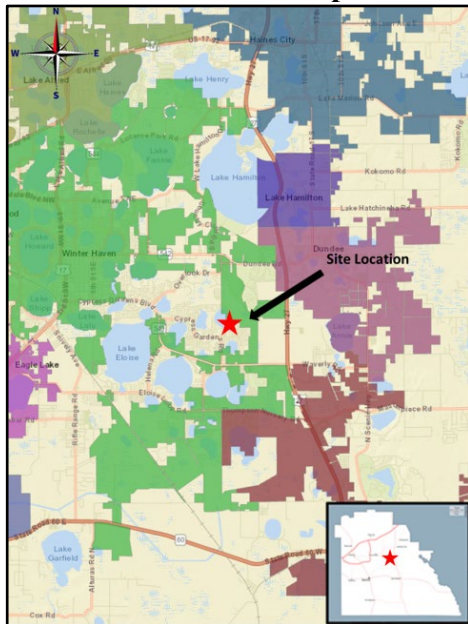


**POLK COUNTY  
DEVELOPMENT REVIEW COMMITTEE  
STAFF REPORT**

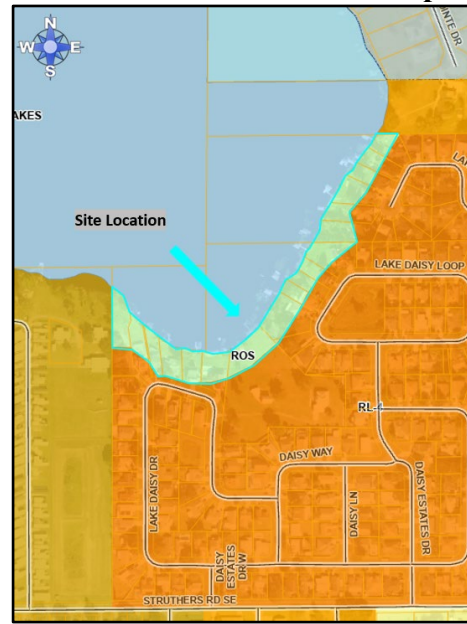
<b>DRC Date:</b> May 15, 2025	<b>Level of Review:</b> Level 4 Review
<b>PC Date:</b> July 9, 2025	<b>Type:</b> Small-Scale Comprehensive Plan Amendment
<b>BoCC Date:</b> August 19, 2025	<b>Case Numbers:</b> LDCPAS-2025-8
<b>Applicant:</b> Polk County	<b>Case Name:</b> Lake Daisy CPA
	<b>Case Planner:</b> Aleya Inglima, Planner II

<b>Request:</b>	County-initiated Small Scale Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation from Recreation Open Space (ROS) to Residential Low (RL). This case is related to LDCD-2025-2 which is sub-district change from Residential Low-1 (RL-1) to Residential Low-4 (RL-4)
<b>Location:</b>	South of Lake Daisy, North of Lake Daisy Dr, West of Lake Daisy Loop, southwest of the city of Winter Haven in Section 6, Township 29, Range 27.
<b>Property Owners:</b>	Parcel (272906-000000-031030) Lots 18-25 of Lake Daisy Estates Phase 1 Lots 9-16 of Lake Daisy Estates Phase 3 Lots 24-29 of Lake Daisywood
<b>Parcel Size (Number):</b>	Multiple parcels (+/- 3.9 acres)
<b>Future Land Use:</b>	Recreation Open Space (ROS)
<b>Development Area:</b>	Transit Supportive Development Area (TSDA)
<b>Nearest Municipality:</b>	City of Winter Haven
<b>DRC Recommendation:</b>	Approval
<b>Planning Commission Vote:</b>	7-0 Approval
<b>Public Comment:</b>	N/A

**Location Map**



**Current Future Land Use Map**



## **Summary of Analysis**

This is a County initiated Small Scale Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation from Recreation Open Space (ROS) to Residential Low (RL) along Lake Daisy. The subject site is located South of Lake Daisy, North of Lake Daisy Dr, West of Lake Daisy Loop, southwest of the city of Winter Haven in Section 6, Township 29, Range 27.

In 1985, the Zoning Advisory Board voted 5-0 to approve a request designating land within the 100-year floodplain along the lake as Preservation Area (PA) and the remainder of the parcel outside the floodplain as Single Family (SR-4). However, when the Land Development Code and Comprehensive Plan were adopted, the properties were re-designated Recreation Open Space (ROS) and Residential Low (RL-4), respectively. With advancements in technology, FEMA floodplain data now accurately identifies flood-prone areas, eliminating the need for a special designation. Since then, Lake Daisy has been fully developed with single-family homes. The ROS designation on the properties may be restrictive. For instance, if homeowners wish to add an accessory structure—such as a carport, shed, or detached garage—the ROS designation could create complications with permitting and setbacks. Correcting this will ensure consistency between the Future Land Use Map and the existing residential uses as well as reduce restrictions on these properties.

