

ORDINANCE NO. 26 -

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF **LDCPAS-2025-35**, AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN, ORDINANCE 92-36, AS AMENDED, TO CHANGE THE FUTURE LAND USE DESIGNATION ON A TOTAL OF 12.91± ACRES, FROM RESIDENTIAL SUBURBAN (RS) TO BUSINESS PARK CENTER (BPC) IN THE SUBURBAN DEVELOPMENT AREA (SDA). THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF RECKER HIGHWAY, EAST OF THORNHILL ROAD, NORTH OF HIGHWAY 542 W, AND WEST OF MCKEAN STREET, SOUTH OF THE CITY OF AUBURNDALE, IN SECTION 15, TOWNSHIP 28, RANGE 25; 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 February 4, 2026; 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 March 24, 2026; 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 12.91± acre site from Residential Suburban (RS) to Business Park Center (BPC) in the Suburban Development Area (SDA) on the parcel listed below and graphically depicted on the parcel map in Attachment “A”.

Parcel 252815-000000-034070

W 165 FT OF SW1/4 OF NW1/4 LESS RD R/W

Parcel 252815-000000-034080

E 165 FT OF W 330 FT OF SW1/4 OF NW1/4 LESS R/W

Parcel 252815-000000-034050

BEG SW COR OF SW1/4 OF NW1/4 RUN E 165 FT TO POB CONT E
222.4 FT N 1271.5 FT TO SLY R/W SR S-655 W 220.2 FT S 1273 FT TO
POB LESS W 165 FT & BEG SW COR SW1/4 OF NW1/4 RUN E 387.4 FT
FOR POB CONT E 222.4 FT N 1270 FT TO SLY R/W SR S-655 W 220.2
FT S 1271.5 FT TO POB LESS E 165 FT

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 April 24, 2026 (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 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 24th day of March, 2026.

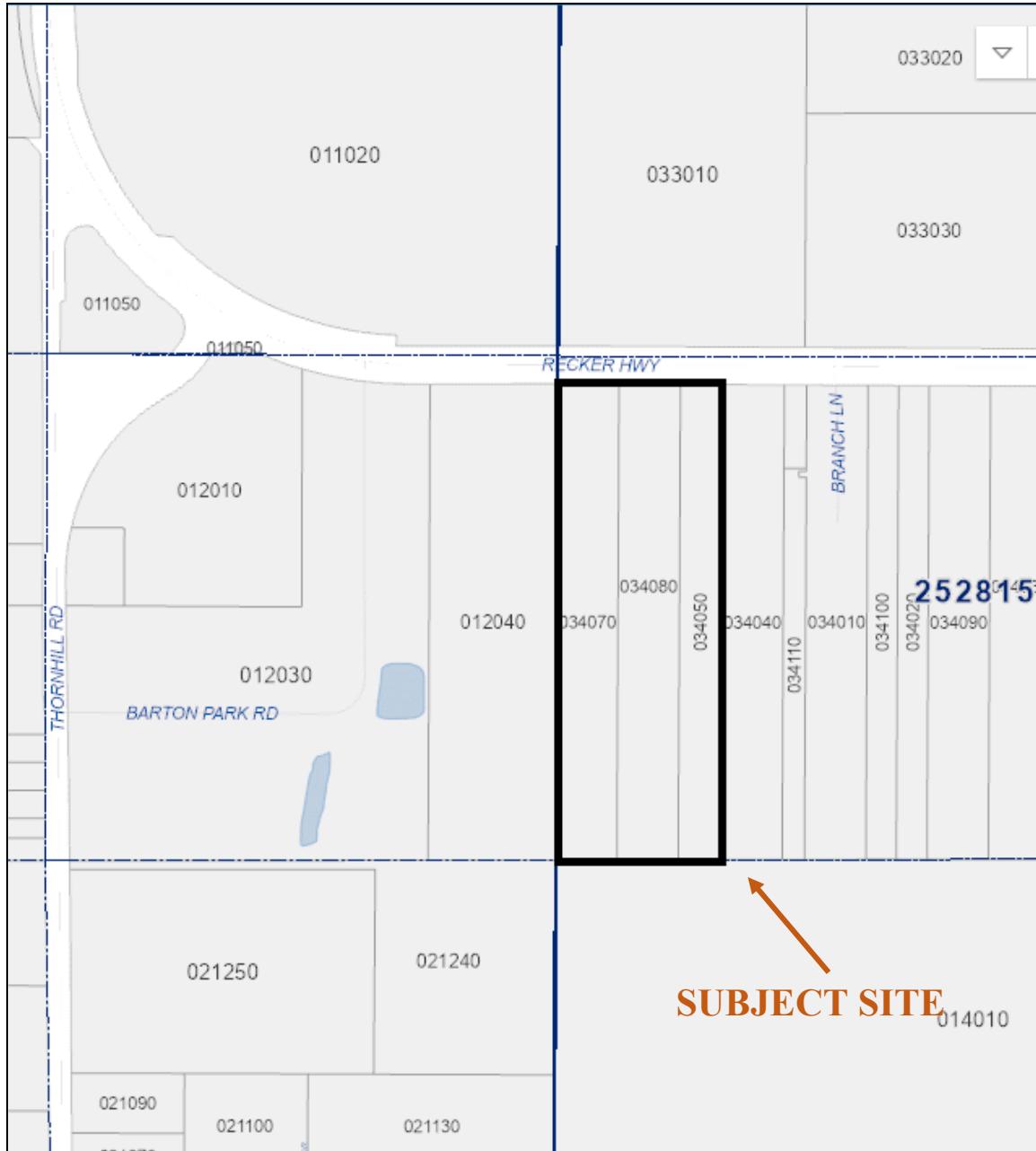
ATTACHMENT "A"

LDCPAS 2025-35

Land Use: Residential Suburban (RS) to Business Park Center (BPC)

Location: South side of Recker Highway, east of Thornhill Road

Section-15 Township-28 Range-25



PARCEL DETAIL

Note: Not to Scale