

**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 was deleted with CPA 17S-01, Ord. No. 17-005 on February 17, 2017**

**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.

**SECTION 2.135-D Development Guidelines for Parcels 232815-000000-013030, 232815-000000-013040, 232815-000000-013230.**

**OBJECTIVE 2.135-D - Through the adoption of CPA 16C-03, this section of the plan is to enable this specific property to be developed with Business Park Center (BPC) in a limited fashion as established in the Polk County Land Development Code and per the general development plan with conditions adopted into the Land Development Code through LDC 14T-03.**

POLICY 2.135-D1: DESIGNATION AND MAPPING

Business Park Center (BPC) land use for the parcels shall be designated and mapped on the Future

Land Use Map Series as Business Park Center Property Conditional (BPC-PC).

POLICY 2.135-D2: LOCATION CRITERIA

This section applies to the property legally described below containing 26 acres, more or less for the BPC Future Land Use designation.

A parcel of land being a portion of the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 28 South, Range 23 East, Polk County, Florida, being recorded in Official Records Book 9487, Page 1959, Public Records of Polk County, Florida, described as follows;

Commence at the southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 15 for the point of Beginning; thence along the boundary lines of said parcel recorded in Official Records Book 9487, Page 1959 for the following three (3) courses; (1) South 89°16'43" West, 329.46 feet; (2) thence North 00°40'02" West, 823.65 feet to a point on a non-tangent curve the right having a radius of 3520.54 feet, a central angle of 08°07'38", a chord bearing of North 82°51'33" East, and a chord distance of 498.96 feet; (3) thence Northeasterly along the arc of said curve, 499.38 feet; thence South 00°19'06" East, leaving said boundary lines, 85.92 feet to a point on a non-tangent curve the right having a radius of 3434.72 feet, a central angle of 03°09'37", a chord bearing of North 88°26'02" East, and a chord distance of 189.42 feet; thence Northeasterly along the arc of said curve, 189.45 feet to the point of tangency; thence South 89°59'10" East, 937.01 feet to the boundary line of aforesaid parcel recorded in Official Records Book 9487, Page 1959; thence along the boundary lines of said parcel for the following seventeen (17) courses; (1) South 00°54'07" East, 90.35 feet; (2) thence South 00°54'07" East, 100.00 feet; (3) thence South 00°19'44" East, 100.00 feet; (4) thence South 00°14'38" West, 100.02 feet; (5) thence South 00°54'07" East, 100.00 feet; (6) thence South 01°28'29" East, 14.72 feet; (7) thence South 89°47'34" West, 96.08 feet; (8) thence South 88°59'06" West, 100.00 feet; (9) thence South 89°26'36" West, 100.00 feet; (10) South 00°33'24" East, 12.70 feet; (11) thence South 89°26'36" West, 100.00 feet; (12) thence South 00°54'07" East, 145.00 feet; (13) thence South 89°26'36" West, 705.01 feet; (14) thence South 00°54'07" East, 100.00 feet; (15) thence North 89°26'36" East, 80.00 feet; (16) thence South 00°54'07" East, 25.00 feet; thence South 89°26'36" West, 271.34 feet to the Point of Beginning.

POLICY 2.135-D3: DEVELOPMENT CRITERIA

Development within this BPC area shall conform to the criteria established in the Comprehensive Plan and per the development standards adopted for this parcel in the Polk County Land Development Code.

**SECTION 2.135-E Development Guidelines for Parcel IDs #: A portion of 242827-000000-014022, 242827-000000-014001, 242827-000000-041011 and 242827-000000-041030, CPA 16C-02**

**OBJECTIVE 2.135-E**

Through the adoption of CPA 16C-02, this section of the plan enable this specific property to be developed with Industrial (IND) 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 16T-05. This agreement fulfills the objectives of the applicant and the County.

POLICY 2.135-E1: DESIGNATION AND MAPPING

Industrial (IND) land use for this parcel shall be designated and mapped on the Future Land Use Map Series as Industrial (IND).

POLICY 2.135-E2: LOCATION CRITERIA

This section applies to the property legally described as:

A PARCEL OF LAND BEING A PORTION OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE NE ¼ OF THE SW ¼ OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA; THENCE N 00°00'00" E, ALONG THE WEST LINE OF SAID NE ¼ OF THE SW ¼, A DISTANCE OF 96.13 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MINE AND MILL ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2009, PAGE 846, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE N 89°56'52" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 395.47 FEET TO THE POINT OF BEGINNING; CONTINUE N 89°56'52" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MINE AND MILL ROAD, 174.82; THENCE S83°46'29"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 15.08 FEET; THENCE S00°05'29"W, 375.36 FEET; THENCE EAST, 253.00 FEET; THENCE N00°05'29"E, 325.24 FEET TO A POINT ON A NON- TANGENT CURVE CONCAVED WESTERLY HAVING A RADIUS OF 50.00 FEET, CHORD BEARING OF N25°04'43"W AND A CHORD DISTANCE OF 85.39 FEET, SAID POINT BEING ON THE RIGHT-OF-WAY LINE OF SAID MINE AND MILL ROAD; THENCE NORTHERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 117°16'50", AN ARC LENGTH OF 102.35 FEET TO THE END OF SAID CURVE; THENCE N83°46'29"W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MINE AND MILL ROAD, 83.10 FEET; THENCE NORTH 613.37 FEET; THENCE N89°40'40"W, 66.48 FEET; THENCE N00°11'03"E, 585.23 FEET; THENCE S89°43'09"E, 244.87 FEET; THENCE SOUTH 95.00 FEET; THENCE S89°43'09"E, 350 FEET; THENCE S13°57'50"E, 408.91 FEET; THENCE S36°24'02"E, 241.69 FEET; THENCE S00°06'55"E, 484.48 FEET; THENCE S28°59'30"E, 219.88; THENCE S14°41'53"E, 323.86 FEET TO THE NORTHEAST CORNER OF POLK COUNTY PARCEL #242827-000000-014022; THENCE WEST, 375.00 FEET; THENCE SOUTH, 430.78 FEET; THENCE WEST 360.52 FEET; THENCE NORTH, 399.50 FEET; THENCE WEST 375.65 FEET; THENCE NORTH, 36.67 FEET; THENCE WEST, 125.01 FEET; THENCE SOUTH, 109.57 FEET; THENCE EAST, 25.09 FEET; THENCE SOUTH, 65.00 FEET; THENCE WEST, 100.00 FEET; THENCE NORTH 65.00 FEET; THENCE EAST 25.09 FEET; THENCE NORTH, 549.68 FEET RETURNING TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1,468,160.7 SQUARE FEET OR 33.70 ACRES, MORE OR LESS.