Staff has reviewed the request and find it IS consistent with the Comprehensive Plan policies and IS compatible with the surrounding land uses and infrastructure.

## **Compatibility Summary**

The existing uses surrounding the site are Residential Low-4 (RL-4) to the south. Recreation Open Space (ROS) to the west and east developed with single family homes. The LDC land use district is ROS for the subject site.

The purpose of TSDA is to serve as a foundation from which a future urban pattern is established, and to provide areas for development at urban densities and intensities. TSDAs are where there exists the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services. The TSDA also promotes and supports the location of higher density and intensity that requires compact and mixed-use development.

Staff is requesting the land use change along Lake Daisy to reflect the use on the land use map. Wetlands and Flood Zone AE are located on the subject site. To the west, south, east are single family homes, and north is Lake Daisy. This is an appropriate and compatible use in all urban and suburban areas in the County.

## **Infrastructure Summary**

The proposed CPA is not anticipated to degrade the Level-of-Service (LOS) standards for transportation, schools, utilities, and public safety facilities. The subject site will utilize the same public safety facilities as the existing FLU designation. School service will not be impacted. There is capacity at all of the zoned schools. The proposed Residential Low (RL) Future Land Use (FLU) designation will not generate more trips. The trips are not anticipated to degrade the level-of-service. The property is in the Winter Haven Service Area for water and wastewater.

## **Environmental Summary**

The proposed request is not anticipated to have a negative impact upon the environmental features present on the subject site. The parcels already have single family homes. There are wetlands and flood zone AE on site. The closest wetlands are within the subject site. There have not been sightings of protected species near the subject site. There are no historical or archaeological sites that have been identified on the subject site.

## **Comprehensive Plan**

The relevant sections of the Comprehensive Plan that are applicable to the project request:

POLICY 2.102 (A1-A15): Growth Management Policies

POLICY 2. 2.120 (C1-C4): Residential Low

POLICY 2. 124 (A1-A5): Transit Supportive Development Area

## **Findings of Fact**

### **Request and Legal Status**

- This is a County-initiated Future Land Use Map change from Recreation Open Space (ROS) to Residential Low (RL) on ±3.9 acres.
- The Land Development Code Future Land Use district is Recreation Open Space (ROS) for the subject site.
- This case is related to a Land Development Code District Change to RL-4 (LDCD-2025-2)
- RL-4 permits four (4) homes per one (1) acre.
- In 1985, the Zoning Advisory Board voted 5-0 to approve a request designating land within the 100-year floodplain along the lake as Preservation Area (PA) and the remainder of the parcel outside the floodplain as Single Family (SR-4). However, when the Land

Development Code and Comprehensive Plan were adopted, the properties were re-designated Recreation Open Space (ROS) and Residential Low (RL-4), respectively.

- The properties are owned by multiple homeowners along Lake Daisy.
- Section 204.C of the LDC states, the purpose of the RL-4 district is to provide areas for the low-density residential needs of residents in urban areas who desire areas with smaller lots, a minimum of 6,000 square feet.

### **Compatibility**

- The subject site includes 18 lots within residential development.
- The existing uses surrounding the site are Residential Low-4 (RL-4) to the south. Recreation Open Space (ROS) to the west and east developed with single family homes. The LDC land use district is ROS for the subject site.
- North of the subject site is Lake Daisy. West, east, and south are single family homes.
- The subject sites access Struthers Road which is an Urban Collector Road.

### **Infrastructure**

- The zoned schools for the site are Garden Grove Elementary, Denison Middle, Winter Haven Senior High.
- Fire and Ambulance responses are from Polk County Fire Rescue Station 18, located at 2101 Register Road, Winter Haven, which is approximately 2.7 miles away with an estimated 6-minute response.
- The subject site is within the Southeast District Command Area for the Sheriff's office which is located at 4011 Sgt. Mary Campbell Way.
- The subject site is within the Winter Haven service area for water and wastewater.
- Struthers Road, which runs east to west, is an Urban Collector roadway with 20 feet of pavement width.

- The subject site is not within a Citrus Connection service area.

### **Environmental**

- The elevation on the property starts on the south at 136 feet and slopes towards Lake Daisy north to 128 feet.
- There are wetlands and flood zone AE on the subject site.
- The soil type for the subject site is Sparr sand (65.8%) and Pomona sands (34.2%).
- Per the Polk County Protected Species Map there are no protected species within a one-mile radius of the subject site.
- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.
- There are no wellfields near the subject site.

