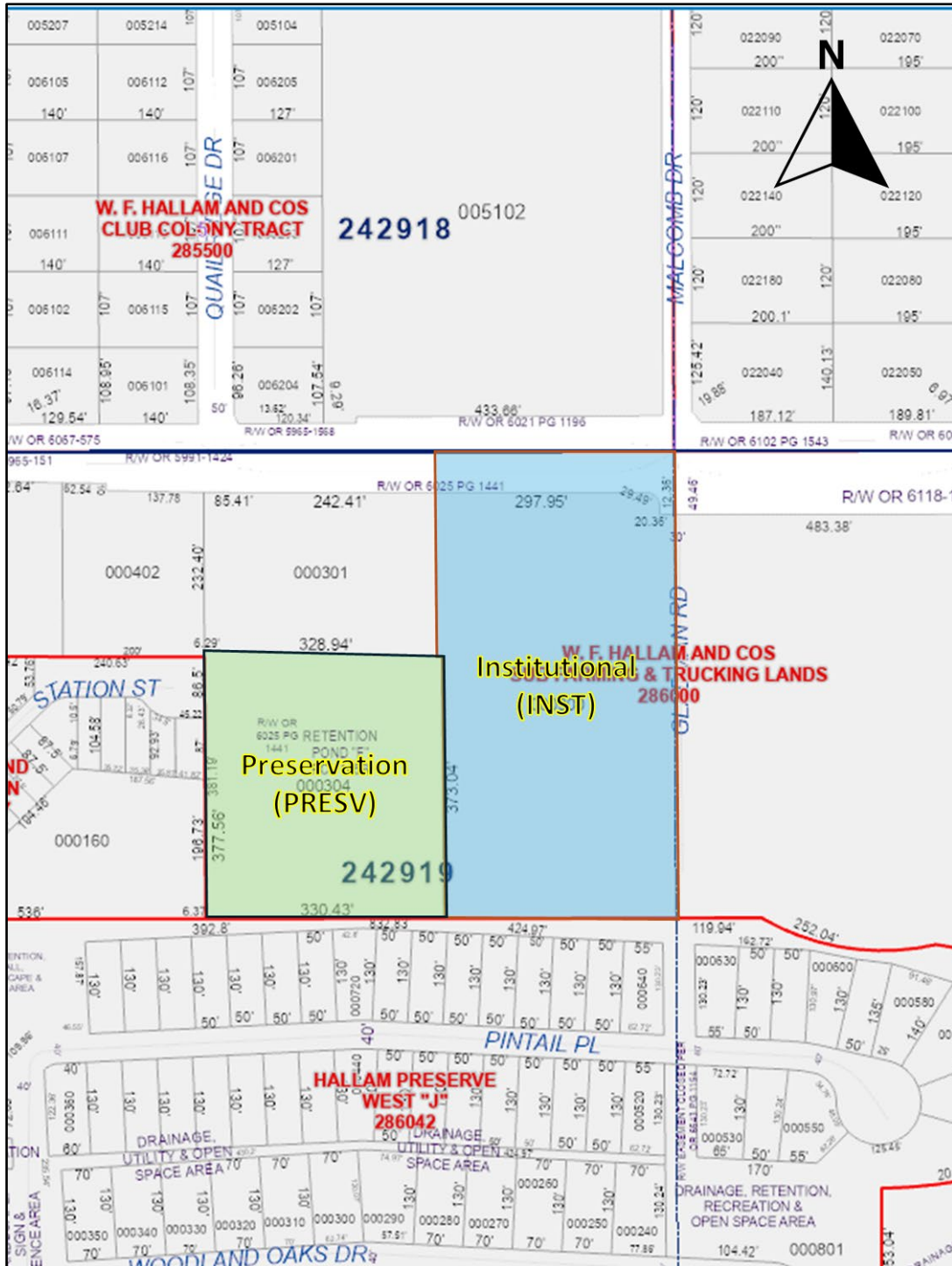
The Clerk and Auditor to the Board of County Commissioners of Polk County, Florida, shall file a certified copy of this ordinance with the Department of State, through the Secretary of State, upon adoption by the Board of County Commissioners of Polk County, Florida.

ADOPTED, in open session of the Polk County Board of County Commissioners with a quorum present and voting this 2nd day of September 2025.

LDCPAS 2025-18

Location: 1145 County Road 540A, west of Gladman Road. east of Carter Road, south of Scott Lake Elementary, and north of Hallam Preserve, south of the city of Lakeland, north of the town of Mulberry in

Section-19 Township-29 Range-24



PARCEL DETAIL

Note: Not to Scale