

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

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF **LDCD-2025-2**, AN AMENDMENT TO THE POLK COUNTY LAND DEVELOPMENT CODE SUB-DISTRICT MAP (ORDINANCE 01-69), AS AMENDED; AMENDING THE SUB-DISTRICT MAP TO CHANGE 3.9+/- ACRES FROM RESIDENTIAL LOW-1 (RL-1) TO RESIDENTIAL LOW-4 (RL-4), LOCATED SOUTH OF LAKE DAISY, NORTH OF LAKE DAISY DR, WEST OF LAKE DAISY LOOP, SOUTHWEST OF THE CITY OF WINTER HAVEN IN SECTION 6, TOWNSHIP 29, 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 Land Development Regulations consistent with the Polk County Comprehensive Plan; and

**WHEREAS**, the Board of County Commissioners (the “Board”) adopted said Land Development Regulations on March 1, 2000, titled the Polk County Land Development Code; (the “LDC”) and

**WHEREAS**, the Board of County Commissioners adopted a LDC Sub-district Map on September 26, 2001; and

**WHEREAS**, Chapter 9, Section 903 of the LDC provides the approval process for amending the LDC Sub-district Map as a Level 4 Review; and

**WHEREAS**, LDCD-2025-2 is a County-initiated application (the “Application”) to amend the LDC Sub-district maps to change 3.9 +/- acres from Residential-Low 1 (RL-1) to Residential-Low-4 (RL-4); and

**WHEREAS**, pursuant to Section 163.3174 of the Florida Statutes, the Polk County Planning Commission conducted a public hearing, with due public notice having been provided, on the proposed Land Development Code Sub-district Map Amendment on July 9, 2025; and

**WHEREAS**, pursuant to Section 125.66 of the Florida Statutes, the Board of County Commissioners conducted an adoption public hearing, with due public notice having been

provided, on the proposed Land Development Code Sub-district Map Amendment on August 19, 2025; and

**WHEREAS**, the Board reviewed and considered all comments received during said public hearing, the Planning Commission's recommendation, the staff report, and provided for necessary revisions, if any; and

**NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Polk County, Florida that:

**SECTION 1: FINDINGS** The findings set forth in the recitals to this Ordinance are true and correct and hereby adopted. In addition, the Board hereby adopts and incorporates herein the DRC staff report and makes the following findings based upon the staff report and other record evidence presented during the hearing:

- a) The Planning Commission, acting in its capacity as the Local Planning Agency for the County, held a public hearing on July 9, 2025, to consider the LDC Sub-district map amendment contained within the Application and found it to be consistent with the Comprehensive Plan and recommended that the Board adopt the LDC Sub-district Map Amendment contained within the Application.
- b) Pursuant to section 907D.10 of the LDC, the Board shall, in the review of the Application, consider the following factors:
  - a. Whether the proposed development is consistent with all relevant requirements of the Code;
  - b. Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;
  - c. Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and
  - d. Any other matter which the BoCC may deem appropriate and relevant to the specific development proposal.
- c) The Application is consistent with all relevant requirements of the Comprehensive Plan.
- d) The Application is consistent with all relevant requirements of the LDC, including without

limitation, section 907.

- e) The Application is compatible with surrounding uses and the general character of the area.
- f) The record is hereby incorporated by reference into this ordinance and is on file with the County Clerk. The record consists of the following: the Application, Impact Assessment Statement, the DRC staff report, staff's PowerPoint presentation, the Planning Commission's recommendation, and all testimony and evidence presented at the hearing.

## **SECTION 2: AREA AMENDED.**

Polk County Ordinance No. 01-69 as amended (the "Polk County Land Development Code Sub-district Map"), of Polk County Ordinance No. 00-09, as amended (the "Polk County Land Development Code") is hereby amended to reflect a change in the Sub-district of Parcels, legally described below and graphically depicted in Attachment "A" of this ordinance, from Residential-Low-1 (RL-1) to Residential-Low-4 (RL-4), containing 3.9 acres, more or less.

Parcel numbers: (272906-000000-031030)

S 85 FT OF S1/2 OF NE1/4 OF NW1/4 LESS E 190 FT & SE1/4 OF NW1/4 LESS E 190 FT & LESS PART LAKE DAISY EST PHASE ONE AS RECORDED IN PB 81 PG 50 & LESS PART LAKEDAISY EST PHASE TWO AS RECORDED IN PB 85 PG45 & LESS LAKE DAISY ESTS PHASE THREE AS RECORDED IN PB 89 PGS 1 & 2 & LESS BEG AT SW COR OF LOT 6, BLK K OF LAKE DAISY ESTATES PHASE THREE PB 89 PG 1 & 2 RUN S 10 FT N 88 DEG 54' 02" E 45.01 FT TO W LINE OF LOT 4 BLK K N 10 FT TO NW COR OF LOT 4 BLK K S 88 DEG 54'02" W 45.01 FT TO POB & LESS BEG AT SW COR LOT 7 BLK K LAKE DAISY ESTS PH THREE RUN S 86 DEG 00 MIN 03 SEC E 112.53 FT N 10 FT TO SE COR OF SAID LOT 7 RUN S 88 DEG 54 MIN 02 SEC W 112.08 FT TO POB

Parcels:

272906-855566-002181

272906-855566-002182

272906-855566-002191

272906-855566-002201

272906-855566-002202

272906-855566-002221

272906-855566-002240

Lots 18-25 of Lake Daisy Estates Phase 1

272906-855569-011090

272906-855569-011100

272906-855569-011120

272906-855569-011130

272906-855569-011140

272906-855569-011150

Lots 9-16 of Lake Daisy Estates Phase 3

Parcels:

272906-855568-000290

272906-855568-000280

272906-855568-000270

272906-855568-000260

272906-855568-000250

272906-855568-000240

Lots 24-29 of Lake Daisywood

### **SECTION 3: SEVERABILITY.**

If any portion of this Ordinance is for any reason held unconstitutional or otherwise invalid by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 4: EFFECTIVE DATE.**

This Ordinance shall become effective upon filing of a certified copy of the Ordinance with the Department of State.

