

POLK CITY

PLANNING COMMISSION MEETING

July 6, 2026
5:30 P.M.

Polk City Activity Center
203 Lakeshore Dr.

AGENDA

- CALL TO ORDER** Chairman
- PLEDGE OF ALLEGIANCE** Chairman
- ROLL CALL** City Manager Patricia Jackson
- ESTABLISHMENT OF A QUORUM**
- APPROVAL OF MEETING MINUTES – March 2, 2026**

New Business

Public Hearing

Future Land Use Amendment – ORDINANCE 2026-04

AN ORDINANCE OF THE CITY OF POLK CITY, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE CITY OF POLK CITY, FLORIDA, SPECIFICALLY, AMENDING THE FUTURE LAND USE OF APPROXIMATELY 2.97 ACRES LOCATED ON STATE ROAD 33 (PARCEL NUMBER 25-26-31-000000-044280) FROM COUNTY AGRICULTURE/RESIDENTIAL RURAL (A/RRX) TO CITY RESIDENTIAL LOW-X (RLX) IN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN; AND TRANSMITTING SAID AMENDMENT TO FLORIDA COMMERCE FOR FINDING OF COMPLIANCE; PROVIDING FOR A BUSINESS IMPACT STATEMENT, SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

Public Hearing

Zoning Amendment – ORDINANCE 2026-06

AN ORDINANCE OF THE CITY OF POLK CITY, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF POLK CITY, FLORIDA, SPECIFICALLY AMENDING THE ZONING OF APPROXIMATELY 2.97 ACRES LOCATED AT 0 STATE ROAD 33 (PARCEL NUMBER 25-26-31-000000-044280) FROM COUNTY AGRICULTURE/RESIDENTIAL RURAL (A/RRX) TO CITY PLANNED UNIT DEVELOPMENT IN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN; PROVIDING FOR A BUSINESS IMPACT ESTIMATE, SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE.

PLEASE NOTE: PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED DURING THIS MEETING, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT, A PERSON WITH DISABILITIES NEEDING ANY SPECIAL ACCOMMODATIONS TO PARTICIPATE IN CITY MEETINGS SHOULD CONTACT THE OFFICE OF THE CITY CLERK, POLK CITY 123 BROADWAY BLVD SE, POLK CITY, FLORIDA 33868 TELEPHONE (863) 984-1375, AT LEAST 48HRS IN ADVANCE.

PLANNING COMMISSION MEETING MINUTES

March 2, 2026

Chairman Oliver called the meeting to order at 5:30 pm.

Those present recited the Pledge of Allegiance led by Chairman Oliver.

Present: David Prins, Terry Oliver, Gary HoShing

Quorum Established

APPROVAL OF MINUTES

Motion by Member Prins to approve the December 1, 2025 Planning Commission Meeting Minutes; this motion was seconded by Member HoShing.

Motion carried 3/0.

PUBLIC COMMENTS – None

ORDER OF BUSINESS

Change of Use and Site Plan Review – 111 Central Avenue – Request for 2 additional uses

Stefanie Von Pelaske-Bush (CFRPC) provided an overview. The applicant is requesting a change of use approval for the property located at 111 Central Avenue from used car sales to used car sales, minor auto repair and U-Haul Rentals.

This item may look familiar because there was a change of use just last summer. However, now the applicant is simply adding additional uses. The land use is Commercial. The entire block is Commercial on both sides of Central Avenue.

Member Prins asked if the U-Haul is included in the seven (7) cars allowed.

The applicant responded, this is in addition to.

Motion by Member Prins to approve the proposed change of use and site plan; this motion was seconded by Vice Chairman Hoshing.

Motion carried 3/0.

Public Hearing – Future Land Use Amendment – 5324 Duey Road

Stefanie Von Pelaske-Bush discussed this Amendment and presented a PowerPoint Presentation. An applicant-initiated Future Land Use Map amendment in the Green Swamp Area of Critical State Concern "X" to change the Future Land Use from Residential Low-X (RL-X) and City Lake to City Residential Low-X (RLX) and City Lake on approximately 58.42 acres, located at 5324 Duey Road (Parcel numbers 252706-000000-031020, 252706-000000-031110, and 252706-000000-013030).

The applicant desires this property to develop single-family homes with 50 feet lots, set backs assigned with 97 single-family homes. Traffic study will be done based on Polk County requirements.

The following individuals spoke in opposition of the Duey Road Project:

Bill Kuhn (406 Meandering Way)
Franco Velasco (9301 N. SR 33)
James Durovec (9254 Ruth Road)
Ashley Jones (5251 Duey Road)
Marcy Massey & Michael Jones (5239 Duey Road)

Chad Brooker (Traditions Developer) responded what he heard from the individuals speaking was traffic concerns. He explained how a traffic study is done, which is a part of the entire process; and there are a lot of permits required.

Kathy Delp stated the applicant has the right to go before the City Commission. This does not stop here at the Planning Commission.

If the City Commission approves, these items will be sent to Florida Commerce for a 60-Day State Review.

Motion by Vice Chairman Hoshing to approve forwarding the Future Land Use Amendment with changes #2 to the City Commission for final approval; this motion was seconded by Member Prins.

Motion carried 2/1 by Voice Vote.

Public Hearing - Rezoning in the Green Swamp Area of Critical State Concern – 5324 Duey Road

Stefanie Von Pelaske-Bush discussed this Amendment and presented a PowerPoint Presentation. An applicant-initiated rezoning in the Green Swamp Area of Critical State Concern "X" to change the zoning from County Residential Low-1X (RL-1X) and City Lake to City Planned Unit Development (PUDX) and City Lake on approximately 58.42 acres, located at 5324 Duey Road (Parcel numbers 252706-000000-031020, 252706-000000-031110, and 252706-000000-013030).

Motion by Member Prins to approve forwarding the Rezoning in the Green Swamp Area of Critical State Concern – 5324 Duey Road to the City Commission for final approval; this motion was seconded by Member HoShing.

Motion carried 2/1 by Voice Vote.

ADJOURNMENT- 6:40 pm

Patricia Jackson, City Manager/Clerk

Terry Oliver, Chairman



**POLK CITY
FUTURE LAND USE MAP AMENDMENT
OVERVIEW REPORT**

July 6, 2026

TO: Polk City, Planning Commission

FROM: Central Florida Regional Planning Council

SUBJECT: **Future Land Use Map Amendment:**

An applicant-initiated Future Land Use Map amendment from County Agriculture/Residential Rural (A/RRX) to City Residential Low-X (RLX) in the Green Swamp Area of Critical State Concern on approximately 2.97 acres in Polk City, located at 0 SR 33 North (Parcel number 25-26-31-000000-044280).

AGENDA AND HEARING DATES:

- **July 6, 2026, 6:00 PM:** **Planning Commission (Public Hearing)**
- **July 21, 2026, 6:00 PM:** City Commission Meeting
 - Future Land Use Map Amendment (Transmittal Hearing – 60-day State Review)
 - Rezoning (First Reading)
- **September/October:** City Commission Meeting (Adoption Public Hearings)

ATTACHMENTS:

- Aerial Photo Map
- Existing Future Land Use Map
- Proposed Future Land Use Map
- Applications

PLANNING COMMISSION MOTION OPTIONS:

Future Land Use Map Amendment Motion Options:

1. I move the Planning Commission forward the proposed **Future Land Use Map** amendment to change the Future Land Use from County A/RRX to City RLX to the City Commission with a **recommendation of approval**.

2. I move the Planning Commission forward the proposed **Future Land Use Map** amendment to change the Future Land Use from County A/RRX to City RLX to the City Commission with a **recommendation of approval with changes**.
 3. I move the Planning Commission forward the proposed **Future Land Use Map** amendment to change the Future Land Use from County A/RRX to City RLX to the City Commission with a **recommendation of denial**.
 4. **Continue** to a date and time certain.
-

OVERVIEW:

Applicant/Owner	Garrett and Elizabeth Oliver
Parcel ID#	25-26-31-000000-044280
Subject Area	+/- 2.97 acres
Existing Future Land Use	County Agriculture/Rural Residential-X (A/RRX) (Green Swamp)
Proposed Future Land Use	City Residential Low-X (RLX) (Green Swamp)

BACKGROUND & REASON FOR REQUEST:

Garrett and Elizabeth Oliver ('applicant' & 'property owner') are requesting a **Future Land Use Map Amendment** on one (1) parcel of land comprising +/-2.97 acres located within the Green Swamp Area of Critical State Concern.

The request is to amend the Future Land Use from County Agriculture/Rural Residential-X (A/RRX) to City Residential Low-X (RLX).

See excerpt of Location Map below and full map attached for reference.



STANDARDS FOR EVALUATING FUTURE LAND USE CHANGES:

The Polk City Planning Commission will provide recommendations, and the City Commission will make a final motion to accept, reject, modify, return, or continue to seek additional information on all proposed **Future Land Use** changes. The review shall be considered and evaluated against the following standards:

- *Consistency with the Comprehensive Plan.*

- *Land Use Compatibility.*
- *Public Facilities and Services Impacts.*

Consistency with the Comprehensive Plan:

The request is to change the Future Land Use from County Agriculture/Rural Residential-X (A/RRX) to City Residential Low (RLX). Descriptions for the existing and proposed Future Land Use designations are provided as follows:

Existing – Future Land Use:

Polk County Comprehensive Plan, Future Land Use Element, Policy 2.109-A4: The purpose of the **Agriculture/Residential-Rural (A/RR)** land use district is to provide lands for the continuation of productive agricultural uses and for compatible residential development within unincorporated rural areas. The A/RR district permits agricultural activities, agricultural support facilities, single-family dwelling units, farm labor housing, group living facilities, and community facilities.