POLICY 2.135-E3: DEVELOPMENT CRITERIA

Development within this IND area shall conform to the criteria established in Section 2.113-A of this Comprehensive Plan as per the development standards adopted for this parcel in the Polk

County Land Development Code.

**SECTION 2.135-F Development Guidelines for Parcel IDs #: A portion of 252911-000000-031020, CPA 17A-02**

**OBJECTIVE 2.135-F**

**Through the adoption of CPA 17A-02, 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 with conditions adopted into the Land Development Code through LDC 16T 10. This agreement fulfills the objectives of the applicant and the County.**

**POLICY 2.135-F1: DESIGNATION AND MAPPING**

The portion of the parcel referenced in this Section shall be designated and mapped on the Future Land Use Map Series as Business Park Center (BPC).

**POLICY 2.135-F2: LOCATION CRITERIA**

This section applies to the property legally described as:

THE SOUTH 530.00' OF THE FOLLOWING DESCRIBES THE PROPERTY.

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 11 AND THE SOUTHWEST 1/4 OF SECTION 2 OF TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 11, THENCE S89°47'18"-W ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4 OF SECTION 11 A DISTANCE OF 40.00 FEET TO THE WEST RIGHT OF WAY LINE OF SPIRIT LAKE ROAD ACCORDING TO MAP BOOK 4, PAGE 741, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE N00°00'25"-W ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 1788.60 FEET TO THE POINT OF BEGINNING; THENCE S89°37'40"-W A DISTANCE OF 826.37 FEET; THENCE NORTH 00°00'25"-W A DISTANCE OF 870.33 FEET TO THE SOUTH BOUNDARY OF SAID SOUTHWEST 1/4 OF SECTION 2; THENCE CONTINUE N-00°00'25"-W A DISTANCE OF 252.22 FEET TO THE SOUTH RIGHT OF WAY LINE OF THORNHILL ROAD ACCORDING TO MAP BOOK 1, PAGES 31-33, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT OF WAY THE FOLLOWING SIX COURSES; S67°30'17"-E A DISTANCE OF 29.14 FEET; THENCE S67°47'29"-EAST A DISTANCE OF 200.00 FEET; THENCE S67°30'17"-E A DISTANCE OF 200.00 FEET; THENCE S67°47'29"-E A DISTANCE OF 217.56 FEET TO THE NORTH BOUNDARY OF SAID NORTHWEST 1/4 OF SECTION 11; THENCE CONTINUE S67°47'29"-E A DISTANCE OF 177.40 FEET TO A POINT ON A RIGHT OF WAY LINE FOR SPIRIT LAKE ROAD, ACCORDING TO MAP BOOK 3, PAGE 117, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE S-46°18'50"-EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 88.33 FEET TO SAID WEST RIGHT OF WAY LINE

OF SPIRIT LAKE ROAD, THENCE S-00°00'25"-E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 743.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.05 ACRES MORE OR LESS.

POLICY 2.135-F3: DEVELOPMENT CRITERIA

Development within this BPC area shall conform to the criteria established in Section 2.113-A of this Comprehensive Plan consistent with the development standards adopted for this parcel in the Polk County Land Development Code.

**SECTION 2.135-G Development Guidelines for Parcel IDs #: A portion of 232822-094500-002242, CPA 16S-12**

**OBJECTIVE 2.135-G**

**Through the adoption of CPA 16S-12, 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 with conditions adopted into the Land Development Code through LDC 16T 12. This agreement fulfills the objectives of the applicant and the County.**

POLICY 2.135-G1: DESIGNATION AND MAPPING

The portion of the parcel referenced in this Section shall be designated and mapped on the Future Land Use Map Series as Business Park Center (BPC).

POLICY 2.135-G2: LOCATION CRITERIA

This section applies to the property legally described as:

Parcel 2: Begin 284.10 feet East of the Northwest corner of the Southeast ¼ of the Northeast ¼ of Section 22, Township 28 South, Range 23 East, Polk County, Florida, and run thence East, 377.75 feet; thence s00°28'00" w, a distance of 377.75 feet; thence n00°25'00" w to the point of beginning. Containing 5.67 acres, more or less.

POLICY 2.135-G3: DEVELOPMENT CRITERIA

Development within this BPC area shall conform to the criteria established in Section 2.113-B of this Comprehensive Plan consistent with the development standards adopted for this parcel in the Polk County Land Development Code.

**SECTION 2.135-H Development Guidelines for Parcels 232803-000000-024000, 232803-000000-024010, 232803-021000-000102, 232803-021000-000302, 232803-021000-000301, CPA 16D-02**

**OBJECTIVE 2.135-H**

Through the adoption of CPA 16D-02, this section of the plan enables 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 17T-02. This agreement fulfills the objectives of the applicant and the County.

**POLICY 2.135-H1: DESIGNATION AND MAPPING**

Land use for this parcel shall be designated and mapped on the Future Land Use Map Series as Leisure Recreation (L/R).

