

**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

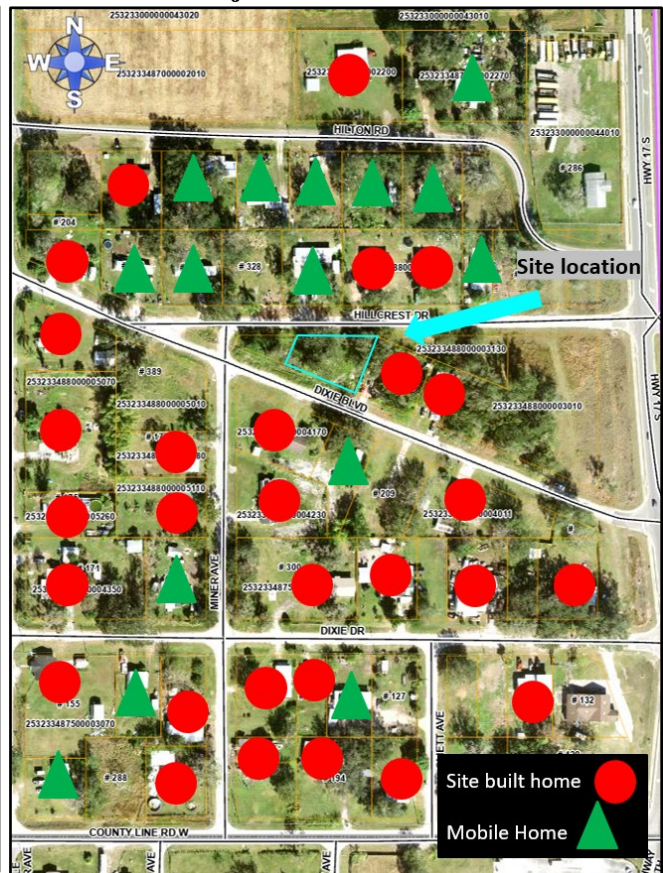
DRC Date: April 27, 2024	Level of Review: Level 3 Review
PC Date: June 6, 2024	Type: Conditional Use
BoCC Date: n/a	Case Number: LDCU-2024-6
Applicant: Denis Quintana	Case Name: Dixie Blvd MH CU
DRC Date: April 27, 2024	Case Planner: Aleya Inglima, Planner II

Request:	The applicant is requesting Conditional Use (CU) approval for a mobile home to be located in a subdivision where fewer than 50% of developed lots have mobile homes.
Location:	The subject site located south of Hillcrest Dr, east of Miner Ave, west of Hwy 17 S, south of Fort Meade in Section 33, Township 32, Range 25.
Property Owners:	Denis Quintana
Parcel Size (Number):	0.22+/- acres (253233-488000-003280)
Future Land Use:	Rural Cluster Center - Residential (RCC-R)
Development Area:	Rural Development Area (RDA)
Nearest Municipality:	City of Bowling Green
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending Hearing

Location



Adjacent Homes



Summary of Analysis:

The applicant is requesting Conditional Use (CU) approval to locate a mobile home on an approximately 0.22-acre lot within a Rural Cluster Center - Residential (RCC-R) Future Land Use District (*See Exhibit 2*). Chapter 2, Table 2.1 (Use Table for Standard Land Use District) of the Land Development Code indicates the placement of mobile homes within a RCC-R land use district requires Conditional Use approval via a Level 1 Review (via Staff only). In order to meet current development approval conditions, Mobile Home requests are subject to the standards found in Section 303 of the LDC which states an individual mobile home is permitted within any platted residential subdivision in which 50 percent or more of the developed lots contain mobile homes. According to current information from the Property Appraiser's website, the parcel is within Webster & Omohundro Plat. As this parcel does not meet the 50% threshold, the applicant must appeal to the Planning Commission to make a determination of approval or denial for the request to place a mobile home on the subject property.

Staff recommends approval. The home will be buffered and screened by existing vegetation and is compatible with the surrounding area. Dixie Highway Homesites Unit 2 Plat was recorded in 1925 (Plat Book 17, Page 14) and has seventeen total residential parcels. There are twelve single family detached homes and five mobile homes. The proposed mobile home will meet the required setbacks for the land use district. The proposed request is consistent with the LDC and Comprehensive Plan.