Proposed – Future Land Use:

City of Polk City, Comprehensive Plan, Policy 4.4.e. – Residential-Low (RLX): The Residential Low provides areas for the low density residential needs of residents in urban areas. Residential Low areas shall be developed at densities up to, and including, three dwelling units per acre in the Green Swamp ACSC (3 DU/AC). Development within designated RLX shall be limited to: a) residential development containing single-family dwelling units, duplex units, family care homes, and small-scale multi-family units; b) agricultural support uses; c) community facilities; and, d) elementary, middle, and high schools.

Existing – Zoning:

Polk County zoning recognizes its Future Land Use category for zoning purposes.

The proposed Future Land Use of Residential-Low (RLX) is consistent with the requirements in the City's Comprehensive Plan for development of residential uses in this area of the City. Because the property is located with the Green Swamp Area of Critical State Concern (GSACSC) all applicable State and local requirements will need to be met at time of development

Land Use Compatibility:

The subject property is located on the west side of SR 33 North and east of Voyles Loop, north of Interstate-4 on the west side of Polk City. Two (2) properties to the north of the subject property are located within Polk City, while property to the south, east, and west are located in unincorporated Polk County.

The two (2) properties located to the north of the subject property have a mix of Future Land Use and zoning assignments, including an unassigned Future Land Use and

Residential-Suburban (RSX), with zoning assignments of Convenience Center (CCX) and Residential-Suburban (RSX), respectively. The property with the Convenience Center (CCX) zoning is developed serving a mobile home, while the property with the Residential-Suburban (RSX) is currently vacant.

The surrounding properties in unincorporated Polk County maintain assignments of County Agriculture/Rural Residential X and Residential Suburban X Future Land Uses. The parcels include single family homes and mobile homes.

The *Land Use Matrix* below outlines the existing and proposed Future Land Use and zoning of the subject parcel, and the existing Future Land Use and zoning of adjacent properties. Proposed Future Land Use and Zoning Maps are also provided for reference below.

Land Use Matrix

Northwest	North	Northeast
Future Land Use/Zoning: County A/RR Existing Land Use: Single-Family	Future Land Use: City Unassigned & City RSX Zoning: City CCX & City RSX Existing Land Use: Mobile Home & Vacant	Future Land Use/Zoning: ROW and County RSX Existing Land Use: Single-Family
West	Subject Parcels	East
Future Land Use/Zoning: County A/RR Existing Land Use: Pasture	Future Land Use: Existing: County A/RR X Proposed: City RLX Zoning: Proposed: City PUD Existing Land Use: Vacant	Future Land Use/Zoning: ROW and County RSX Existing Land Use: Single-Family
Southwest	South	Southeast
Future Land Use/Zoning: County A/RR Existing Land Use: Pasture	Future Land Use: County A/RR Existing Land Use: Multiple Single-Family Homes	Future Land Use/Zoning: ROW and County RSX Existing Land Use: Single-Family & Mobile Homes

Table 1 below outlines the density change as a result of the proposed Future Land Use and zoning changes. Development density is based on the Future Land Use assignment. However, the requested PUD zoning will limit the development to one (1) single-family home.

Table 1:

Development Density and Dwelling Unit Change

	Existing FLU: County A/RRX (2.97 acres)	Proposed FLU: City RLX (2.97 acres)
Residential Density	1 DU/10 Acres	3 DU/acre
# of Dwelling Units	1	8
Change in Density	7 dwelling units	

While the proposed Future Land Use allows a greater density, representing an increase of seven (7) dwelling units, the zoning will limit the total number of units to one (1) single-family dwelling unit. The future development of one (1) single-family dwelling is consistent with the character and composition of the surrounding area.

Public Facilities and Services Impacts:

Potable Water and Wastewater:

The City has capacity in both systems to serve development of this property. Water and Sewer are located within the SR 33 right-of-way.

Solid Waste:

Future development will be served by a city-approved refuse collector.

Traffic/Transportation:

The site is accessed via State Road 33, which is a state owned and maintained right-of-way. The proposed changes and development intent do not have an adverse impact on the surrounding roadway network. Coordination with the Florida Department of Transportation for driveway access will be required at time of development.

Environmental Impacts:

The site is located within the Green Swamp Area of Critical State Concern (GSACSC). Development within the GSACSC is required to meet all applicable State and local requirements. The development of one (1) single family dwelling is not anticipated to have any negative environmental impacts.

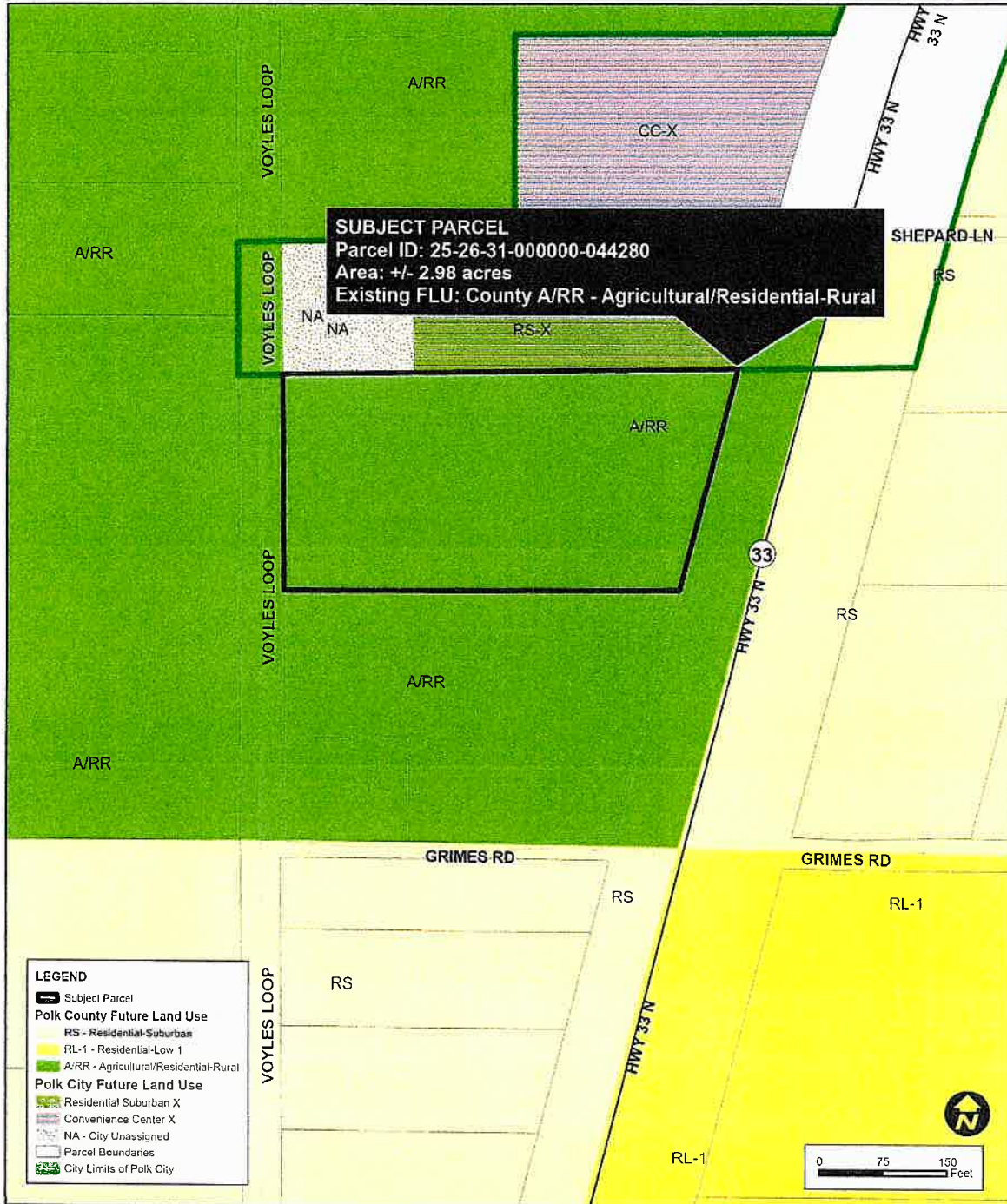
School Impacts:

The limitation of one (1) single-family home as a result of the proposed Future Land Use change is considered a de minimis impact on Polk County schools.

Recreation/Open Space:

The proposed Future Land Use change, including the development of one (1) single-family dwelling will have no adverse impacts on public recreation and open space facilities.