**POLICY 2.135-H2: LOCATION CRITERIA**

This section applies to the property legally described as:

**A parcel of land being a portion of Lots 1 through 4, WEBSTER & OMOHUNDRO EST. LANDS, being in the Northwest 1/4 of the Southeast 1/4 of Section 3, Township 28 South, Range 23 East, Polk County, Florida, and a portion of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 28 South, Range 23 East, Polk County, Florida, being described as follows:**

**Commence at the northeast corner of said Northwest 1/4 of the Southeast 1/4 of Section 3 for the Point of Beginning; thence South 00°16'07" East, along the east line of said Northwest 1/4 of the Southeast 1/4 and the east line of aforesaid Southwest 1/4 of the Southeast 1/4 of Section 3, a distance of 2614 feet, more or less, to the intersection of said east line of Southwest 1/4 of the Southeast 1/4 and the north right-of-way line of Bella Vista Street; thence South 89°41'55" West, along said north right-of-way line, 1305 feet, more or less, to the intersection of said north right-of-way line of Bella Vista Street and the east right-of-way line of George Wheeler Road; thence North 00°21'40" West, along said east right-of-way line of George Wheeler Road, 1301 feet, more or less, to the north line of aforesaid Southwest 1/4 of the Southeast 1/4 of Section 3; thence North 89°47'13" East, along said north line of the Southwest 1/4 of the Southeast 1/4, a distance of 645 feet, more or less, to the east line of the West 1/2 of aforesaid Lot 1; thence North 00°20'03" West, along said east line of the West 1/2 of Lot 1 a distance of 329 feet, more or less, to the north line of said Lot 1; thence South 89°46'47" West, along said north line of Lot 1, a distance of 645 feet, more or less, to aforesaid east right-of-way line of George Wheeler Road; thence North 00°21'40" West, along said east right-of-way line of George Wheeler Road, 164 feet, more or less, to the south line of the North 1/2 of aforesaid Lot 2; thence North 89°46'46" East, along said south line of the North 1/2 of aforesaid Lot 2, a distance of 247 feet, more or less, to the east line of the west 264.48 feet of said Lot 2; thence North 00°20'03" West, along said east line of the west 264.48 feet of said Lot 2, a distance of 164 feet, more or less, to the north line of said Lot 2;**

thence South 89°46'20" West, along said north line of said Lot 2, a distance of 247 feet, more or less, to aforesaid east right-of-way line of George Wheeler Road; thence North 00°21'40" West, along said east right-of-way line of George Wheeler Road, 507 feet, more or less, to the south line of the North 150 feet of aforesaid Lot 4; thence North 89°45'26" East, along said south line of the North 150 feet of Lot 4, a distance of 294 feet, more or less, to the east line of the West 310.4 feet of Lot 4; thence North 00°20'03" West, along said east line of the West 310.4 feet of Lot 4, a distance of 150 feet, more or less, to the north line of aforesaid Northwest 1/4 of the Southeast 1/4 of Section 3; thence North 89°45'25" East, along said north line of aforesaid Northwest 1/4 of the Southeast 1/4, a distance of 1016 feet, more or less, to the Point of Beginning.

Identified in the public records of Polk County as Polk PA # 232803-000000-024000, 232803-000000-024010, 232803-021000-000102, 232803-021000-000301, 232803-021000-0000302.

Less and except:

A parcel of land being a portion the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 28 South, Range 23 East, Polk County, Florida being described as follows:

Commence at the intersection of the north right-of-way line of Bella Vista Street and the east right-of-way line of George Wheeler Road; thence North 00°21'40" West, along said east right-of-way line, 731 feet more or less to the north line of aforesaid Southwest 1/4 of the Southeast 1/4 of Section 3; thence North 89°47'13" East, along said north line of the Southwest 1/4, a distance of 537 feet, more or less; thence South 00°21'40" East, parallel with aforesaid east right-of-way line of George Wheeler Road, a distance of 731 feet, more or less; thence South 89°47'13" West, parallel with said north line of aforesaid Southwest 1/4 of the Southeast 1/4, a distance of 537 feet, more or less, to the Point of Beginning.

Said parcel containing 9.00 acres, more or less.

### POLICY 2.135-H3: DEVELOPMENT CRITERIA

Development within this L/R 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.

### SECTION 2.135-I Development Guidelines for Parcel 272614-000000-021010 and the north 200 feet of Parcel 272614-000000-022010, CPA 16D-07

#### OBJECTIVE 2.135-I

Through the adoption of CPA 16D-07, this section of the plan enable this specific property to be developed with Residential Low (RLX) 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 17T-01. This agreement fulfills the objectives of the applicant and the County.



POLICY 2.135-I1: DESIGNATION AND MAPPING

and use for this parcel shall be designated and mapped on the Future Land Use Map Series as Residential Low (RLX).

POLICY 2.135-I2: LOCATION CRITERIA

This section applies to the properties legally described as:

THE NORTH HALF OF THE SOUTHEAST QUARTER (N1/2 OF SE 1/4), EXCEPT THAT PART OWNED BY THE ATLANTIC COAST LINE RAILROAD; THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2 OF SW 1/4) LYING EAST OF OLD DIXIE HIGHWAY # 2; THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 OF NW 1/4 LYING SOUTH AND EAST OF OLD DIXIE HIGHWAY # 2, ALL IN SECTION FOURTEEN (14), TOWNSHIP TWENTY-SIX (26) SOUTH, RANGE TWENTY-SEVEN (27) EAST, AS RECORDED IN DEED BOOK 749, PAGE 58, AT BARTOW, IN POLK COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING FOUR WETLAND AREAS (WETLANDS 1 - 4), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXCEPTION WETLAND 1:

COMMENCE FROM THE SOUTHWEST CORNER OF POLK COUNTY PARCEL NUMBER 272614 000000 032030, DESCRIBED BY WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 9251, PAGES 513 & 514, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT BEING HELD AS THE SOUTHWEST CORNER OF THE SOUTHEAST ¼, OF THE NORTHWEST ¼ OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A 4 INCH BY 4 INCH CONCRETE MOMUMENT WITH NO IDENTIFICATION, HAVING A NORTHING COORDINATE OF 1,414,054.57 AND AN EASTING OF 789,312.74 OF THE STATE PLANE COORDINATE SYSTEM FOR THE FLORIDA WEST ZONE; RUN THENCE N00°04'48"W ALONG THE WEST BOUNDARY OF SAID SOUTHEAST ¼ OF THE NORTHWEST ¼, A DISTANCE OF 244.35 FEET TO THE POINT OF BEGINNING. THENCE N00°04'48"W A DISTANCE OF 58.46 FEET; THENCE N24°38'43"W A DISTANCE OF 27.71 FEET; THENCE S82°59'40"W A DISTANCE OF 71.77 FEET; THENCE N67°37'44"W A DISTANCE OF 54.81 FEET; THENCE N52°53'56"W A DISTANCE OF 57.17 FEET; THENCE N05°02'39"W A DISTANCE OF 106.79 FEET; THENCE N43°00'21"W A DISTANCE OF 28.03 FEET; THENCE S52°36'06"W A DISTANCE OF 33.79 FEET; THENCE S05°37'59"W A DISTANCE OF 130.27 FEET; THENCE S59°30'55"W A DISTANCE OF 68.42 FEET; THENCE S50°28'10"W A DISTNACE OF 109.11 FEET; THENCE S30°05'22"W A DISTANCE OF 94.30 FEET; THENCE S26°56'18"W A DISTANCE OF 54.63 FEET; THENCE S50°33'39"W A DISTANCE OF 110.27 FEET; THENCE S45°46'46"W A DISTANCE OF 59.94 FEET; THENCE S22°27'31"W A DISTANCE OF 63.74 FEET; THENCE S49°52'58"W A DISTANCE OF 56.93 FEET; THENCE S57°31'14"W A DISTANCE OF 95.28 FEET; THENCE S40°44'02"W A DISTANCE OF 72.84 FEET; THENCE S31°05'49"W A DISTANCE OF 59.64 FEET; THENCE S28°05'08"W A DISTANCE OF 66.78 FEET; THENCE S02°26'00"E A DISTANCE OF 67.84 FEET; THENCE

S35°43'44"E A DISTANCE OF 86.25 FEET; THENCE S74°22'08"E A DISTANCE OF 40.26 FEET; THENCE N61°43'57"E A DISTANCE OF 47.44 FEET; THENCE S55°50'40"E A DISTANCE OF 34.42 FEET; THENCE N82°44'01"E A DISTANCE OF 39.28 FEET; THENCE N55°19'32"E A DISTANCE OF 24.78 FEET; THENCE N12°07'33"E A DISTANCE OF 70.25 FEET; THENCE N66°08'15"E A DISTANCE OF 68.52 FEET; THENCE N73°07'51"E A DISTANCE OF 96.50 FEET; THENCE N70°27'46"E A DISTANCE OF 96.93 FEET; THENCE N35°58'26"E A DISTANCE OF 123.59 FEET; THENCE N40°04'29"E A DISTANCE OF 139.19 FEET; THENCE N24°31'31"E A DISTANCE OF 54.51 FEET; THENCE N13°47'45"W A DISTANCE OF 60.65 FEET; THENCE N41°35'24"W A DISTANCE OF 93.54 FEET; THENCE N18°15'27"E A DISTANCE OF 91.94 FEET; THENCE N49°12'25"E A DISTANCE OF 50.10 FEET; THENCE S76°03'35"E A DISTANCE OF 91.14 FEET; THENCE N73°03'49"E A DISTANCE OF 92.65 FEET; THENCE N51°44'10"E A DISTANCE OF 17.51 FEET TO THE POINT OF BEGINNING.

EXCEPTION WETLAND 2:

COMMENCE FROM THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 27 EAST HAVING A NORTHING COORDINATE OF 1,412,727.03, AND EASTING OF 787,982.58 FOR THE STATE PLANE COORDINATE SYSTEM FOR THE FLORIDA WEST ZONE. RUN THENCE N89°36'52"E ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST ¼ OF SOUTHWEST ¼, A DISTANCE OF 355.10 FEET TO THE POINT OF BEGINNING. THENCE N28°09'49"E A DISTANCE OF 49.73 FEET; THENCE N20°35'14"W A DISTANCE OF 53.82 FEET; THENCE N30°40'44"W A DISTANCE OF 65.71 FEET; THENCE N03°15'28"E A DISTANCE OF 39.69 FEET; THENCE N02°07'35"E A DISTANCE OF 54.33 FEET; THENCE N38°23'22"W A DISTANCE OF 75.16 FEET; THENCE N30°31'54"W A DISTANCE OF 50.19 FEET; THENCE N20°10'52"W A DISTANCE OF 77.81 FEET; THENCE N23°35'33"W A DISTANCE OF 69.20 FEET; THENCE N11°47'15"W A DISTANCE OF 67.29 FEET; THENCE N58°58'09"W A DISTANCE OF 80.63 FEET; THENCE N35°16'46"W A DISTANCE OF 41.67 FEET; THENCE N28°35'36"W A DISTANCE OF 46.19 FEET; THENCE N11°30'17"W A DISTANCE OF 44.69 FEET; THENCE N55°55'11"E A DISTANCE OF 27.94 FEET; THENCE N61°06'34"E A DISTANCE OF 28.06 FEET; THENCE N60°05'48"E A DISTANCE OF 46.73 FEET; THENCE N65°20'14"E A DISTANCE OF 62.64 FEET; THENCE N32°48'45"E A DISTANCE OF 61.76 FEET; THENCE N46°29'18"E A DISTANCE OF 56.23 FEET; THENCE N13°16'18"W A DISTANCE OF 48.84 FEET; THENCE N22°49'35"E A DISTANCE OF 43.70 FEET; THENCE N50°29'37"E A DISTANCE OF 61.44 FEET; THENCE N56°24'16"E A DISTANCE OF 48.32 FEET; THENCE N63°21'55"E A DISTANCE OF 49.33 FEET; THENCE S88°22'26"E A DISTANCE OF 28.08 FEET; THENCE S16°29'25"E A DISTANCE OF 31.85 FEET; THENCE S01°35'33"E A DISTANCE OF 57.16 FEET; THENCE S27°23'24"E A DISTANCE OF 81.85 FEET; THENCE S31°21'55"E A DISTANCE OF 81.89 FEET; THENCE S38°18'48"E A DISTANCE OF 71.49 FEET; THENCE S71°48'36"E A DISTANCE OF 36.47 FEET; THENCE S45°08'49"E A DISTANCE OF 37.43 FEET; THENCE S29°10'36"W A DISTANCE OF 42.08 FEET; THENCE S22°00'32"W A DISTANCE OF 38.25 FEET; THENCE S12°30'00"W A DISTANCE OF 77.03 FEET; THENCE S18°59'24"E A DISTANCE OF 76.36 FEET; THENCE S23°23'13"E A DISTANCE OF 61.72 FEET; THENCE S53°12'59"E A DISTANCE OF 82.58 FEET; THENCE S83°53'07"E A DISTANCE OF 36.66 FEET; THENCE

