

ORDINANCE NO. 26 - ____

AN ORDINANCE OF POLK COUNTY, FLORIDA ADOPTING **LDCPAS-2025-12**; AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN, ORDINANCE 92-36, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION ON 19.48+/- ACRES FROM PHOSPHATE MINING (PM) TO AGRICULTURAL/RESIDENTIAL RURAL (A/RR). THE SITE IS LOCATED SOUTH OF US HIGHWAY 98 E, ON THE EAST SIDE OF KELLER ROAD, NORTH OF DISHONG ROAD AND WEST OF LANIER ROAD, SOUTHEAST OF THE CITY OF FORT MEADE, IN SECTION 06, TOWNSHIP 32, RANGE 26; 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 May 6, 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 June 16, 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 19.48± acres from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) in the Rural Development Area (RDA) on the parcel listed below and graphically depicted on the parcel map in Attachment “A”.

Parcel 1

26-32-06-000000-034040

E 165 FT OF N1/4 OF W1/2 OF SW1/4 OF NW1/4 LESS S 30 FT

Parcel 2

26-32-06-000000-034050

BEG 165 FT W OF NE COR OF W1/2 OF SW1/4 OF NW1/4 RUN W 165 FT S 300 FT
E 165 FT N 300 FT TO POB

Parcel 3

26-32-06-000000-034070

COMM SW COR OF SW1/4 OF NW1/4 OF SEC N89- 58-41E 30 FT TO ELY R/W OF
KELLER RD & POB N0E ALONG SAID R/W 328.31 FT S89-43-30E 329.41 FT S0W
326.6 FT S89-58-41W 329.41 FT TO POB

Parcel 4

26-32-06-000000-034080

PARCEL A DESC AS FOLL: COMM AT SW COR OF SW1/4 OF NW1/4 E 25 FT TO
ELY R/W OF KELLER RD N ALONG R/W 150 FT E 316.91 FT TO CURVE NWLY
39.27 FT N 233.68 FT E 12.5 FT TO POB E 243.74 FT TO CENTERLINE OF
FLORIDA POWER CORPORATION POWER LINE S52-00-00E ALONG
CENTERLINE 71.47 FT S 106 FT W 300 FT N 150 FT TO POB

Parcel 5

26-32-06-000000-034100

COMM SW COR OF SW1/4 OF NW1/4 OF SEC N89- 58-41E 30 FT TO ELY R/W OF KELLER RD N0E ALONG SAID R/W 328.31 FT TO POB THENCE N0E 547.6 FT TO C/L OF FLORIDA POWER CORPORATION POWER LINE LYING IN NWLY-SELY DIRECTION ACROSS W1/2 OF SW1/4 OF NW1/4 S52E ALONG SAID C/L 759.07 FT S90W 243.74 FT S0W 150 FT N90E 300 FT S00-01-58W 258.32 FT S89-58-41W 324.85 FT N0E 326.6 FT N89-43-30W 329.41 FT TO POB

Parcel 6

26-32-06-000000-034020

BEG NW COR OF SW1/4 OF NW1/4 RUN E 180.90 FT S 300 FT E 35.20 FT S 300 FT TO C/L OF POWER LINE NWLY TO W SEC LINE N TO POB

Parcel 7

26-32-06-000000-034030

BEG 440 FT W & 135 FT S OF SE COR OF N1/4 OF W1/2 OF SW1/4 OF NW1/4 RUN S 135 FT SELY TO A PT 41 FT N OF SE COR OF N3/4 OF W1/2 OF SW1/4 OF NW1/4 N 339 FT NWLY TO POB

Parcel 8

26-32-06-000000-034060

BEG 180.90 FT E OF NW COR OF SW1/4 OF NW1/4 RUN E 145.20 FT S 300 FT W 145.20 FT N 300 FT TO POB

Parcel 9

26-32-06-000000-034010

BEG 300 FT S OF NE COR OF W1/2 OF SW1/4 OF NW1/4 RUN W 440 FT S 165 FT SELY TO A PT 380 FT N OF SE COR OF N3/4 OF W1/2 OF SW1/4 OF NW1/4 N TO POB

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 July 17, 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 16th day of June 2026.

LDCPAS 2026-1
Development Area: Rural Development Area
Location: East of Keller Rd., south of US 98 E
Section-06 Township-32 Range-26