CITY OF POLK CITY EXISTING FUTURE LAND USE MAP



Date: 6/22/2024 | Created By: EVC/ashley | Document Path: D:\Projects\PA-010-PolkCity\Map2\01-FutureLandUseMap2024\Map2024.aprx | Layout Name: Cover_TLU_062224



Proposed Amendment: # _____
Receipt: # _____ Fee: \$ _____
Small Scale? (≤ 10 acres) YES () NO ()

**CITY OF POLK CITY
APPLICATION FOR FUTURE LAND USE MAP AND/OR ZONING AMENDMENT**

City of Polk City
Planning Services
PO Box 1139
Polk City, Florida 33868
Phone: 863-984-1375

FOR OFFICE USE ONLY	
DATE RECEIVED:	_____
RECEIVED BY:	_____
P & Z HEARING:	_____
(LS) TRANSMITTAL HEARING:	_____
(SS) FIRST READING:	_____
ADOPTION HEARING:	_____

APPLICANT NAME: Garrett Oliver and Elizabeth Oliver PHONE: 8632426990

ADDRESS: 223 Carter Blvd Polk City, FL 33868

(Enclose Letter of Authorization from owner(s))

AGENT NAME: _____ PHONE: _____

ADDRESS: _____

OWNER NAME: Garrett Oliver and Elizabeth Oliver PHONE: 8632426990/8636145125
(Enclose Proof of Ownership; i.e. photocopy of Deed, Tax Receipt)

ADDRESS: 223 Carter Blvd Polk City, FL 33868

REQUEST DCA REVIEW: () YES () NO N/A # of acres: 3.02 Legal description attached

SUMMARY AND LOCATION OF PROPOSED AMENDMENT:

lot north of 9530 State rd 33N Polk City, FL 33868

JUSTIFICATION OF PROPOSED AMENDMENT:

wanting to annex into Polk City to build home

EXISTING FUTURE LAND USE: RRX CURRENT ZONING: ~~RRX~~ ARRX

PROPOSED FUTURE LAND USE: _____ PROPOSED ZONING: PUD

DESCRIPTION OF EXISTING LAND USES ON THE SUBJECT PROPERTY:

~~Other~~ Residential

DESCRIPTION OF EXISTING LAND USES SURROUNDING THE SUBJECT PROPERTY:

Residential

PROPOSED USE OF THE SUBJECT PROPERTY (DEVELOPMENT DESCRIPTION, SCHEDULE, AND PHASES):

build single family home

MAXIMUM ALLOWABLE DENSITY UNDER EXISTING FUTURE LAND USE MAP DESIGNATION:

MAXIMUM ALLOWABLE DENSITY UNDER PROPOSED FUTURE LAND USE MAP DESIGNATION:

The above application for an amendment to the City of Polk City's Comprehensive Plan is submitted for the City's review by the legal owner(s) of the property subject to the request, whose name(s) and signature(s) follows:

(Please type or print names)

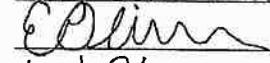
Name: Garrett Oliver

Signature: 

Date: 6/1/26

If Other Owners:

Name: Elizabeth Oliver

Signature: 

Dated: 6-1-26

DATE: _____

This is a letter of authorization for the agent named below to act for me in all matters relating to an application(s) for the following action(s), as submitted to the City of Polk City, Planning Services, in regard to my property described in the legal description attached to the application(s):

- Annexation
- Land Use Amendment
- Zoning / Rezoning Request

Agent: _____

Owner of Property: _____

Signature of Owner: *Garret Oliver* _____

Signature of Owner: *Elizabeth Oliver* _____

TO BE NOTARIZED BELOW:

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me this 1 day of June, 2026, by Garret + Elizabeth Oliver, who is/are personally known to me and who did (did not) take an oath.

Kathleen A. Delp
Notary Public

Commission Expires:





INSTR # 2026118106
 BK 14002 Pgs 253-256 Pg(s) 4
 RECORDED 05/18/2026 01:49:30 PM
 STACY M. BUTTERFIELD
 CLERK OF COURT POLK COUNTY
 RECORDING FEES \$35.50
 RECORDED BY felidels

Quitclaim Deed

RECORDING REQUESTED BY Garrett Lynn Oliver
 AND WHEN RECORDED MAIL TO:

Garrett Lynn Oliver and Elizabeth Jean Oliver Grantee(s)
223 Carter Blvd
Polk City, Florida 33868

Consideration: \$ NO consideration

Property Transfer Tax: \$ _____

Assessor's Parcel No.: 25-26-31-000000-044280

PREPARED BY: Garrett Lynn Oliver certifies herein that he or she has prepared this Deed.

Garrett Lynn Oliver
 Signature of Preparer

5/18/26
 Date of Preparation

Garrett Lynn Oliver
 Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 5/18/26 in the County of Polk, State of Florida

by Grantor(s), Terry Lynn Oliver and Tonya Shelliene Oliver,
 whose post office address is 10100 Steven Drive Polk City, FL 33868,
 to Grantee(s), Garrett Lynn Oliver and Elizabeth Jean Oliver,
 whose post office address is 223 Carter Blvd Polk City, FL 33868.

WITNESSETH, that the said Grantor(s), Terry Lynn Oliver and Tonya Shelliene Oliver
 for good consideration and for the sum of zero dollars and zero cents (gift)
 (\$ 0.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,
 does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Polk, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

[Signature]
Signature of Grantor

Ferry Lynn Oliver
Print Name of Grantor

[Signature]
Signature of First Witness to Grantor(s)

JANET L. MARCUM
Print Name of First Witness to Grantor(s)

118 Pope Ave Polk City, FL 33868

[Signature]
Signature of Second Grantor (if applicable)

Tonia Shelburne Oliver
Print Name of Second Grantor (if applicable)

[Signature]
Signature of Second Witness to Grantor(s)

CLIFFORD D. RUTLEDGE
Print Name of Second Witness to Grantor(s)

118 Pope Ave Polk City, FL 33868

GRANTEE(S):

[Signature]
Signature of Grantee

Garrett Lynn Oliver
Print Name of Grantee

[Signature]
Signature of First Witness to Grantee(s)

JANET L. MARCUM
Print Name of First Witness to Grantee(s)

118 Pope Ave Polk City, FL 33868

[Signature]
Signature of Second Grantee (if applicable)

Elizabeth Jean Oliver
Print Name of Second Grantee (if applicable)

[Signature]
Signature of Second Witness to Grantee(s)

CLIFFORD D. RUTLEDGE
Print Name of Second Witness to Grantee(s)

118 Pope Ave Polk City, FL 33868

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

NOTARY ACKNOWLEDGMENT

State of FLORIDA

County of Polk

On MAY 18 2026, before me, DAVID MANUEL CARROLL, a notary public in and for said state, personally appeared, GAMMEL OLIVER, ELIZABETH OLIVER, TERRY OLIVER, and TONYA OLIVER

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

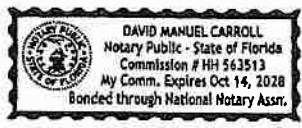
WITNESS my hand and official seal.

[Signature]
Signature of Notary

Affiant Known _____ Produced ID

Type of ID FLOS

(Seal)



CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

Exhibit "A"

Commence at the southwest corner of section 31, township 26 south, range 25 east, Polk County, Florida; Thence north $00^{\circ}12'32''$ east along the west boundary of the southwest $1/4$ of said section 31, a distance of 547.33 feet to the monumented south line of the north 684.66 feet of said southwest $1/4$; Thence north $89^{\circ}20'07''$ east along said line, a distance of 21.30 feet to the easterly maintained right-of-way line of Voyles Loop Road as recorded in map book 12, pages 1-8 of the Public Records of Polk County, Florida, and the point of beginning for this description; Thence continue north $89^{\circ}20'07''$ east, and still along the aforementioned south line of the north 684.66 feet of the southwest $1/4$, a distance of 536.59 feet to the monumented westerly right-of-way of State Road 33; Thence south $14^{\circ}53'41''$ west, along said westerly right-of-way line, a distance of 85.72 feet; Thence south $14^{\circ}56'09''$ west, still along said westerly right-of-way line, a distance of 188.13 feet; Thence departing said westerly right-of-way, south $89^{\circ}39'58''$ west, a distance of 465.66 feet to the aforementioned easterly maintained right-of-way of Voyles Loop Road; Thence northerly along said maintained right-of-way line, the following three (3) courses: 1.) north $00^{\circ}01'14''$ west, 86.85 feet; Thence 2.) north $00^{\circ}12'32''$ east, 100.00 feet; Thence 3.) north $00^{\circ}33'06''$ west, 74.25 feet, returning to the point of beginning.

The above described lands contain 3.02 acres, more or less to the monumented rights-of way noted.

© SmartLegalForms



STATE OF FLORIDA, COUNTY OF POLK
This is to certify that the foregoing is a true and correct copy of the document now of record in this office. Witness my hand and Official Seal on 2/18/26
This copy has been reviewed, and if required by law, redacted.
STACY M. BUTTERFIELD, CLERK CIRCUIT COURT
By *[Signature]* D.C.

LF298 Quitclaim Deed 12-20, Pg. 4 of 4

CERTIFICATE OF COMPLIANCE

Certificate Number 009125
Issue Date 2026-05-15

Issued to: Arcxis
540 Lake Center Parkway, #205
Cumming, GA, 30040

*This is to certify that
the property at:* Starlight Homes, LLC
Lot 18 / Landings at Mt Olive, 5591 Beldi Drive, Polk City, FL,
33868

Has been investigated by an accredited Florida Water StarSM inspection agency or authorized licensee of Florida Water StarSM in accordance with the Standard(s) or requirements indicated on this Certificate.

Results Meets Silver requirements

*Standard(s) or
requirements:* Florida Water StarSM Residential Certificate

The inspector verified features of the Florida Water StarSM rated home listed on this certificate. Florida Water Star ProgramSM for new and existing single-family residential construction provides water-efficient choices for houses and landscapes. Florida Water StarSM certification is awarded at a Silver or Gold level. For Silver, specific criteria for landscape, irrigation and indoor is met and supported with required documentation. For Gold, added points must be achieved in the landscape, irrigation, and indoor categories. The Program Technical Manual contains detailed supporting technical information for the Residential, Commercial and Institutional, and Community certifications.

Only certificates bearing Florida Water StarSM should be considered as covering the property's investigation. A Certificate must include a statement to indicate the extent of investigation of the property; and the property as indicated is listed in the Program's Directory.

This Certificate reports the results of a home energy or water efficiency inspection or related tests conducted on specific dates and environmental conditions, and for no other purpose. This Certificate is not intended to anticipate changes in the performance of the property or structure over time, or the impact of changes to the structure through construction, renovations, repairs, or the replacement of appliances, machines, and household equipment. Florida Water StarSM issue the Certificate for Applicant's exclusive use and is subject to the terms and conditions that control its use.