S36°37'11"E A DISTANCE OF 85.96 FEET; THENCE S05°33'24"W A DISTANCE OF 24.70 FEET; THENCE S25°26'39"W A DISTANCE OF 64.48 FEET; THENCE S51°24'55"W A DISTANCE OF 77.12 FEET; THENCE S59°58'08"W A DISTANCE OF 46.55 FEET; THENCE S63°48'37"W A DISTANCE OF 36.34 FEET; THENCE S10°16'37"W A DISTANCE OF 25.30 FEET; THENCE S34°03'29"E A DISTANCE OF 43.44 FEET; THENCE S38°46'29"E A DISTANCE OF 58.32 FEET; THENCE S66°29'20"E A DISTANCE OF 60.39 FEET; THENCE N87°24'23"E A DISTANCE OF 134.67 FEET; THENCE N80°26'47"E A DISTANCE OF 135.88 FEET; THENCE N74°57'31"E A DISTANCE OF 72.50 FEET; THENCE N73°15'15"E A DISTANCE OF 38.70 FEET; THENCE S62°49'45"E A DISTANCE OF 70.37 FEET; THENCE S08°52'52"W A DISTANCE OF 51.41 FEET; THENCE S89°36'52"W ALONG SAID SOUTH BOUNDARY OF NORTHWEST ¼ OF SOUTHWEST ¼, A DISTANCE OF 822.41 FEET TO THE POINT OF BEGINNING.

EXCEPTION WETLAND 3:

COMMENCE FROM THE NORTHEAST CORNER OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY FLORIDA BEING A 4 INCH BY 4 INCH CONCRETE MONUMENT STAMPED PRM 1784, HAVING A NORTHING COORDINATE OF 1,414,070.41, AND AN EASTING OF 790,657.05 FOR THE STATE PLANE COORDINATE SYSTEM OF THE FLORIDA WEST ZONE; RUN THENCE S89°19'30"W ALONG THE NORTH BOUNDARY OF SAID NORTHEAST ¼ OF SOUTHWEST ¼, A DISTANCE OF 94.79 FEET TO THE POINT OF BEGINNING; THENCE S35°51'08"W A DISTANCE OF 62.44 FEET; THENCE S49°19'16"W A DISTANCE OF 74.23 FEET; THENCE S39°07'14"W A DISTANCE OF 67.54 FEET; THENCE S38°37'33"W A DISTANCE OF 51.58 FEET; THENCE S47°25'18"W A DISTANCE OF 84.79 FEET; THENCE S26°00'22"W A DISTANCE OF 49.39 FEET; THENCE S17°38'42"W A DISTANCE OF 87.78 FEET; THENCE S26°15'09"W A DISTANCE OF 97.72 FEET; THENCE S44°59'26"W A DISTANCE OF 90.28 FEET; THENCE S72°40'45"W A DISTANCE OF 99.93 FEET; THENCE N80°10'25"W A DISTANCE OF 134.22 FEET; THENCE S31°21'48"W A DISTANCE OF 80.84 FEET; THENCE S07°41'48"E A DISTANCE OF 87.18 FEET; THENCE S00°18'51"E A DISTANCE OF 54.59 FEET; THENCE S21°16'34"W A DISTANCE 140.92 FEET; THENCE S47°18'00"W A DISTANCE OF 81.34 FEET; THENCE S67°37'57"W A DISTANCE OF 123.00 FEET; THENCE N88°07'38"W A DISTANCE OF 103.93 FEET; THENCE N63°17'06"W A DISTANCE OF 90.16 FEET; THENCE S23°44'38"W A DISTANCE OF 85.87 FEET; THENCE S18°03'08"W A DISTANCE OF 95.32 FEET; THENCE S58°55'53"W A DISTANCE OF 58.61 FEET; THENCE N78°37'47"W A DISTANCE OF 74.35 FEET; THENCE N71°56'17"W A DISTANCE OF 65.58 FEET; THENCE N41°24'43"W A DISTANCE OF 88.36 FEET; THENCE N39°46'12"W A DISTANCE OF 44.57 FEET; THENCE N27°37'09"W A DISTANCE OF 61.71 FEET; THENCE N14°11'09"W A DISTANCE OF 43.06 FEET; THENCE N16°31'30"W A DISTANCE OF 41.10 FEET; THENCE N19°10'28"W A DISTANCE OF 42.70 FEET; THENCE N20°12'33"W A DISTANCE OF 68.25 FEET; THENCE N12°58'50"W A DISTANCE OF 48.89 FEET; THENCE N38°04'30"E A DISTANCE OF 61.49 FEET; THENCE N32°31'23"E A DISTANCE OF 61.09 FEET; THENCE N59°08'10"E A DISTANCE OF 35.95 FEET; THENCE N59°02'29"E A DISTANCE OF 42.92 FEET; THENCE N36°00'16"E A DISTANCE OF 65.02 FEET; THENCE N27°26'43"E A DISTANCE OF 41.92 FEET; THENCE N19°26'37"E A DISTANCE OF 64.66 FEET; THENCE