Findings of Fact

- *LDCU-2024-6 is a Conditional Use request to allow a mobile home on Parcel No. 253233-488000-003280 (+/- 0.22 acres) within a Rural Cluster Center - Residential (RCC-R) land use district in the Rural Development Area (RDA).*
- *This property is in the Dixie Highway Homesites Unit 2 Plat (Plat Book 17, Page 14) recorded on December 14, 1925.*
- *The surrounding properties are within Rural Cluster Center - Residential (RCC-R) land use districts.*
- *Dixie Blvd (Road No 253306) is a County-maintained, paved local road with a width of 20 feet.*
- *Section 111.F.2 of the Land Development Code (LDC) states, "Subdivision plats which have been recorded prior to the effective date of this Code shall be vested for any development standard which would apply to the subdivision."*
- *Section 204.A.2 of the LDC states, "The purpose of the RCC-R district is to recognize and protect residential neighborhoods within unincorporated communities designated RCC on the Future Land Use Map Series of the Comprehensive Plan. The RCC-R district permits low density residential development with minimum lot sizes of 20,000 square feet, group living facilities, and community facilities."*
- *Per Table 2.2 of the LDC, RCC-R land use mandates right-of-way setbacks for the primary structure of 25 feet, side setbacks for the primary structure of fifteen (15) feet, and rear setbacks for the primary structure of 20 feet.*

- *This subject property is located in the Rural Development Area (RDA). According to POLICY 2.108-A5 of Polk County’s Comprehensive Plan, “Development within RDAs shall be guided by the following criteria:*
 - a. *The detailed criteria listed for each land use category permitted within the Rural-Development Area;*
 - b. *Elementary, middle and high schools and other community facilities and essential services will be allowed as conditional use, in accordance with the guidelines of the County’s Land Development Code; and*
 - c. *Be designed to facilitate the provision of public safety services (i.e., fire, EMS and law enforcement).*
- *Chapter 553 of the Florida Statutes states that “Mobile Homes” means any residential unit constructed to standards promulgated by the United States Department of Housing and Urban Development. Mobile homes are built to a separate standard than site-built homes and may be regulated differently than site-built and other manufactured homes. Site-built homes and other manufactured homes are built to the standards set forth in Chapter 553 of Florida Statutes.*
- *POLICY 2.203-A2 of the Comprehensive Plan (Housing Element) states that “Mobile homes shall be allowed in all areas of the County designated for residential development, subject to siting and design criteria consistent with the County’s Land Development Code.”*
- *According to Section 303 of the LDC, Individual Mobile Homes are allowed in all of the following locations:*
 - 1. *Within any registered mobile home park that has been approved by Polk County;*
 - 2. *Within any platted residential subdivision that has been approved by Polk County as a mobile home subdivision;*
 - 3. *Within any platted residential subdivision, or single platted phase within a multiple phased development, in which 50 percent or more of the developed lots contain mobile homes;*
 - 4. *On any un-platted parcel in the A/RR district;*
 - 5. *On any un-platted parcel that is five acres or larger in the RS district;*
 - 6. *On any un-platted legal residential lot or parcel that is abutting vacant properties to all side and rear property lines;*
 - 7. *On any un-platted parcel where at least one property abutting the subject property’s side lot line has a mobile home;*

8. *On lots of record, including those within platted subdivisions, where at least one property abutting the subject property's side lot line has a mobile home. Within subdivisions, the abutting property must be within the plat; or,*
 9. *On any residential lot or parcel where it is determined by the Planning Commission to be compatible with the established character of the surrounding area.*
- *Fire and EMS Response is from Polk County Fire Rescue Station 10 located at 1235 9th St NE N, Fort Meade, FL 33841. This is located approximately 9.4 miles from the subject site with a response time of fourteen (14) minutes.*
 - *Sheriff's response to the site is served by the Southwest District located at 4120 US Hwy 98 S in Lakeland. The response times in February 2024 were: Priority 1 Calls – 9:49 and Priority 2 Calls – 19:06.*
 - *The subject property will utilize an onsite treatment system for wastewater and well for potable water.*
 - *The development is zoned for Lewis Anna Woodbury Elementary, Fort Meade Middle/Senior High. The site is 8 miles from Lewis Anna Woodbury Elementary; 9.5 miles from Fort Meade Middle/Senior High.*
 - *The subject parcel is not located within one of the County's Wellhead-Protection Areas.*
 - *The property is composed of Zolfo Fine Sand.*
 - *The property has no wetlands and no floodplains.*
 - *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of endangered species.*
 - *According to a preliminary report from the Secretary of State's Department of Historical Resources Florida Master Site File, no archaeological sites are found within the parcel boundaries.*
 - *A Citrus Connection mass transit stop is not available for this site.*
 - *The subject site has ingress and egress access through Dixie Blvd. Old Tampa Hwy is a paved, local, County-maintained roadway. According to the 2023 Roadway Network Database, US 17 (5001N) has approximately 1,200 available PM Peak Hour trips; US 17 (5001S) has approximately 1,225 available PM Peak Hour trips. US 17 current Level-of-Service (LOS) is "C" with an adopted LOS standard of "D".*
 - *The Comprehensive Plan defines Compatibility in Section 4.400 as "A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."*
 - *This request has been reviewed for consistency with Section 111 and Section 303 of the LDC.*