ORDINANCE 2026-04

AN ORDINANCE OF THE CITY OF POLK CITY, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE CITY OF POLK CITY, FLORIDA, SPECIFICALLY, AMENDING THE FUTURE LAND USE OF APPROXIMATELY 2.97 ACRES LOCATED ON STATE ROAD 33 (PARCEL NUMBER 25-26-31-000000-044280) FROM COUNTY AGRICULTURE/RESIDENTIAL RURAL (A/RRX) TO CITY RESIDENTIAL LOW-X (RLX) IN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN; AND TRANSMITTING SAID AMENDMENT TO FLORIDA COMMERCE FOR FINDING OF COMPLIANCE; PROVIDING FOR A BUSINESS IMPACT STATEMENT, SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF POLK CITY, FLORIDA:

SECTION 1. FINDINGS AND INTENT. In adopting this Ordinance, the City Commission of Polk City, Florida hereby makes the following legislative findings and intent:

(1) Garrett and Elizabeth Oliver, as applicant' and 'property owner, have applied to amend the Future Land Use assignment of one (1) parcel of land comprising +/-2.97 acres, located adjacent to State Road 33, further identified by Parcel Identification Number 25-26-31-000000-044280, from County Agricultural/Residential (A/RRX) to City Residential Low-X (RLX), in the Green Swamp Area of Critical State Concern, as shown in Exhibit "A" attached herein.

(2) Chapter 163, Part II, *Florida Statutes*, establishes the Community Planning Act ("Act"), which empowers and mandates Polk City, Florida ("City"), to plan for future development and growth and to adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the City.

(3) Pursuant to the Act, the City has adopted a comprehensive plan ("Comprehensive Plan").

(4) The Act authorizes a local government desiring to revise its comprehensive plan to prepare and adopt comprehensive plan amendments.

(5) The City has prepared an amendment to the Future Land Use Map of the Comprehensive Plan to change the Future Land Use classification of approximately 2.97 acres of land located in the Green Swamp Area of Critical State Concern from County Agriculture/Residential Rural (A/RRX) to City Residential Low-X (RLX).

(6) Pursuant to Section 163.3187, Florida Statutes, the City Commission held a meeting and hearing on this Map Amendment, with due public notice having been

provided, to obtain public comment, and considered all written and oral comments received during public hearings, including support documents; and

(7) In the exercise of its authority the City Commission has determined it necessary to adopt the proposed amendment to the Future Land Use Map contained herein and as shown as Exhibit "A" to encourage the most appropriate use of land, water and resources consistent with the public interest; and deal effectively with future problems that may result from the use and development of land within the City; and to ensure that the Comprehensive Plan is in full compliance with State law.

(8) The City has performed a business impact estimate pursuant to § 166.041(4)(c), Florida Statutes, and determined that adoption of this ordinance:

- (1) serves a public purpose by serving the public health, safety, morals, and welfare of the City,
- (2) has no direct negative economic impact on private, for-profit businesses in the city,
- (3) will not result in direct compliance costs by businesses,
- (4) does not impose any new charge or fee on businesses for which businesses will be financially responsible,
- (5) does not create any additional municipal regulatory cost which is not recovered appropriately and lawfully by the City.

(9) The City Commission finds that the proposed amendment to the Future Land Use Map contained herein furthers the purposes of, and is consistent with, the City's Comprehensive Plan, and is consistent with and compliant with State law, including, but not limited to, Chapter 163, Part II, *Florida Statutes*.

SECTION 2. PLAN AMENDMENT. The Future Land Use Map of the City's Comprehensive Plan is hereby amended to include the map amendment set forth in Exhibit "A," attached hereto and incorporated herein by reference, which applies the "Residential Low-X (RLX)" Future Land Use designation to approximately 2.97 acres of land shown on such Exhibit.

SECTION 3. BUSINESS IMPACT ESTIMATE. Pursuant to Section 166.041(4), Florida Statutes, Polk City is required to prepare a business impact estimate for certain proposed ordinances. This proposed ordinance amends the land use designation in accordance with the owner's proposed use. Such an amendment to the City's Plan (1) serves a public purpose by serving the public health, safety, morals, and welfare of the City, (2) has no direct negative economic impact on private, for-profit businesses in the city, (3) will not result in direct compliance costs by businesses, (4) does not impose any new charge or fee on businesses for which businesses will be financially responsible, and (5) does not create any additional municipal regulatory cost which is not recovered appropriately and lawfully by the City. Thus, it is estimated that neither residents nor any business will incur additional costs. The City does not seek to impose any additional user or regulatory fees

or charges, nor are any direct compliance costs expected. The Business Impact Estimate form for this ordinance is on file with the City Clerk.

SECTION 4. SEVERABILITY. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

SECTION 5. CONFLICTS. Existing ordinances or parts of existing ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. CODIFICATION OF ORDINANCE IN PLAN. An official, true, and correct copy of this Ordinance and the City's Comprehensive Plan, as adopted and amended from time to time, shall be maintained by the City Clerk. The City Clerk shall make copies available to the public for a reasonable publication charge.

SECTION 7. TRANSMITTAL TO STATE. Polk City shall render a copy of the ordinance and all supporting data and analysis to Florida Commerce for Green Swamp Area of Critical State Concern review consistent with Chapter 380.05 Florida Statutes.

SECTION 8. EFFECTIVE DATE. The effective date of this plan amendment adopted by this Ordinance shall be thirty-one (31) days after Florida Commerce notifies Polk City that the plan amendment package is complete, or, if the plan amendment is timely challenged, the date on which Florida Department Commerce or the Administration Commission, whichever is applicable, enters a final order finding the amendment to be compliance in accordance with Section 163.3184(3)(c)4, *Florida Statutes*.

INTRODUCED AND PASSED ON FIRST READING this ___ day of July, 2026.

POLK CITY, FLORIDA

Joseph LaCascia, Mayor

ATTEST:

APPROVED AS TO FORM & LEGALITY:

Patricia R. Jackson, City Clerk

Thomas A. Cloud, City Attorney

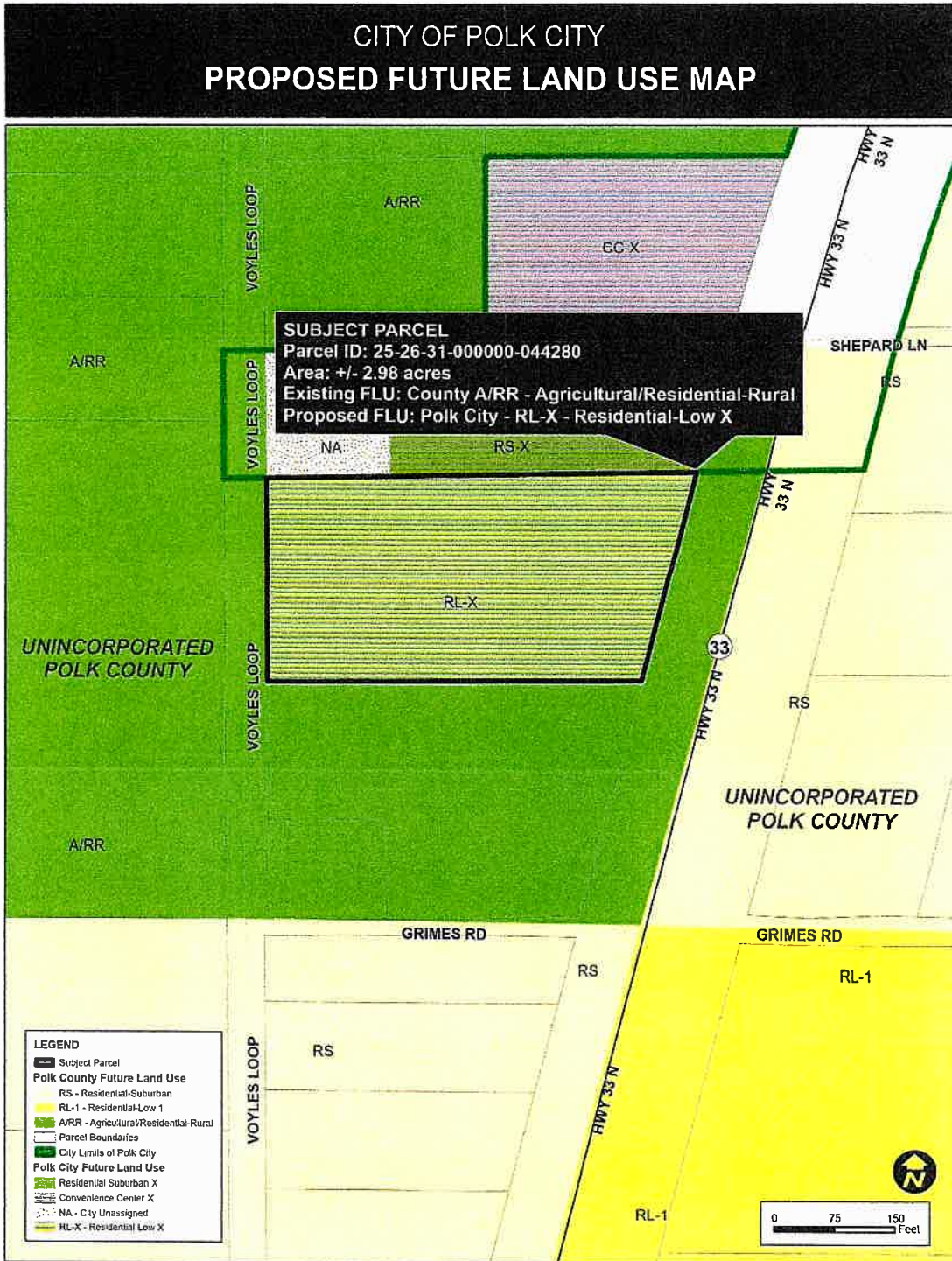
PASSED AND DULY ADOPTED ON SECOND READING, with a quorum present and voting by the City Commission of Polk City, Florida meeting in Regular Session this day of _____, 2026.