N05°13'51"W A DISTANCE OF 30.34 FEET; THENCE N12°17'15"E A DISTANCE OF 69.47 FEET; THENCE N43°04'31"E A DISTANCE OF 145.28 FEET; THENCE N17°24'13"E A DISTANCE OF 51.12 FEET; THENCE N53°41'23"E A DISTANCE OF 68.81 FEET; THENCE N40°57'43"E A DISTANCE OF 44.04 FEET; THENCE N72°24'02"E A DISTANCE OF 49.35 FEET; THENCE N04°38'08"E A DISTANCE OF 66.13 FEET; THENCE N89°19'30"E ALONG SAID NORTH BOUNDARY OF NORTHEAST ¼ OF SOUTHWEST ¼, A DISTANCE OF 1007.54 FEET TO THE POINT OF BEGINNING.

EXCEPTION WETLAND 4:

COMMENCE FROM THE NORTHEAST CORNER OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY FLORIDA BEING A 4 INCH BY 4 INCH CONCRETE MONUMENT STAMPED PRM 1784, HAVING A NORTHING COORDINATE OF 1,414,070.41, AND AN EASTING OF 790,657.05 FOR THE STATE PLANE COORDINATE SYSTEM OF THE FLORIDA WEST ZONE; RUN THENCE S00°00'33"W ALONG THE EAST BOUNDARY OF SAID NORTHEAST ¼ OF THE SOUTHWEST ¼, A DISTANCE OF 1325.39 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼; THENCE N89°37'22"E ALONG SOUTH BOUNDARY OF SAID NORTHWEST ¼ OF THE SOUTHWEST ¼ A DISTANCE OF 503.09 FEET TO THE POINT OF BEGINNING. THENCE N30°48'02"E A DISTANCE OF 83.98 FEET; THENCE N16°39'12"E A DISTANCE OF 102.64 FEET; THENCE N02°17'49"E A DISTANCE OF 77.61 FEET; THENCE N42°33'40"W A DISTANCE OF 113.73 FEET; THENCE N28°05'30"W A DISTANCE OF 36.27 FEET; THENCE N76°31'28"W A DISTANCE OF 47.50 FEET; THENCE N55°54'04"W A DISTANCE OF 68.55 FEET; THENCE N83°50'27"W A DISTANCE OF 32.03 FEET; THENCE N65°50'02"W A DISTANCE OF 47.02 FEET; THENCE N81°37'54"W A DISTANCE OF 52.59 FEET; THENCE S69°14'25"W A DISTANCE OF 22.66 FEET; THENCE S85°40'37"W A DISTANCE OF 75.71 FEET; THENCE S88°28'22"W A DISTANCE OF 70.64 FEET; THENCE N78°27'55"W A DISTANCE OF 70.62 FEET; THENCE S73°08'25"W A DISTANCE OF 93.21 FEET; THENCE S67°30'25"W A DISTANCE OF 95.18 FEET; THENCE S44°36'18"W A DISTANCE OF 63.19 FEET; THENCE S66°48'16"W A DISTANCE OF 58.99 FEET; THENCE S90°00'0"W A DISTANCE OF 43.80 FEET; THENCE N02°11'33"E A DISTANCE OF 138.08 FEET; THENCE N32°49'19"E A DISTANCE OF 50.41 FEET; THENCE N48°21'32"E A DISTANCE OF 63.63 FEET; THENCE N63°17'23"E A DISTANCE OF 45.98 FEET; THENCE N38°54'54"E A DISTANCE OF 89.41 FEET; THENCE N55°40'47"E A DISTANCE OF 78.00 FEET; THENCE N70°43'02"E A DISTANCE OF 80.75 FEET; THENCE N66°26'50"E A DISTANCE OF 58.03 FEET; THENCE N56°32'25"E A DISTANCE OF 121.07 FEET; THENCE N22°46'03"E A DISTANCE OF 61.66 FEET; THENCE N20°04'33"E A DISTANCE OF 95.41 FEET; THENCE N39°58'09"E A DISTANCE OF 78.89 FEET; THENCE N72°30'07"E A DISTANCE OF 72.64 FEET; THENCE N30°06'01"E A DISTANCE OF 84.65 FEET; THENCE N53°28'57"W A DISTANCE OF 44.94 FEET; THENCE N54°46'54"W A DISTANCE OF 49.06 FEET; THENCE N68°34'42"W A DISTANCE OF 32.10 FEET; THENCE N08°52'56"W A DISTANCE OF 40.06 FEET; THENCE N05°25'42"E A DISTANCE OF 41.61 FEET; THENCE N30°20'13"E A DISTANCE OF 95.87 FEET; THENCE N89°48'40"E A DISTANCE OF 409.35 FEET; THENCE S74°46'18"W A DISTANCE OF 52.96 FEET; THENCE S87°01'36"W A DISTANCE OF 90.20 FEET; THENCE S73°57'04"W A DISTANCE OF 46.07 FEET; THENCE