- *This request has been reviewed for consistency with Section 2.102 GROWTH MANAGEMENT; SECTION 2.108 RURAL DEVELOPMENT AREA (RDA) AND POLICY 2.203-A2 HOUSING ELEMENT of the Comprehensive Plan.*

CONDITIONS OF APPROVAL

Based upon the findings of fact, the Development Review Committee recommends APPROVAL of LDCU-2024-6 with the following Conditions:

1. LDCU-2024-6 is approved for no more than one (1) mobile home on a Parcel # 253233-488000-003280 as indicated in the site plan and staff report.

GENERAL NOTES

- NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.*
- NOTE: Approval of this request shall not constitute a waiver or variance from any applicable development requirement unless specifically noted in the conditions of approval and consistent with the LDC.*
- NOTE: All written comments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such comments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.*
- NOTE: Approval of this request is only for Level 3 Review and only for those development decisions within the Planning Commissioners’ jurisdiction. A Level 2 Review (engineered plans) will be required reflecting the standard conditions listed in Section 303 of the Land Development Code and the development standards listed in Chapter 7 of the Land Development Code. Upon completion of the Level 2 Process, building permits will be required for all structures in accordance with Chapter 553 of the Florida Statutes.*
- NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.*

Surrounding Land Use Designations and Current Land Use Activity

The following table provides a reference point for notable and pertinent Future Land Use Map districts and existing land uses upon them.

Table 1

<p>Northwest: Rural Cluster Center - Residential (RCC-R) Vacant Dixie Highway Homesites Unit 2 Plat Lots 48-45</p>	<p>North: Rural Cluster Center - Residential (RCC-R) Mobile home Dixie Highway Homesites Unit 2 Plat Lots 44-41</p>	<p>Northeast: Rural Cluster Center - Residential (RCC-R) Site Built Home Dixie Highway Homesites Unit 2 Plat Lots 40-33</p>
<p>West: Rural Cluster Center - Residential (RCC-R) Vacant Dixie Highway Homesites Unit 2 Plat Lot 33</p>	<p>Subject Property: Rural Cluster Center - Residential (RCC-R) Vacant Dixie Highway Homesites Unit 2 Plat Lots 32-28</p>	<p>East: Rural Cluster Center - Residential (RCC-R) Site Built Home Dixie Highway Homesites Unit 2 Plat Lots 27-23</p>
<p>Southwest: Rural Cluster Center - Residential (RCC-R) Site Built Home Dixie Highway Homesites Unit 2 Plat Lots 22-17</p>	<p>South: Rural Cluster Center - Residential (RCC-R) Mobile Home Dixie Highway Homesites Unit 2 Plat Lots 16-14</p>	<p>Southeast: Rural Cluster Center - Residential (RCC-R) Vacant Dixie Highway Homesites Unit 2 Plat Lots 13-10</p>

Source: Polk County Geographical Information System and site visit by County staff

The adjacent lots are within Rural Cluster Center (RCC-R) land use districts and are occupied with site-built single-family homes, mobile homes, and commercial uses. There are also vacant lots throughout the plat. This lot has always been vacant.

Compatibility with the Surrounding Land Uses and Infrastructure:

This request is compatible with surrounding land uses and available infrastructure. The impact from a single mobile home is minimal. The dominant surrounding use is single-family residential which are compatible. There is ample space along with existing vegetation to buffer and screen the home offsite. Trees to the east and west of the property will buffer the home. There are mobile homes that are interspersed throughout the plat. The nearest mobile home is located across the street approximately 50 feet. The nearest site-built home is approximately 38 feet to the property line. Please refer to Exhibit 6 for the layout of the mobile homes in relation to the site-built homes.