Joseph LaCascia, Mayor

ATTEST:

Patricia R. Jackson, City Clerk

EXHIBIT "A"





POLK CITY REZONING OVERVIEW REPORT

July 6, 2026

TO: Polk City, Planning Commission

FROM: Central Florida Regional Planning Council

SUBJECT: **Rezoning:**

An applicant-initiated Zoning Map amendment from County Agriculture/Residential Rural (A/RRX) to City Planned Unit Development in the Green Swamp Area of Critical State Concern on approximately 2.97 acres in Polk City, located at 0 SR 33 North (Parcel numbers 25-26-31-000000-044280).

AGENDA AND HEARING DATES:

- **July 6, 2026, 6:00 PM:** **Planning Commission (Public Hearing)**
- **July 21, 2026, 6:00 PM:** **City Commission Meeting**
 - Future Land Use Map Amendment (Transmittal Hearing – 60-day State Review)
 - Rezoning (First Reading)
- **September/October:** **City Commission Meeting (Adoption Public Hearings)**

ATTACHMENTS:

- Aerial Photo Map
- Existing Zoning Map
- Proposed Zoning Map
- Applications

PLANNING COMMISSION MOTION OPTIONS:

Rezoning Motion Options:

1. I move the Planning Commission forward the proposed zoning amendment to change the zoning from County A/RRX to City PUD, with conditions, to the City Commission with a **recommendation of approval.**

2. I move the Planning Commission forward the proposed zoning amendment to change the zoning from County A/RRX to City PUD, with conditions, to the City Commission with a **recommendation of approval with changes**.
 3. I move the Planning Commission forward the proposed zoning amendment to change the zoning from County A/RRX to City PUD, with conditions, to the City Commission with a **recommendation of denial**.
 4. **Continue** to a date and time certain.
-

OVERVIEW:

Applicant/Owner	Garrett and Elizabeth Oliver
Parcel ID#	25-26-31-000000-044280
Subject Area	+/- 2.97 acres
Existing Zoning	County Agriculture/Rural Residential-X (A/RRX) (Green Swamp)
Proposed Zoning	Planned Unit Development (Green Swamp)
Previous Hearings	None

BACKGROUND & REASON FOR REQUEST:

Garrett and Elizabeth Oliver ('applicant' & 'property owner') are requesting a rezoning on one (1) parcel of land comprising +/-2.97 acres located within the Green Swamp Area of Critical State Concern.

The request is to assign a zoning designation of PUD which will limit development to one (1) single-family dwelling.

See excerpt of Location Map below and full map attached for reference.



STANDARDS FOR EVALUATING ZONING CHANGES:

The Polk City Planning Commission will provide recommendations, and the City Commission will make a final motion to accept, reject, modify, return, or continue to seek additional information on all proposed zoning changes. The review shall be considered and evaluated against the following standards:

- *Consistency with the Comprehensive Plan and Land Development Code.*
- *Land Use Compatibility.*
- *Public Facilities and Services Impacts.*

Consistency with the Comprehensive Plan and Land Development Code:

The request is to assign a zoning of Planned Unit Development (PUD). Descriptions for the existing and proposed zoning designations are provided as follows:

Existing – Zoning:

Polk County zoning recognizes its Future Land Use category for zoning purposes.

Proposed –Zoning:

City of Polk City, Land Development Code, Section 3.12.03 – Planned Unit Development (PUD) in the Green Swamp ACSC:

3.12.03 Planned Unit Development (PUD) in the Green Swamp ACSC

A. Planned Unit Development. All Planned Unit Developments within the Green Swamp ACSC shall meet the following standards:

1. Use of innovative design techniques and additional open space.
2. Conservation of natural resources.
3. Utilization of land economically and efficiently.
4. Efficient use of existing and programmed public services and facilities.
5. Creation of attractive and functional development that is compatible with surrounding uses and utilizes wetlands and flood plain areas as the required open space.

B. Planned Unit Developments located in the Green Swamp ACSC shall be consistent with Section 2.04.02.16 (Planned Unit Development District).

2.04.02.16. Planned Unit Development District.

Purpose:

1. The Planned Unit Development district is intended to provide a method for consideration and approval of unique zoning districts for individual Planned Unit Developments (PUD), which are not provided for or allowed in the zoning districts otherwise established by this chapter.

The proposed Planned Unit Development (PUD) zoning designation is consistent with the **proposed** Future Land Use designation, which limits the intensity of the proposed residential development based on the property's location within the GSACSC. In addition,

any future development will be required to comply with all applicable state and local requirements at the time of development.

Land Use Compatibility:

The subject property is located on the west side of SR 33 North and east of Voyles Loop, north of Interstate-4 on the west side of Polk City. Two (2) properties to the north of the subject property are located within Polk City, while property to the south, east, and west are located in unincorporated Polk County.

The two (2) properties located to the north of the subject property have a mix of zoning assignments, including zoning assignments of Convenience Center (CCX) and Residential-Suburban (RSX), respectively. The property with the Convenience Center (CCX) zoning is developed serving a mobile home, while the property with the Residential-Suburban (RSX) is currently vacant.

The surrounding properties in unincorporated Polk County maintain assignments of County Agriculture/Rural Residential X and Residential Suburban X Future Land Uses. The parcels include single family homes and mobile homes.

The *Land Use Matrix* below outlines the existing and proposed Future Land Use and zoning of the subject parcel, and the existing Future Land Use and zoning of adjacent properties. Proposed Future Land Use and Zoning Maps are also provided for reference below.

Land Use Matrix

Northwest	North	Northeast
Future Land Use/Zoning: County A/RR Existing Land Use: Single-Family	Future Land Use: City Unassigned & City RSX Zoning: City CCX & City RSX Existing Land Use: Mobile Home & Vacant	Future Land Use/Zoning: ROW and County RSX Existing Land Use: Single-Family
West	Subject Parcels	East
Future Land Use/Zoning: County A/RR Existing Land Use: Pasture	Future Land Use: Existing: County A/RR X Proposed: City RLX Zoning: Proposed: City PUD Existing Land Use: Vacant	Future Land Use/Zoning: ROW and County RSX Existing Land Use: Single-Family
Southwest	South	Southeast
Future Land Use/Zoning: County A/RR Existing Land Use: Pasture	Future Land Use: County A/RR Existing Land Use: Multiple Single-Family Homes	Future Land Use/Zoning: ROW and County RSX Existing Land Use: Single-Family & Mobile Homes

Table 1 below outlines the density change as a result of the **proposed** Future Land Use and zoning changes. Development density is based on the Future Land Use assignment. However, the requested PUD zoning will limit the development to one (1) single-family home.

**Table 1:
Development Density and Dwelling Unit Change**

	Existing FLU: County A/RRX (2.97 acres)	Proposed FLU: City RLX (2.97 acres)	Proposed PUD Zoning
Residential Density	1 DU/10 Acres	3 DU/acre	--
# of Dwelling Units	1	8	1
Change in Density	7 dwelling units		No change

While the **proposed** Future Land Use allows a greater density, representing an increase of seven (7) dwelling units, the PUD zoning limits the total number of units to one (1) single-family dwelling unit. The future development of one (1) single-family dwelling is consistent with the character and composition of the surrounding area.

Public Facilities and Services Impacts:

Potable Water and Wastewater:

The City has capacity in both systems to serve development of this property. Water and Sewer are located within the SR 33 right-of-way.

Solid Waste:

Future development will be served by a city-approved refuse collector.

Traffic/Transportation:

The site is accessed via State Road 33, which is a state owned and maintained right-of-way. The proposed changes and development intent do not have an adverse impact on the surrounding roadway network. Coordination with the Florida Department of Transportation for driveway access will be required at time of development.

Environmental Impacts:

The site is located within the Green Swamp Area of Critical State Concern (GSACSC). Development within the GSACSC is required to meet all applicable State and local requirements. The development of one (1) single family dwelling is not anticipated to have any negative environmental impacts.

School Impacts:

The limitation of one (1) single-family home as a result of the proposed zoning changes is considered a de minimis impact on Polk County schools.

Recreation/Open Space:

The proposed zoning change, including the development of one (1) single-family dwelling will have no adverse impacts on public recreation and open space facilities.

PUD CONDITIONS OF DEVELOPMENT APPROVAL:

As part of the **Planned Unit Development (PUD)** rezoning process, conditions may be established to ensure compliance with the City’s Comprehensive Plan, the City’s Land Development Code, compatibility with surrounding uses and establishment of development standards for future development.