**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 19<sup>th</sup> day of August 2025.

Date rendered to the Clerk: \_\_\_\_\_

**Exhibits to Board's Order**

Exhibit A-Property Map  
Exhibit B-Staff Report

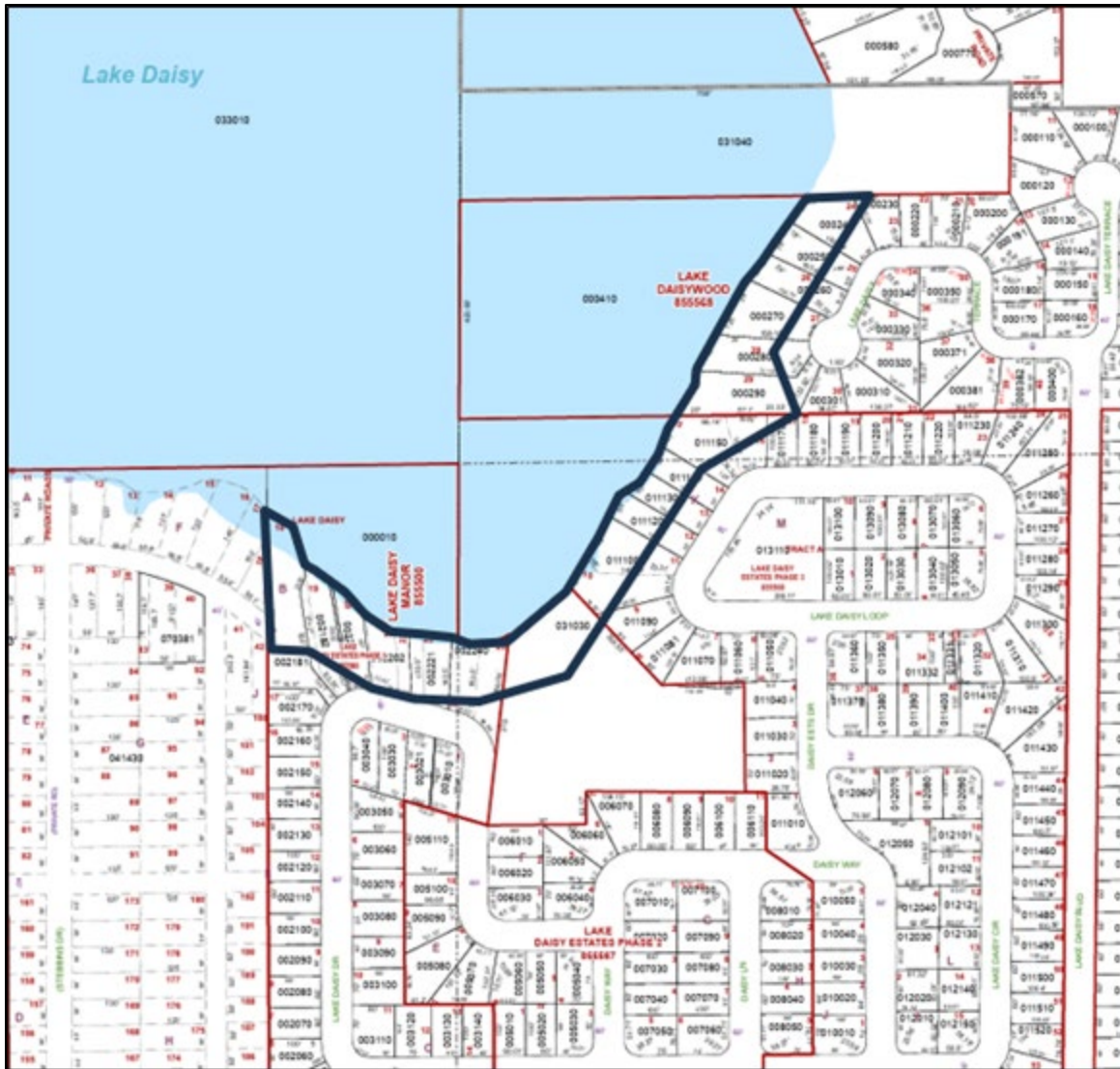
## ATTACHMENT “A”

### LDCD 2025-2

**Land Use:** Residential-Low-1 (RL-1) to Residential-Low-4 (RL-4)

**Location:** South of Lake Daisy, North of Lake Daisy Dr, West of Lake Daisy Loop, southwest of the city of Winter Haven in Section 6, Township 29, Range 27.

**Section 6, Township 29, Range 27.**



## PARCEL DETAIL

*Note: Not to Scale*