The LDC defines compatibility as “A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”

Urban Services and Infrastructure Analysis

The surrounding area has public safety service facilities that are operating within their adopted Level-of-Service (LOS) standard with no deficiencies. Placement of one mobile home will not trigger school concurrency requirements; however, there is available capacity for zoned schools. The subject property will utilize a septic tank for wastewater and well for potable water.

Table 2, to follow, summarizes urban services and infrastructure for the surrounding area. Based upon the nature and size of the request, this proposal is not anticipated to create any significant demand on these services.

Table 2

Urban Services and Infrastructure Summary	
Schools (Zoned)	Lewis Anna Woodbury Elementary, Fort Meade Middle/Senior High. <i>School Concurrency will not be assessed for the placement of one mobile home and will not prohibit the applicant from getting a building permit.</i>
Sheriff	Sheriff’s response to the site is served by the Southwest District located at 4120 US Hwy 98 S in Lakeland. The response times in February 2024 were: Priority 1 Calls – 9:49 and Priority 2 Calls – 19:06.
Fire/EMS	Fire and EMS Response is from Polk County Fire Rescue Station 10 located at 1235 9th St NE N, Fort Meade, FL 33841. This is located approximately 9.4 miles from the subject site with a response time of fourteen (14) minutes.
Water	Well
Sewer	Onsite Treatment System
Transportation	The subject site has ingress and egress access through Dixie Blvd. Old Tampa Hwy is a paved, local, County-maintained roadway. According to the 2023 Roadway Network Database, US 17 (5001N) has approximately 1,200 available PM Peak Hour trips; US 17 (5001S) has approximately 1,225 available PM Peak Hour trips. US 17 current Level-of-Service (LOS) is “C” with an adopted LOS standard of “D”.
Urban Sprawl	Site is located within the RDA and is not considered urban sprawl.

Table 3, below, identifies the anticipated impact of one mobile home on water and sewer services. The lot is using well water and utilize an onsite treatment system. The placement of one mobile home will have negligible impacts on the traffic on local roadways.

Table 3

Impact Analysis Summary Proposed Conditional Use (One Mobile Home)			
Potable Water Impact	Wastewater Impact	*AADT Impact	*PHT Impact
360 GPD	270 GPD	7.81 AADT	1.00 PHT
<i>Source: Polk County Concurrency Manual. The proposed development assumes that the potable water rate for a mobile home will consume 360 GPD and generate 270 GPD in wastewater. ITE 210-Single Family rate was used to determine similar AADT and PM Peak Hour rates for mobile homes. The AADT rate was 7.81 and the PM Peak Hour rates was 1.00 per unit.</i>			

Environmental Conditions Analysis

There are no known conditions that should pose a threat to existing environmental resources based upon the proposed request (See Table 4, below). The parcel has no FEMA flood hazards. The subject site is not located within any of the County’s identified Wellhead-Protection Areas. The subject property is not located within a one-mile radius of an endangered species, according to the Florida Natural Areas Inventory Biodiversity Matrix. The property is composed of Zolfo Fine Sand. The soil is not of such that would limit compliance with applicable Land Development Code regulations for the proposed use. There are no surface water ponds on the subject property. The subject property has contour elevations of 125 for the proposed location of the mobile home. The subject property is not located within a Historical Preservation area. The subject site is not located within an Airport Height Notification and In-Flight Visual Interference Zones.

Table 4

Environmental Conditions Summary	
Surface Water	There are no surface water ponds on the subject property. The subject property has contour elevations of 125 for the proposed location of the mobile home.
Wetlands/Floodplains	There are no wetlands on site and no floodplains
Soils	The property is composed of Zolfo Fine Sand which provides some limitations for drainage, but the soil is not of such that would limit compliance with applicable LDC regulations for the proposed use.
Protected Species	The subject site is not located within one mile of any identified endangered species. (Source: Florida Natural Areas Inventory Biodiversity Matrix).
Wellfield Protection	The property is not located within any County Wellhead-Protection Areas.
Historical Preservation	The subject property contains no historical resources as monitored by the State of Florida’s Division of Historical Resources.
Airports	The subject property is not located within an Airport Height Notification and In-Flight Visual Interference Zones.