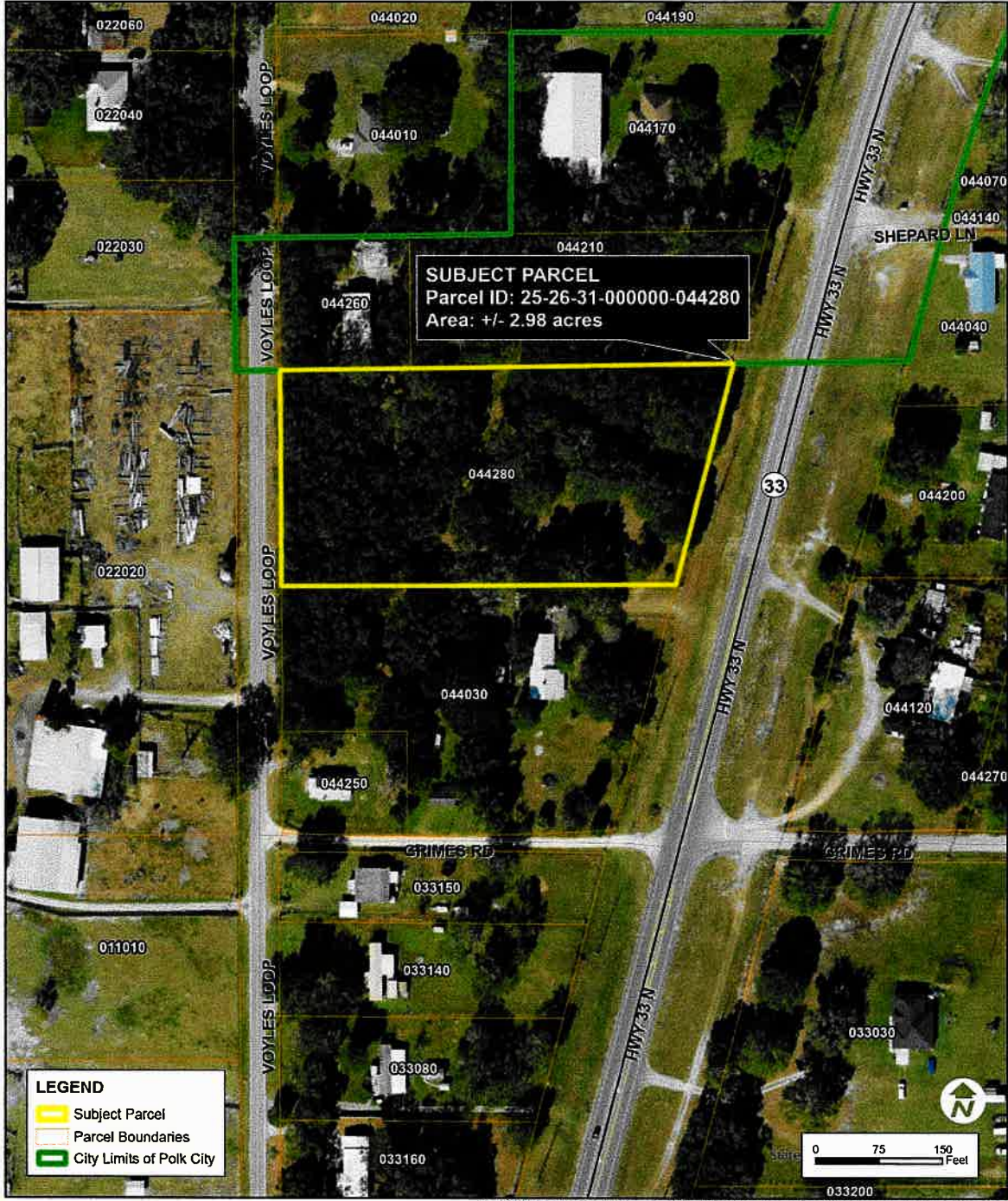
Conditions for consideration are provided below:

1. Only one (1) single-family dwelling unit may be developed on the property.
2. Accessory structures may be developed on the property, consistent with Section 2.05.00 of the City’s Land Development Code and conditions of this PUD approval.
3. The following development standards are applicable to development of the property.

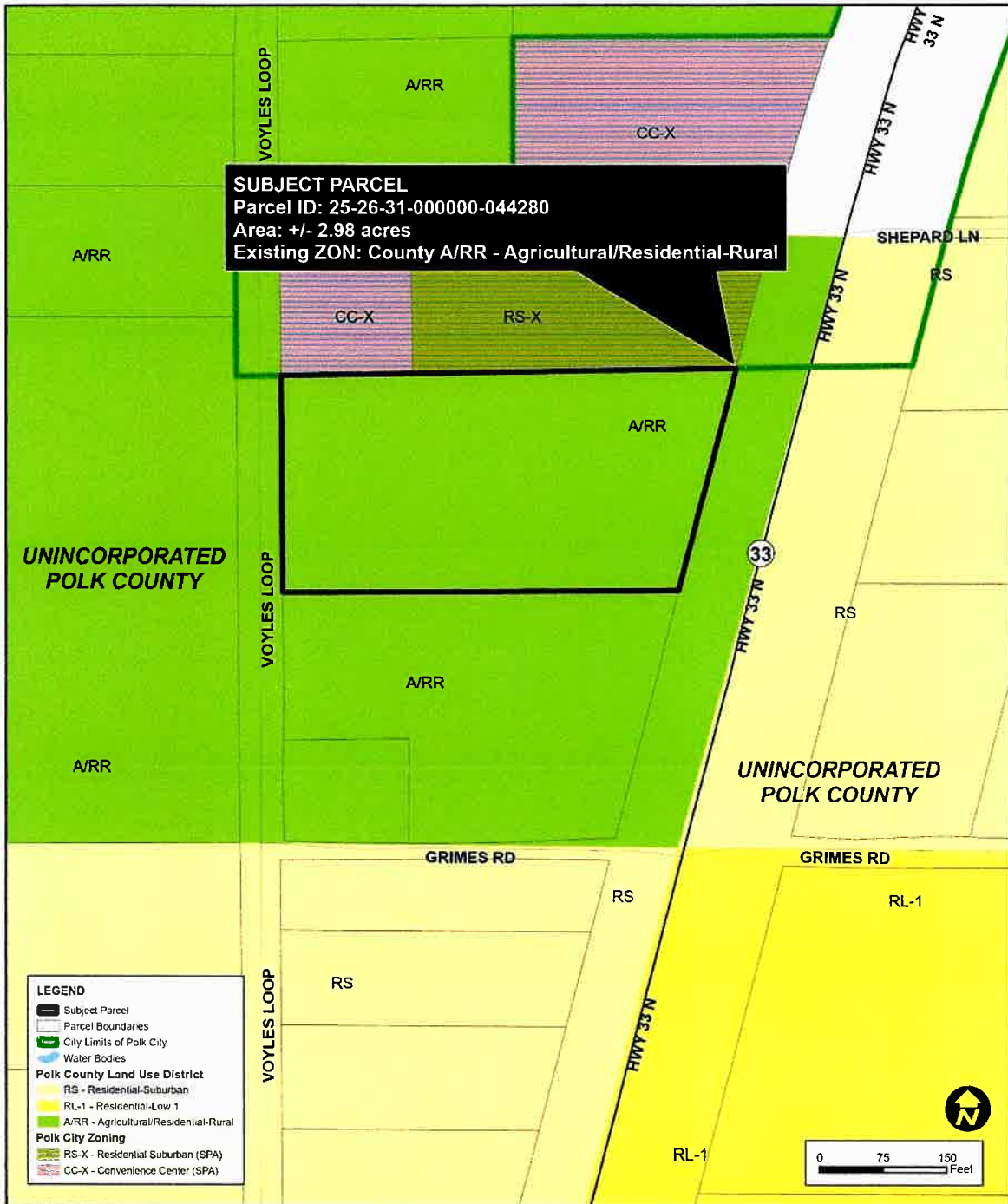
Setbacks			Max Impervious Surface Ratio	Max Building Height
Front	Rear	Side		
50'	15'	20'	0.60	50'
Front, exterior side, and exterior rear setbacks for principal and accessory structures shall be determined by the distance from the road right-of-way (R/W) or road centerline (C/L), whichever results in the greatest distance from the property line. Setbacks from private roads shall be calculated in the same manner or from the edge of pavement, whichever is greater. All linear dimensions are given in feet.				

3. Consistent with the Requirements in Table 3.12AA(13): Building Height Adjustment. When a building exceeds 35 feet in height, the minimum distance from an adjacent detached building shall be increased by one-half foot for each one foot of building height or fraction thereof over 25 feet.
4. A Master Development Plan is not necessary for this site as the site will be developed with one (1) single-family home pursuant to the requirements above. The applicant may move to construction/building permits upon the effective dates of the Future Land Use and Zoning Ordinances.