S81°02'01"W A DISTANCE OF 42.23 FEET; THENCE S77°05'10"W A DISTANCE OF 61.42 FEET; THENCE S48°36'56"W A DISTANCE OF 40.32 FEET; THENCE S38°50'48"W A DISTANCE OF 44.00 FEET; THENCE S31°55'37"W A DISTANCE OF 39.90 FEET; THENCE S26°07'00"E A DISTANCE OF 37.74 FEET; THENCE S33°16'04"E A DISTANCE OF 55.56 FEET; THENCE S80°01'50"E A DISTANCE OF 52.23 FEET; THENCE S60°18'24"E A DISTANCE OF 72.97 FEET; THENCE N88°44'13"E A DISTANCE OF 60.73 FEET; THENCE N57°26'11"E A DISTANCE OF 65.86 FEET; THENCE N37°07'49"E A DISTANCE OF 76.78 FEET; THENCE N34°37'22"E A DISTANCE OF 52.52 FEET; THENCE N43°36'47"E A DISTANCE 72.92 FEET; THENCE N55°57'46"E A DISTANCE OF 51.03 FEET; THENCE S61°53'51"E A DISTANCE OF 36.07 FEET; THENCE S25°10'37"E A DISTANCE OF 56.19 FEET; THENCE S09°18'40"E A DISTANCE OF 57.14 FEET; THENCE S13°41'46"E A DISTANCE OF 75.08 FEET; THENCE S09°53'17"E A DISTANCE OF 106.18 FEET; THENCE S50°21'45"E A DISTANCE OF 56.24 FEET; THENCE S48°50'48"E A DISTANCE OF 48.15 FEET; THENCE S13°36'23"E A DISTANCE OF 53.02 FEET; THENCE S05°07'40"W A DISTANCE OF 76.73 FEET; THENCE S33°37'24"W A DISTANCE OF 91.97 FEET; THENCE S50°57'05"W A DISTANCE OF 77.63 FEET; THENCE S38°45'36"W A DISTANCE OF 77.90 FEET; THENCE S11°24'56"W A DISTANCE OF 59.16 FEET; THENCE S13°37'28"E A DISTANCE OF 74.66 FEET; THENCE S08°39'58"E A DISTANCE OF 50.52 FEET; THENCE S27°15'44"W A DISTANCE OF 29.60 FEET; THENCE S61°07'56"W A DISTANCE OF 55.22 FEET; THENCE S41°06'00"W A DISTANCE OF 55.81 FEET; THENCE S01°43'59"W A DISTANCE OF 26.31 FEET; THENCE S53°40'05"E A DISTANCE OF 35.01 FEET; THENCE N84°50'03"E A DISTANCE OF 41.91 FEET; THENCE N45°59'37"E A DISTANCE OF 76.05 FEET; THENCE N59°23'12"E A DISTANCE OF 32.72 FEET; THENCE N79°47'06"E A DISTANCE OF 71.50 FEET; THENCE N74°00'40"E A DISTANCE OF 98.24 FEET; THENCE N47°58'26"E A DISTANCE OF 76.42 FEET; THENCE N27°28'57"E A DISTANCE OF 73.69 FEET; THENCE N32°13'20"E A DISTANCE OF 115.78 FEET; THENCE N46°21'57"E A DISTANCE OF 99.62 FEET; THENCE N43°51'53"E A DISTANCE OF 101.76 FEET; THENCE N40°26'20"E A DISTANCE OF 104.52 FEET; THENCE N56°57'05"E A DISTANCE OF 63.61 FEET; THENCE N71°01'17"E A DISTANCE OF 104.90 FEET; THENCE N68°09'52"E A DISTANCE OF 114.18 FEET; THENCE N59°55'36"E A DISTANCE OF 77.84 FEET; THENCE N87°24'39"E A DISTANCE OF 22.00 FEET; THENCE S59°03'21"E A DISTANCE OF 22.37 FEET; THENCE S17°48'20"W A DISTANCE OF 69.02 FEET; THENCE S13°29'12"W A DISTANCE OF 54.15 FEET; THENCE S16°25'21"W A DISTANCE OF 79.69 FEET; THENCE S02°49'38"E A DISTANCE OF 134.33 FEET; THENCE S48°31'25"W A DISTANCE OF 102.68 FEET; THENCE S43°48'04"W A DISTANCE OF 76.31 FEET; THENCE S23°58'44"W A DISTANCE OF 74.53 FEET; THENCE S04°06'26"E A DISTANCE OF 54.47 FEET; THENCE S01°08'52"E A DISTANCE OF 62.17 FEET; THENCE S03°26'46"W A DISTANCE OF 84.29 FEET; THENCE S09°11'55"W A DISTANCE OF 38.82 FEET; THENCE S83°42'31"W A DISTANCE OF 37.73 FEET; THENCE S74°53'23"W A DISTANCE OF 91.89 FEET; THENCE S79°23'46"W A DISTANCE OF 57.73 FEET; THENCE S86°57'53"W A DISTANCE OF 96.36 FEET; THENCE S42°40'29"W A DISTANCE OF 68.48 FEET; THENCE S38°31'43"W A DISTANCE OF 41.12 FEET; THENCE S30°00'50"W A DISTANCE OF 70.64 FEET TO SAID SOUTH BOUNDARY OF NORTHWEST ¼ OF THE SOUTHEAST ¼; RUN THENCE S89°37'22"W ALONG SAID SOUTH BOUNDARY, 702.87 FEET TO THE POINT OF BEGINNING.

Identified in the public records of Polk County as Polk PA # 27-2614-000000-021010.

And the north 200 feet of the below described parcel legally described as:

The part of the South half of the South half of Section 14, Township 26 South, Range 27 East, lying West of the Atlantic Coast Line Railroad right-of-way, and that part of the North half of Section 23, Township 26 South, Range 27 East lying West of the Atlantic Coast Line Railroad right-of-way, and the North half of the Northeast Quarter of the Northeast Quarter, and that part of the North half of the Northwest Quarter of the Northeast Quarter of Section 22, Township 26 South, Range 27 East, lying East of the old asphalt road formerly known as U.S. Highway 17, running from Davenport to Laughman, Florida, all situated in the County, of Polk, State of Florida

Identified in the public records of Polk County as Polk PA # 27-2614-000000-022010

### POLICY 2.135-I -3: DEVELOPMENT CRITERIA

Development within this RLX area shall conform to the criteria established in Sections 2.131-B.2.1.A11 and 2.115 of this Comprehensive Plan as per the development standards adopted for these parcels in the Polk County Land Development Code.