The Planning Commission, in the review of development plans, shall consider the following factors listed in Table 5 in accordance with Section 906.D.7 of the Land Development Code.

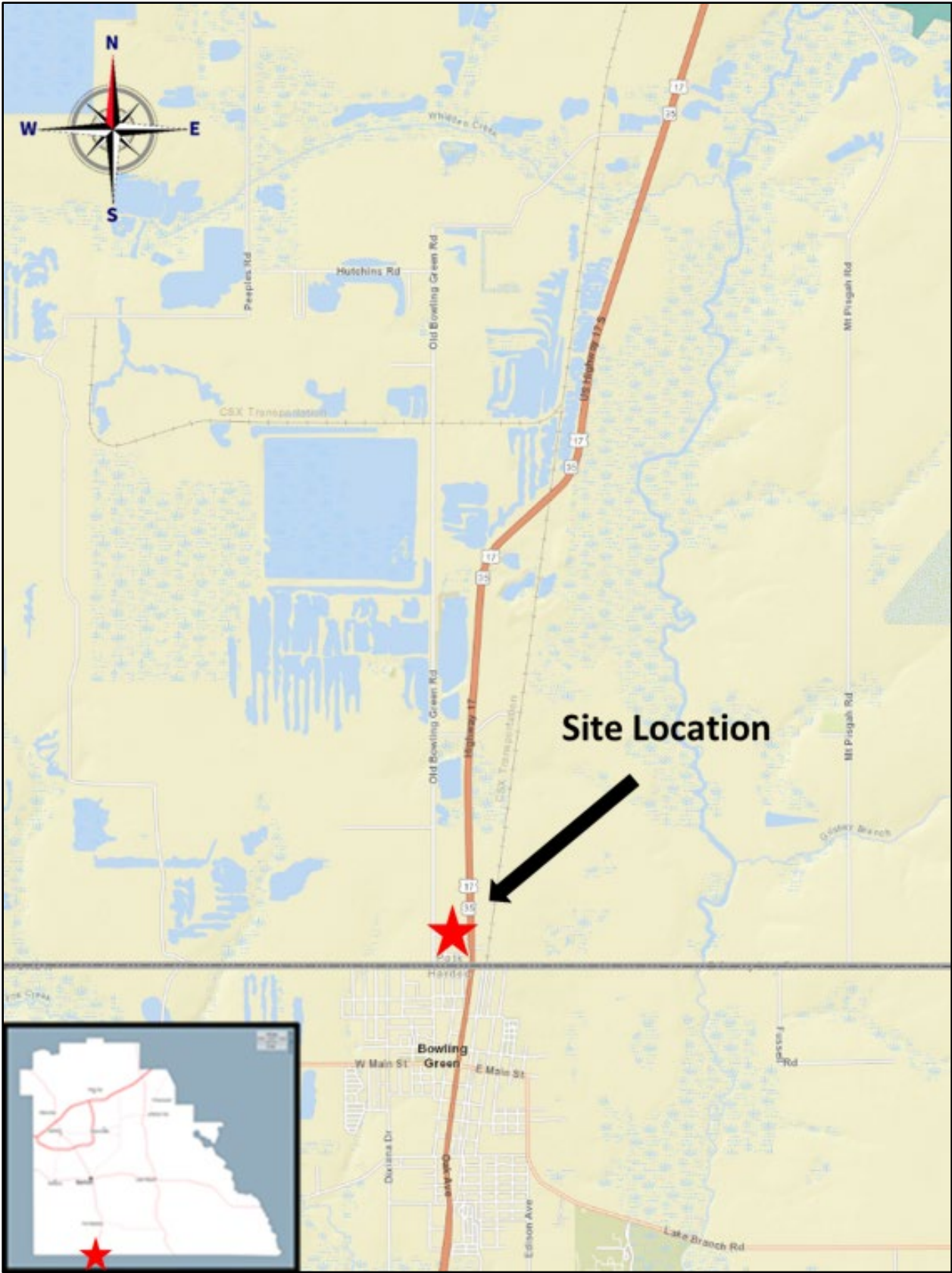
Table 5

The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
Whether the proposed development is consistent with all relevant requirements of this Code;	<i>Yes, this request is consistent with the LDC, specifically Table 2.1 which permits this use upon completion of a Level 3 Review. These can be found in the Findings of Fact on Pages 2-5 of the staff report.</i>
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	<i>Yes, this request is consistent with the Comprehensive Plan.</i>
Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and	<i>Yes, the request is compatible with surrounding uses and the general character of the area. See Page 6 of this staff report for data and analysis on surrounding uses and compatibility.</i>
How the concurrency requirements will be met if the development were built.	<i>This request will not require concurrency determinations from utilities, the School Board, or TPO. The impact on public services can be found in the analysis found on Pages 6-7 of the staff report and waiver requirements in the Conditions of Approval.</i>

