

**APPENDIX 2.135 PARCEL SPECIFIC FUTURE LAND USE MAP AMENDMENTS WITH CONDITIONS**

**STATEMENT:** This portion of the Comprehensive Plan is dedicated to Comprehensive Plan Map Amendments approved with specific conditions or standards in order to mitigate impacts on surrounding uses, land uses or both. These Objectives and Policies pertain to site specific restrictions that apply to a particular parcel of land within a specific land use designation.

**SECTION 2.135-A Development Guidelines for Parcel 232820-000000-021010, CPA-12S-04**

**OBJECTIVE 2.135-A - Through the adoption of CPA 12S-04 this section of the plan enable this specific property to be developed with Business Park Center (BPC) land uses in a limited fashion as established in the Polk County Land Development Code. This agreement fulfills the objectives of the applicant and the County.**

POLICY 2.135-A1: DESIGNATION AND MAPPING -- Business Park Center (BPC) land use for this parcel shall be designated and mapped on the Future Land Use Map Series as Business Park Center-PC or BPC-PC.

POLICY 2.135-A2: LOCATION CRITERIA - This section applies to the property legally described as “The East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 28 South, Range 23 East, Polk County, Florida, lying east of Browning Road, Less begin at the intersection of railroad and east line of section, run south 273.50 feet, run west 660 feet, north to railroad, run northeast to beginning, and Less that part lying north of railroad and Less the east 25 feet lying north of Old Tampa Highway, Less railroad right of way, and Less right of way for Old Tampa Highway.” Containing 8.97 acres, more or less.

POLICY 2.135-A3: DEVELOPMENT CRITERIA - Development within this BPC area shall conform to the criteria established in Section 2.113-B of this Comprehensive Plan as per the development standards adopted for this parcel in the Polk County Land Development Code.

**SECTION 2.135-B Development Guidelines for Parcel 242917-000000-006301, and 242917-000000-006302, CPA-14S-07**

**OBJECTIVE 2.135-B - Through the adoption of CPA 14S-07, this section of the plan enable this specific property to be developed with Neighborhood Activity Center (NAC) and Residential Low land uses in a limited fashion as established in the Polk County Land Development Code and per the Activity Center Plan with conditions adopted into the Land Development Code through LDC 14T-03. This agreement fulfills the objectives of the applicant and the County.**

POLICY 2.135-B1: DESIGNATION AND MAPPING -- Neighborhood Activity Center (NAC) land use for this parcel shall be designated and mapped on the Future Land Use Map Series as Neighborhood Activity Center-PC or NAC-PC.

POLICY 2.135-B2: LOCATION CRITERIA - This section applies to the property legally described as “Lot 63, W.F. Hallam & Company’s Club Colony Tract, in Section 17, Township

29 South, Range 24 East, Polk County, Florida, as recorded in Plat Book 1, Page 102A, public records of Polk County, Florida; LESS AND EXCEPT road rights of way for County Road 540A & High Glen Drive” Containing 3.95 acres, more or less for the NAC but 9 +/- acres for the Activity Center Plan

.POLICY 2.135-B3: DEVELOPMENT CRITERIA - Development within this NAC area shall conform to the criteria established in Section 2.110-D4 of this Comprehensive Plan and per the development standards adopted for this parcel in the Polk County Land Development Code.

**SECTION 2.135-C Development Guidelines for Parcel 283201-000000-011130 and 283201-000000-011150, CPA 15B-02**

**OBJECTIVE 2.135-C - Through the adoption of CPA 15B-02, this section of the plan enable this specific property to be developed with Leisure Recreation (L/RX) land uses in a limited fashion as established in the Polk County Land Development Code with conditions adopted into the Land Development Code through LDC 15T-08. This agreement fulfills the objectives of the applicant and the County.**

POLICY 2.135-C1: DESIGNATION AND MAPPING – Leisure Recreation (L/RX) land use for this parcel shall be designated and mapped on the Future Land Use Map Series as Leisure Recreation (L/RX).

POLICY 2.135-C2: LOCATION CRITERIA – This section applies to the property legally described as:

The South 650 feet of that part of U.S. Government Lot 1, lying east of Lake Reedy Boulevard, less and except a strip of land 200 feet wide, east to west lying east of and adjacent to Lake Reedy Boulevard, in Section 1, Township 32 South, Range 28 East, Polk County, Florida.

And the South 50 feet of that part of the U.S. Government Lot 1, lying between Lake Reedy Boulevard and the waters of Lake Reedy, in Section 1, Township 32 South, Range 28 East, Polk County, Florida.

And Begin at the intersection of the south line of U.S. Government Lot 1 in Section 1, Township 32 South, Range 23 East, Polk County, Florida, and the easterly right-of-way line of Lake Reedy Boulevard, and run East 200 feet, thence northerly parallel to said easterly right-of-way line to a point 50 feet north of said south line of said U.S. Government Lot 1, thence west 200 feet to said right-of-way line, thence southerly along said right-of-way line to the point of beginning.

Identified in the public records of Polk County as Polk PA #1-32-28-000000-011130 and 283201-000000-011150

POLICY 2.135-C3: DEVELOPMENT CRITERIA - Development within this L/RX area shall conform to the criteria established in Section 2.115 of this Comprehensive Plan as per the development standards adopted for this parcel in the Polk County Land Development Code.

<b>Revision History Section 2.135 Parcel Specific FLU Map Amendments with Conditions</b>	
Appendix 2.135-A	Added with CPA 12S-04 (Ord. 12-022)
Appendix 2.135-B	Added with CPA 14S-07 (Ord. 14-039)
Appendix 2.135-C	Added with CPA 15-B-02 (Ord. 15-051)