### SECTION 2.135-J Development Guidelines for Parcel IDs #: 232717-000000-012020, 232717-000000-012160, 232717-000000-012120, 232717-000000-021100, 232717-000000-021050 and 232716-000000-043010, CPA 17D-06

### OBJECTIVE 2.135-J

Through the adoption of CPA 17D-06, this section of the plan enable this specific property to be developed with Neighborhood Activity Center (NAC) 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 17T 07.

### POLICY 2.135-J1: DESIGNATION AND MAPPING

The portion of the parcel referenced in this Section shall be designated and mapped on the Future Land Use Map Series as Neighborhood Activity Center (NAC).

### POLICY 2.135-J2: LOCATION CRITERIA

This section applies to the property legally described as:

Parcel Identification Number: 23-27-17-000000-012020

The SE 1/4 of the SE 1/4 of the NE 1/4 of Section 17, Township 27 South, Range 23 East, Polk County, Florida, LESS Maintained road right-of-way.

Parcel Identification Number: 23-27-17-000000-012160

Commence at the southeast corner of the southeast 1/4 of the southeast 1/4 of the Northeast 1/4 of Section 17, Township 27 south, Range 23 east, Polk County, Florida, run west along the south boundary of the southeast 1/4 of the southeast 1/4 of the northeast 1/4, 322.75 feet for the point of beginning, continue west 155 feet, thence north 166 feet, thence east 155 feet, thence south 166 feet to the point of beginning, less road right of way for duff road.

Parcel Identification Number: 23-27-17-000000-012120

The West 165' of the South 330' of the SE 1/4 of SE ¼ of NE 1/4 in Section 17, Township 27 South, Range 23 East, less maintained road right of way, Polk County, Florida,

Parcel Identification Number: 23-27-17-000000-021100

The North 344.15 feet of the West 1/2 of the East 1/2 of the North 1/2 of the NE 1/4 of the SE 1/4 of Section 17, Township 27 South, Range 23 East, Polk County, Florida, LESS the West 25 feet and LESS Road right of way.

Parcel Identification Number: 23-27-17-000000-021050

The North 1/2 of the East 1/4 of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 17, Township 27 South, Range 23 East, Less road rights of way, lying and being in Polk County, Florida.

And Less that portion conveyed to Polk County for additional road rights of way in Official Records Book 8080, Page 740, of the Public Records of Polk County, Florida.

Parcel Identification Number: 23-27-16-000000-043010

N 112 of NW 114 of SW 114 of Section 16, Township 27 South, Range 23 East, LESS maintained right- of-way, and LESS West 30 feet for road right-of-way, and LESS RIDGEMONT subdivision, as recorded in Plat Book 86, pages 19 and 20, public records of Polk County, Florida, and LESS RIDGEMONT ADDITION, as recorded in Plat Book 86, page 21, public records of Polk County, Florida.

### Policy 2.135-J3 – DEVELOPMENT CRITERIA

Development within this NAC area shall conform to the criteria established in Section 2.110-D of this Comprehensive Plan and as per the development standards adopted for these parcels in the Polk County Land Development Code.

### **SECTION 2.135-K Development Guidelines for Parcels 232911-000000-012200, 232911-000000-012120 and 232911-000000-012030 CPA 18C-01**

### **OBJECTIVE 2.135-K**

Through the adoption of CPA 18C-01, this section of the plan enables this specific property to be

developed with Business Park Center (BPC) land use in a limited fashion as established in the Polk County Land Development Code with conditions adopted into the Land Development Code through LDC 18T-05. This agreement fulfills the objectives of the applicant and the County.

**POLICY 2.135-K1: DESIGNATION AND MAPPING**

Land use for this parcel shall be designated and mapped on the Future Land Use Map Series as Business Park Center (BPC).

**POLICY 2.135-K2: LOCATION CRITERIA**

This section applies to the properties legally described as:

Parcel #232911-000000-012120 (8.22 +/- acres)

Begin at the SE corner of the NE 1/4 of Section 11, Township 29 South, Range 23 East, run thence West 400 feet for the Point of Beginning; thence continue West 380 feet; thence run North 270 feet; thence run West 175 feet; thence run North 509.50 feet; thence run East 561.40 feet; thence run South 779.50 feet to the point of beginning for this description.

Parcel #232911-000000-012200 (3.50 +/- acres)

Commencing at the Southeast corner of the NE 1/4 of Section 11, Township 29 South, Range 23 East, Polk County, Florida, run thence West 400 feet, thence run North 783.15 feet to the point of beginning, thence run West 561.40 feet, thence run North 270.50 feet, thence run East 563.63 feet, thence run South 270.50 feet to the point of beginning.

Parcel #232911-000000-012030 (0.84 +/- acres)

Begin 780 feet west of the SE corner of the NE ¼ of Section 11, Township 29 South Range 23 East, Polk County, Florida run West 175 feet; run North 270 feet; run East 175 feet; South to the point of beginning; less and except maintained right-of-way.

**POLICY 2.135-K3: 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 these parcels 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	Deleted with CPA 17S-01 (Ord. No. 17-005)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 15B-02 (Ord. 15-051)
Appendix 2.135-D	Added with CPA 16C-03 (Ord. 16-037)
Appendix 2.135-E	Added with CPA 16C-02 (Ord. 16-043)
Appendix 2.135-F	Added with CPA 17A-02 (Ord. 17-003)
Appendix 2.135-G	Added with CPA 16S-12 (Ord. 17-008)
Appendix 2.135-H	Added with CPA 16D-02 (Ord. 17-018)
Appendix 2.135-H, Policy H-2	Added with CPA LDCPAS 2019-3 (Ord. 19-050)
Appendix 2.135-I	Added with CPA 16D-07 (Ord 17-020)
Appendix 2.135-J	Added with CPA 17D-06 (Ord. 18-008)
Appendix 2.135-K	Added with CPA 18C-01 (Ord. 18-059)