Comments from other Agencies: None

Exhibits:

Exhibit 1	Location Map	Exhibit 5	Site Plan
Exhibit 2	Future Land Use Map	Exhibit 6	Adjacent Homes
Exhibit 3	Aerial Image (Context)	Exhibit 7	Plat
Exhibit 4	Aerial Image (Close)		



Location Map



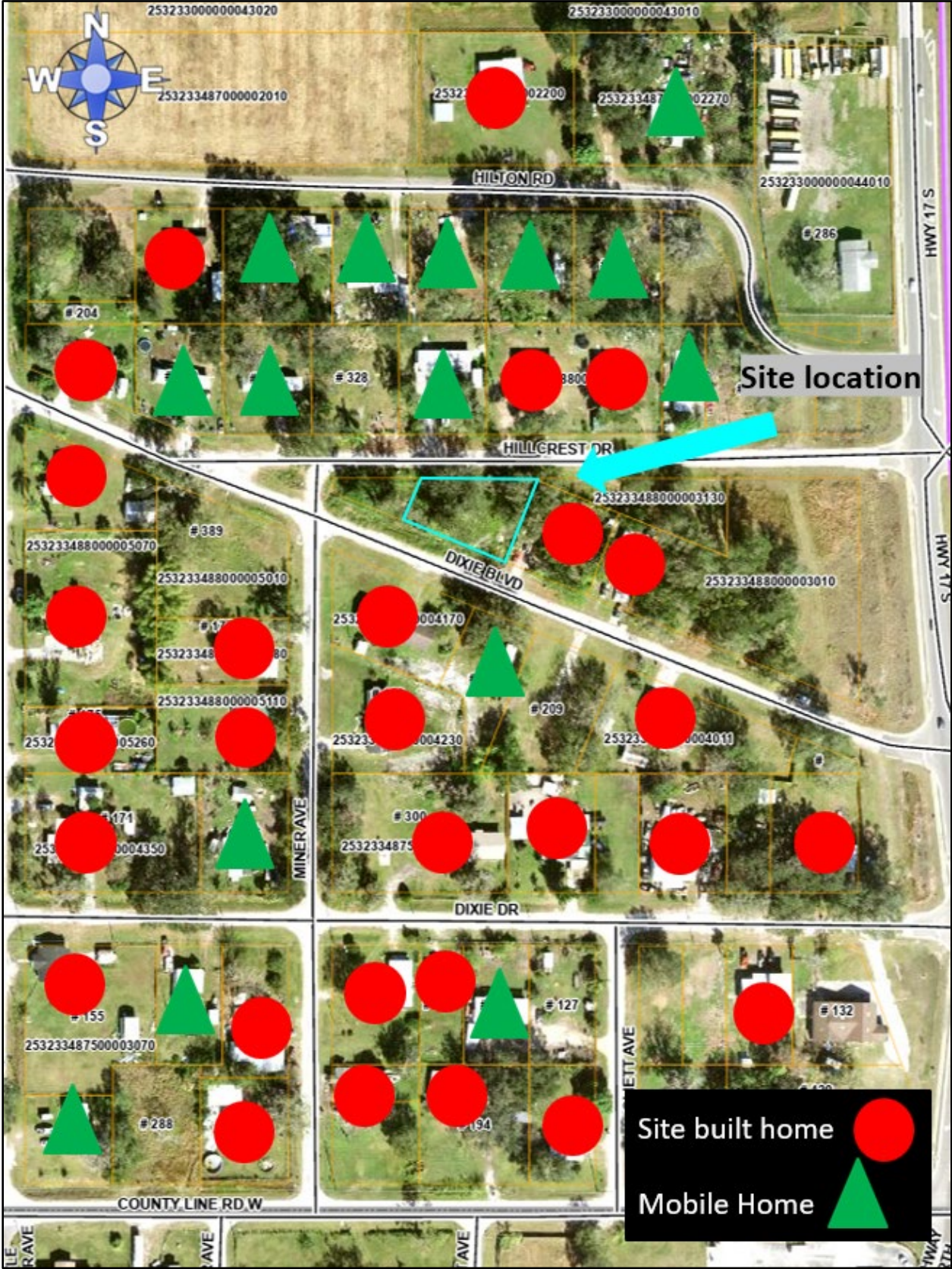
Future Land Use Map



Aerial Image (Context)



