

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

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF LDCPAS-2025-2: AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN, ORDINANCE 92-36, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION ON 0.55± ACRES FROM RESIDENTIAL-LOW (RL) TO INSTITUTIONAL (INST) IN THE UTILITY ENCLAVE AREA (UEA). THE SUBJECT PROPERTY IS LOCATED ON THE WEST SIDE OF WATKINS ROAD, SOUTH OF LAKE HATCHINEHA ROAD (CR 542), EAST OF JENNINGS ROAD, AND NORTH OF ADRIENNE ROAD, EAST OF THE CITY OF DUNDEE, IN SECTION 29, TOWNSHIP 28, RANGE 28; 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 June 4, 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 July 15, 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 five (5) acre site from Residential Suburban (RS) to Institutional (INST) in the Suburban Development Area (SDA) on the parcel listed below and graphically depicted on the parcel map in Attachment “A”.

Parcel 282829-000000-021050

A portion of Section 29, Township 28 South, Range 28 East, Polk County Florida, being more particularly described as follows:

Commence at the Northwest corner of Lot 2 SUN AIR COUNTRY CLUB, FOURTH ADDITION, according to the plat thereof as recorded in Plat Book 72, Page 7, of the Public Records of Polk County, Florida, thence run Northerly along the Easterly right of way of Cypress Run, N 12° 49’ 30” E, a distance of 85.00 feet; thence run N 54° 27’ 30” E along the Southeasterly right of way of Cypress Run, 177.19 feet; thence run Southeasterly along the Southerly right of way of Sun Air Blvd E, S 57° 15’ 05” E, a distance of 183.70 feet; thence continue along the Southerly right of way of Sun Air Blvd E, S 77° 10’ 30” E, a distance of 50.00 feet to the **Point of Beginning**; thence continue along the Southerly right of way of Sun Air Blvd E, S 77° 11’ 00” E, a distance of 115.18 feet to the Westerly right of way of Watkins Rd; thence run S 05° 07’ 00” W along the Westerly right of way line of Watkins Rd, a distance of 142.50 feet; thence departing said Westerly right of way line run N 88° 38’ 20” W, a distance of 147.89 feet; thence S 75° 07’ 00” W, a distance of 44.00 feet; thence N 49° 14’ 49” W, a distance of 24.36 feet; thence N 48° 50’ 44” E, a distance of 97.12 feet; thence run N 24° 10’ 23” E, a distance of 115.16 feet to the **Point of Beginning**.

## **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 August 15, 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

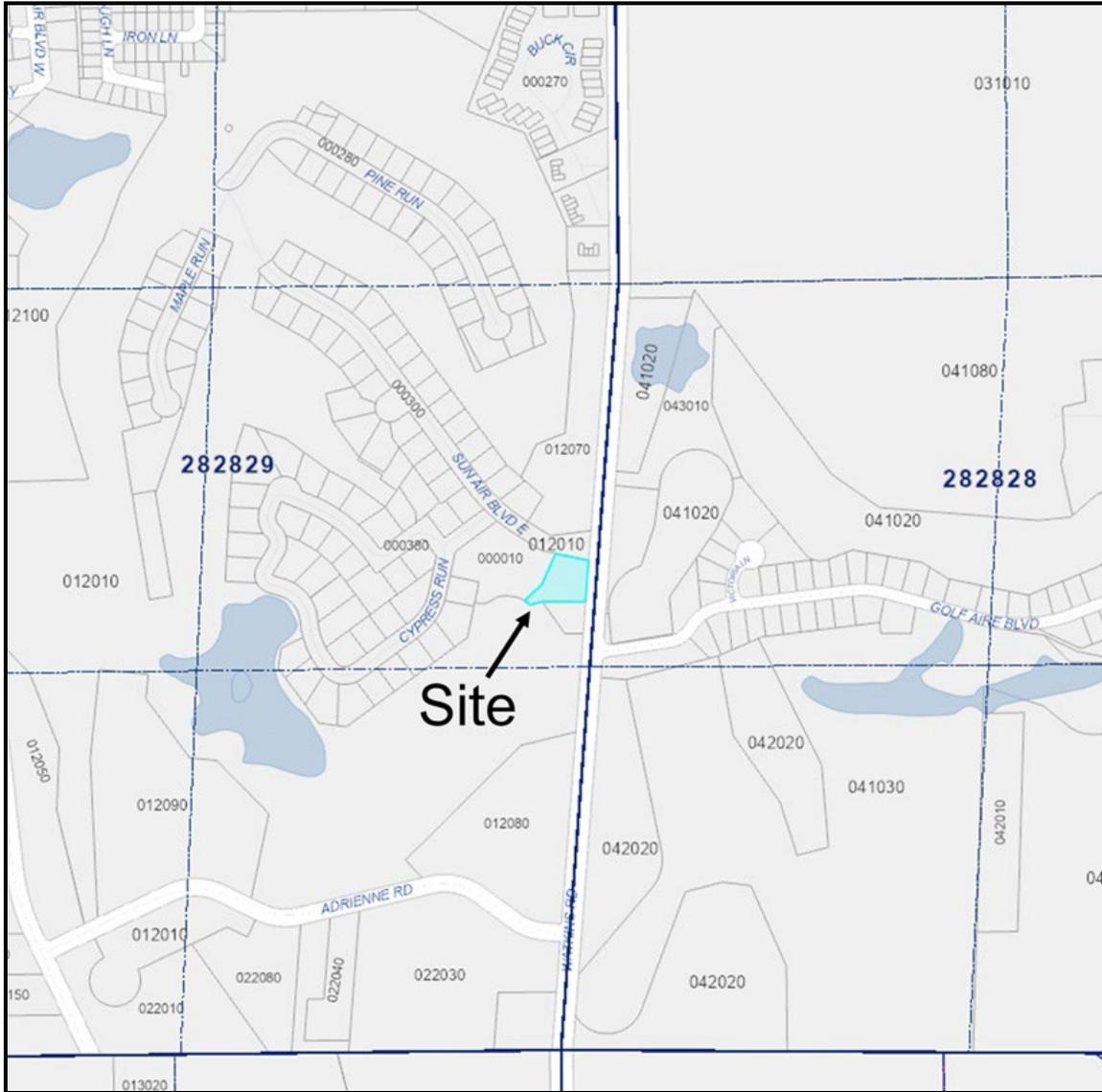
Section 163.3184 (1)(b), Florida Statutes. No development orders, development permits, or land uses dependent upon this amendment, as described on the attached map of proposed land uses, may be issued or commence before it has become effective.

**SECTION 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 15<sup>th</sup> day of July 2025.

**LDCPAS 2025-2**  
**Development Area:** Utility Enclave Area  
**Location:** West side of Watkins Road, south side of Sun Air Blvd. E  
**Section-29 Township-28 Range-28**



**PARCEL DETAIL**  
*Note: Not to Scale*