CITY OF POLK CITY AERIAL PHOTO MAP

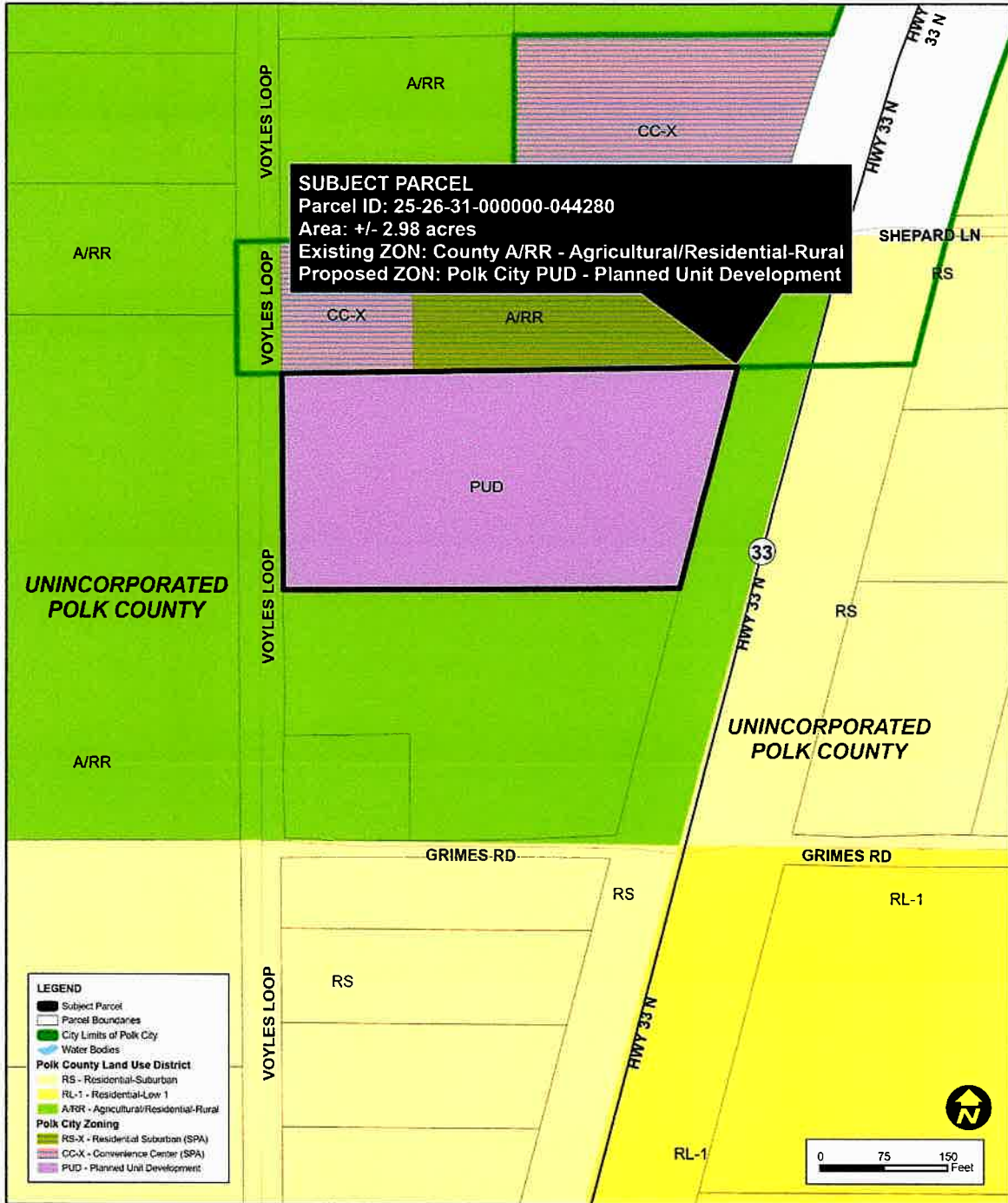


CITY OF POLK CITY EXISTING ZONING MAP



Date: 4/22/2021 | Created By: M46 Dufree | Document Path: D:\Projects\PolkCity\GIS\Map\2021\Map\2021\Map\2021.aprx | Layout Name: Overview_2021_10222021

CITY OF POLK CITY PROPOSED ZONING MAP



Date: 6/22/2021 | Created By: Matt Doolittle | Document Path: D:\Projects\PolkCity\Map\2021\Map\2021 Map\2021 Map.aprx | Layout Name: Cover_2021.aprx | 96,222,028



Proposed Amendment: # _____
 Receipt: # _____ Fee: \$ _____
 Small Scale? (≤ 10 acres) YES () NO ()

**CITY OF POLK CITY
 APPLICATION FOR FUTURE LAND USE MAP AND/OR ZONING AMENDMENT**

City of Polk City
 Planning Services
 PO Box 1139
 Polk City, Florida 33868
 Phone: 863-984-1375

FOR OFFICE USE ONLY	
DATE RECEIVED:	_____
RECEIVED BY:	_____
P & Z HEARING:	_____
(LS) TRANSMITTAL HEARING:	_____
(SS) FIRST READING:	_____
ADOPTION HEARING:	_____

APPLICANT NAME: Garrett Oliver and Elizabeth Oliver PHONE: 8632426990
 ADDRESS: 223 Carter Blvd Polk City, FL 33868

(Enclose Letter of Authorization from owner(s))

AGENT NAME: _____ PHONE: _____

ADDRESS: _____

OWNER NAME: Garrett Oliver and Elizabeth Oliver PHONE: 8632426990 / 8636145125
 (Enclose Proof of Ownership; i.e. photocopy of Deed, Tax Receipt)

ADDRESS: 223 Carter Blvd Polk City, FL 33868

REQUEST DCA REVIEW: () YES () NO N/A # of acres: 3.02 Legal description attached

SUMMARY AND LOCATION OF PROPOSED AMENDMENT:

lot north of 9530 state rd 33N Polk City, FL 33868

JUSTIFICATION OF PROPOSED AMENDMENT:

wanting to annex into Polk City to build home

EXISTING FUTURE LAND USE: RRX CURRENT ZONING: ~~RRX~~ ARRX

PROPOSED FUTURE LAND USE: _____ PROPOSED ZONING: PUD

DESCRIPTION OF EXISTING LAND USES ON THE SUBJECT PROPERTY:

~~Other~~ Residential

DESCRIPTION OF EXISTING LAND USES SURROUNDING THE SUBJECT PROPERTY:

Residential

PROPOSED USE OF THE SUBJECT PROPERTY (DEVELOPMENT DESCRIPTION, SCHEDULE, AND PHASES):

build single family home

MAXIMUM ALLOWABLE DENSITY UNDER EXISTING FUTURE LAND USE MAP DESIGNATION:

MAXIMUM ALLOWABLE DENSITY UNDER PROPOSED FUTURE LAND USE MAP DESIGNATION:

The above application for an amendment to the City of Polk City's Comprehensive Plan is submitted for the City's review by the legal owner(s) of the property subject to the request, whose name(s) and signature(s) follows:

(Please type or print names)

Name: Garrett Oliver

Signature: 

Date: 6/1/26

If Other Owners:

Name: Elizabeth Oliver

Signature: 

Dated: 6.1.26

DATE: _____

This is a letter of authorization for the agent named below to act for me in all matters relating to an application(s) for the following action(s), as submitted to the City of Polk City, Planning Services, in regard to my property described in the legal description attached to the application(s):

- Annexation
- Land Use Amendment
- Zoning / Rezoning Request

Agent: _____

Owner of Property: _____

Signature of Owner: *Garret Oliver*

Signature of Owner: *Elizabeth Oliver*

TO BE NOTARIZED BELOW:

STATE OF FLORIDA

COUNTY OF Polk

The foregoing instrument was acknowledged before me this 1 day of June, 2026, by Garret + Elizabeth Oliver, who is/are personally known to me and who did (did not) take an oath.

Kathleen A. Delp

Notary Public

Commission Expires:





INSTR # 2026118106
 BK 14002 Pgs 253-256 PG(s)4
 RECORDED 05/18/2026 01:49:30 PM
 STACY M. BUTTERFIELD,
 CLERK OF COURT POLK COUNTY
 RECORDING FEES \$35.50
 RECORDED BY felidels

Quitclaim Deed

RECORDING REQUESTED BY Garrett Lynn Oliver
 AND WHEN RECORDED MAIL TO:

Garrett Lynn Oliver and Elizabeth Jean Oliver Grantee(s)
223 Carter Blvd
Polk City, Florida 32808

Consideration: \$ NO consideration

Property Transfer Tax: \$ _____

Assessor's Parcel No.: 25-26-31-000000-044280

PREPARED BY: Garrett Lynn Oliver certifies herein that he or she has prepared this Deed.


 Signature of Preparer

5/18/26
 Date of Preparation

Garrett Lynn Oliver
 Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 5/18/26 in the County of
Polk, State of Florida

by Grantor(s), Terry Lynn Oliver and Tonya Shelliene Oliver,
 whose post office address is 10100 Steven Drive Polk City, FL 32808,
 to Grantee(s), Garrett Lynn Oliver and Elizabeth Jean Oliver,
 whose post office address is 223 Carter Blvd Polk City, FL 32808.

WITNESSETH, that the said Grantor(s), Terry Lynn Oliver and Tonya Shelliene Oliver
 for good consideration and for the sum of zero dollars and zero cents (gift)
 (\$ 0.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,
 does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

CERTIFICATION ON LAST PAGE
 STACY M. BUTTERFIELD
 CLERK OF THE CIRCUIT COURT

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Polk, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

[Signature]
Signature of Grantor

Kerry Lynn Oliver
Print Name of Grantor

[Signature]
Signature of First Witness to Grantor(s)

JANET L. MARCUM
Print Name of First Witness to Grantor(s)

118 Pope Ave Polk City, FL 33868

[Signature]
Signature of Second Grantor (if applicable)

Tonya Shelvone Oliver
Print Name of Second Grantor (if applicable)

[Signature]
Signature of Second Witness to Grantor(s)

CLIFFORD D. RUTLEDGE
Print Name of Second Witness to Grantor(s)

118 Pope Ave Polk City, FL 33868

GRANTEE(S):

[Signature]
Signature of Grantee

Garrett Lynn Oliver
Print Name of Grantee

[Signature]
Signature of First Witness to Grantee(s)

JANET L. MARCUM
Print Name of First Witness to Grantee(s)

118 Pope Ave Polk City, FL 33868

[Signature]
Signature of Second Grantee (if applicable)

Elizabeth Jean Oliver
Print Name of Second Grantee (if applicable)

[Signature]
Signature of Second Witness to Grantee(s)

CLIFFORD D. RUTLEDGE
Print Name of Second Witness to Grantee(s)

118 Pope Ave Polk City, FL 33868

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

NOTARY ACKNOWLEDGMENT

State of FLORIDA

County of Polk

On MAY 18 2020, before me, DAVID MANUEL CARROLL, a notary public in and for said state, personally appeared, GARNETT OLIVER, ELIZABETH OLIVER, TERRY OLIVER, and TONYA OLIVER

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

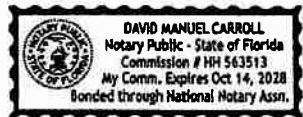
WITNESS my hand and official seal.