Aerial Image (Close)

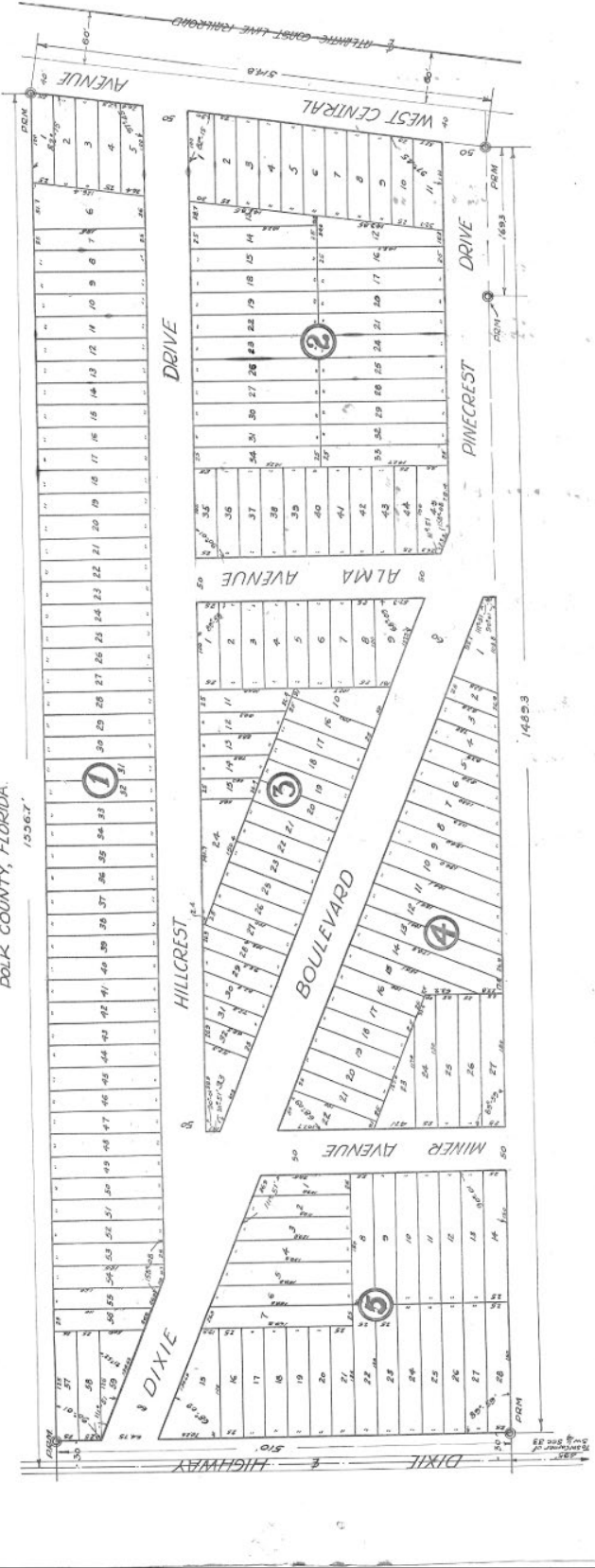


Adjacent Homes

PLAT BOOK 17
PAGE 14

DIXIE HIGHWAY HOMESITES
UNIT NO. 2

A SUBDIVISION OF TRACT DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 495 FEET NORTH OF THE SW CORNER
OF THE SW 1/4 OF SECTION 23, TOWNSHIP 32 SOUTH,
RANGE 25 WEST, THEN RUN NORTH 50 FEET, THENCE EAST
TO RIGHT OF WAY OF A.C.L. RR. AND THENCE SOUTHWESTERLY
TO RIGHT OF WAY OF WAY TO A POINT EAST OF POINT OF
BEGINNING, THENCE WEST TO POINT OF BEGINNING.
DOLK COUNTY, FLORIDA.



Dixie Highway Homesites Unit 2 Plat