[Handwritten Signature]
Signature of Notary

Affiant Known _____ Produced ID

Type of ID FLOS

(Seal)



CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

Exhibit "A"

Commence at the southwest corner of section 31, township 26 south, range 25 east, Polk County, Florida; Thence north 00°12'32" east along the west boundary of the southwest 1/4 of said section 31, a distance of 547.33 feet to the monumented south line of the north 684.66 feet of said southwest 1/4; Thence north 89°20'07" east along said line, a distance of 21.30 feet to the easterly maintained right-of-way line of Voyles Loop Road as recorded in map book 12, pages 1-8 of the Public Records of Polk County, Florida, and the point of beginning for this description; Thence continue north 89°20'07" east, and still along the aforementioned south line of the north 684.66 feet of the southwest 1/4, a distance of 536.59 feet to the monumented westerly right-of-way of State Road 33; Thence south 14°53'41" west, along said westerly right-of-way line, a distance of 85.72 feet; Thence south 14°56'09" west, still along said westerly right-of-way line, a distance of 188.13 feet; Thence departing said westerly right-of-way, south 89°39'58" west, a distance of 465.66 feet to the aforementioned easterly maintained right-of-way of Voyles Loop Road; Thence northerly along said maintained right-of-way line, the following three (3) courses: 1.) North 00°01'14" west, 86.85 feet; Thence 2.) north 00°12'32" east, 100.00 feet; Thence 3.) north 00°33'06" west, 74.25 feet, returning to the point of beginning.

The above described lands contain 3.02 acres, more or less to the monumented rights-of way noted.

©SmartLegalForms



STATE OF FLORIDA, COUNTY OF POLK
 This is to certify that the foregoing is a true and correct copy of the document now of record in this office. Witness my hand and Official Seal on 5/18/26
 This copy has been reviewed, and if required by law, redacted.
 STACY M. BUTTERFIELD, CLERK CIRCUIT COURT
 By *[Signature]* D.C.

LF298 Quitclaim Deed 12-20, Pg. 4 of 4

ORDINANCE 2026-06

AN ORDINANCE OF THE CITY OF POLK CITY, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF POLK CITY, FLORIDA, SPECIFICALLY AMENDING THE ZONING OF APPROXIMATELY 2.97 ACRES LOCATED AT 0 STATE ROAD 33 (PARCEL NUMBER 25-26-31-000000-044280) FROM COUNTY AGRICULTURE/RESIDENTIAL RURAL (A/RRX) TO CITY PLANNED UNIT DEVELOPMENT IN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN; PROVIDING FOR A BUSINESS IMPACT ESTIMATE, SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF POLK CITY, FLORIDA:

SECTION 1. FINDINGS AND INTENT. In adopting this Ordinance, the City Commission of Polk City, Florida hereby makes the following legislative findings and intent:

(1) Garrett and Elizabeth Oliver ('applicant' and 'property owner') have requested to amend the zoning assignment of one (1) parcel of land comprising +/-2.97 acres, located at 0 State Road 33, further identified by Parcel Identification Number 25-26-31-000000-044280, from County Agricultural/Residential (A/RRX) to City PUD, Planned Unit Development, in the Green Swamp Area of Critical State Concern, as shown in Exhibit "A" attached herein.

(2) The City Commission of Polk City adopted Ordinance 2026-03, a Future Land Use Map Amendment to the City's Comprehensive Plan, assigning the subject parcel (25-26-31-000000-044280) depicted in Exhibit "A," attached hereto and incorporated herein, with a Future Land Use assignment of City "Residential Low-X (RLX)".

(3) The City Commission of Polk City held meetings and hearings regarding the parcels show on Exhibit "A", with due public notice having been provided, to obtain public comment, and considered all written and oral comments received during public hearings, including supporting documents.

(4) The City has followed all statutory and Code requirements for noticing and advertising this rezoning Ordinance and public hearings associated with the rezoning.

(5) The City has performed a business impact estimate pursuant to § 166.041(4)(c), and determined that adoption of this ordinance:

- (a) serves a public purpose by serving the public health, safety, morals, and welfare of the City,
- (b) has no direct negative economic impact on private, for-profit businesses in the city,

- (c) will not result in direct compliance costs by businesses,
- (d) does not impose any new charge or fee on businesses for which businesses will be financially responsible,
- (e) does not create any additional municipal regulatory cost which is not recovered appropriately and lawfully by the City.

(6) The City Commission has received public input on the rezoning and a recommendation from staff.

(7) The City Commission of the City of Polk City finds that the applicants have met the criteria for rezoning under the City's land development regulations and that rezoning will not adversely affect the public interest.

(8) In exercise of its authority, the City Commission has determined it necessary to amend the Official Zoning Map to change the City zoning classification assigned to this property.

SECTION 2. ZONING AMENDMENT: The official zoning map of Polk City is amended so as to assign the City Zoning Classification of Planned Unit Development (PUD) on approximately 2.97 acres of land in the Green Swamp Area of Critical State Concern on property located at 0 State Road 33, further identified by Parcel Identification Number 25-26-31-000000-044280, as shown on Exhibit "A" attached hereto.

SECTION 3. PLANNED UNIT DEVELOPMENT. The property described in Exhibit "A" is hereby zoned Planned Unit Development (PUD) Zoning District and the provisions of the Land Development Code and special conditions attached hereto as Exhibit "B" shall govern further public review and development of the property within this District.

SECTION 4. BUSINESS IMPACT ESTIMATE. Pursuant to Section 166.041(4), Florida Statutes, the City of Polk City is required to prepare a business impact estimate for certain proposed ordinances. This proposed ordinance rezones property in accordance with the owner's proposed use. Such an amendment to the City's Plan (1) serves a public purpose by serving the public health, safety, morals, and welfare of the City, (2) has no direct negative economic impact on private, for-profit businesses in the city, (3) will not result in direct compliance costs by businesses, (4) does not impose any new charge or fee on businesses for which businesses will be financially responsible, and (5) does not create any additional municipal regulatory cost which is not recovered appropriately and lawfully by the City. Thus, it is estimated that neither residents nor any business will incur additional costs. The City does not seek to impose any additional user or regulatory fees or charges, nor are any direct compliance costs expected. The Business Impact Estimate form for this ordinance is on file with the City Clerk.

SECTION 5. SEVERABILITY: If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain

in full force and effect.

SECTION 6. CONFLICTS. All ordinances in conflict herewith are hereby repealed to the extent necessary to give this Ordinance full force and effect, provided however, that nothing herein shall be interpreted so as to repeal any existing ordinance or resolution relating to means of securing compliance with the City's Land Development Code (LDC), unless such repeal is explicitly set forth herein.

SECTION 7. CODIFICATION. This Ordinance shall be codified in the Code of Ordinances of Polk City, Florida. A certified copy of this enacting ordinance shall be located in the Office of the City Clerk of Polk City. The City Clerk shall also make copies available to the public for a reasonable publication charge.

SECTION 8. EFFECTIVE DATE. This Ordinance shall take effect if and when the Property has been annexed by the City and if and when the companion Comprehensive Plan Future Land Use Map amendment relative to the subject property (Ordinance No. 2026-02) becomes effective pursuant to § 163.3184(3)(c)(4), Fla. Stat. If either the Property is not annexed or the companion Comprehensive Plan Future Land Use Map amendment does not become effective, then this Ordinance shall become null and void.

INTRODUCED AND PASSED on FIRST READING, this ___ day of _____, 2026.

POLK CITY, FLORIDA

Joe LaCascia, Mayor

ATTEST:

APPROVED AS TO FORM AND CORRECTNESS:

Patricia Jackson, City Manager/Clerk

Thomas A. Cloud, City Attorney

PASSED AND DULY ADOPTED ON SECOND READING, with a quorum present and voting by the City Commission of Polk City, Florida meeting in Regular Session this ___ day of _____, 2026.

Joe LaCascia, Mayor

ATTEST:

Patricia Jackson, City Manager/City Clerk

ORDINANCE 2026-06
EXHIBIT "B"

PUD CONDITIONS OF DEVELOPMENT APPROVAL:

As part of the **Planned Unit Development (PUD)** rezoning process, conditions may be established to ensure compliance with the City’s Comprehensive Plan, the City’s Land Development Code, compatibility with surrounding uses and establishment of development standards for future development.

Conditions for consideration are provided below:

1. Only one (1) single-family dwelling unit may be developed on the property.
2. Accessory structures may be developed on the property, consistent with Section 2.05.00 of the City’s Land Development Code and conditions of this PUD approval.
3. The following development standards are applicable to development of the property.

Setbacks			Max Impervious Surface Ratio	Max Building Height
Front	Rear	Side		
50'	15'	20'	0.60	50'
Front, exterior side, and exterior rear setbacks for principal and accessory structures shall be determined by the distance from the road right-of-way (R/W) or road centerline (C/L), whichever results in the greatest distance from the property line. Setbacks from private roads shall be calculated in the same manner or from the edge of pavement, whichever is greater. All linear dimensions are given in feet.				

3. Consistent with the Requirements in Table 3.12AA(13): Building Height Adjustment. When a building exceeds 35 feet in height, the minimum distance from an adjacent detached building shall be increased by one-half foot for each one foot of building height or fraction thereof over 25 feet.
4. A Master Development Plan is not necessary for this site as the site will be developed with one (1) single-family home pursuant to the requirements above. The applicant may move to construction/building permits upon the effective dates of the Future Land Use and Zoning Ordinances.