### **Comprehensive Plan Policies**

- POLICY 2.102-A1 Development Location states that Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.
- POLICY 2.102-A2 Compatibility states that land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.
- POLICY 2.102-A3 Distribution states that development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.
- POLICY 2.102-A4 Timing states that development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community

services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.

- POLICY 2.102-A10 Location Criteria states the following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:
  - a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided.
  - b. nearness to agriculture-production areas;
  - c. distance from populated areas;
  - d. economic issues, such as minimum population support and market-area radius (where applicable);
  - e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:
    - 1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;
    - 2. sanitary sewer and potable water service;
    - 3. storm-water management;
    - 4. solid waste collection and disposal;
    - 5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;
    - 6. emergency medical service (EMS) provisions; and
    - 7. other public safety features such as law enforcement;
    - 8. schools and other educational facilities
    - 9. parks, open spaces, civic areas and other community facilities
  - f. environmental factors, including, but not limited to:
    - 1. environmental sensitivity of the property and adjacent property;
    - 2. surface water features, including drainage patterns, basin characteristics, and flood hazards;
    - 3. wetlands and primary aquifer recharge areas;

4. soil characteristics;
  5. location of potable water supplies, private wells, public well fields; and
  6. climatic conditions, including prevailing winds, when applicable.
- **POLICY 2.104-A1: DESCRIPTION** -Transit Supportive Development Areas shall meet the following criteria:
    - a. be those areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development;
    - b. be supported by existing or planned urban type services that are programmed or expected for the 10-year planning horizon;
    - c. be designated as part of a coordinated land use and transportation strategy that supports the provision of improved and expanded transit services, as identified in the Transportation Planning Organization (TPO) 2060 Transportation Vision Plan and the connecting circulator routes, in order to increase mobility and travel options;
    - d. include development criteria that:
      1. promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities;
      2. improve access to employment areas, schools, shopping and recreational opportunities;
  - **POLICY 2.104-A3: LAND USE CATEGORIES** -The following land use categories shall be permitted within TSDAs, in accordance with applicable criteria
    - a. **ACTIVITY CENTERS:** Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, Employment Centers and High-Impact Commercial Centers.
    - b. **RESIDENTIAL:** Residential-High, Residential-Medium, and Residential-Low Districts.
    - c. **OTHER:** Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure Recreation, Mixed Use, Institutional, Professional Institutional, Recreation and Open Space, Preservation.
  - **POLICY 2.117-A1: CHARACTERISTICS** - Recreation and open space areas are primarily sites and facilities which are accessible to the general public, and which are oriented toward

providing recreation services for the resident and the short and long-term visitor to Polk County. A recreational activity included within recreation and open space areas may be motorized, allow for the discharge of firearms, accommodate nighttime use, and produce large crowds at events. Retail sales are limited to concessions at events or to enhance the quality of the recreation experience onsite unless combined with commercially designated lands.

- **POLICY 2.117-A3: LOCATION CRITERIA** - Designation of new Recreation and Open Space areas on the Future Land Use Map Series shall occur. Consider the following factors when determining the appropriateness of designating new Recreation and Open Space areas:
  - a. facilities meeting the recreation level-of-service standard (Policy 3.502-E2) and fulfilling the recreation and open space acquisition plan (Policies 3.502-E3, 3.502-E6, and 3.502-E9);
  - b. satisfying resident and seasonal visitor/tourist recreation demand;
  - c. impacts of the proposed uses on public facilities and services;
  - d. vehicle access relative to the size and planned intensity of a proposed ROS district;
  - e. distance to lake and river access, greenways, bicycle, pedestrian, and fixed route transit facilities, both existing and planned; and,
  - f. the locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.
- **POLICY 2.120-C1: CHARACTERISTICS** - Densities up to, and including, 5.00 DU/AC. The Residential-Low classification is characterized by single-family dwelling units, duplex units, and small-scale multi-family units.
- **POLICY 2.120-C2: DESIGNATION AND MAPPING** - Residential-Low districts shall be located within TSDAs, UGAs, and UEAs as designated on the Future Land Use Map Series as "RL."
- **POLICY 2.120-C3: LOCATION CRITERIA** - Residential-Low areas shall be located only within the TSDAs, UGAs, SDAs, and UEAs and new Residential-Low development shall not be located within Activity Centers. The placement of Residential-Low shall be evaluated based on the general criteria listed in Policy 2.119-A2.
- **POLICY 2.120-C4: DEVELOPMENT CRITERIA** - Residential development may contain a variety of housing types as defined by the Land Development Code within the TSDA. Outside the TSDA, RL may contain single-family dwelling units, duplex units,



small-scale multi-family units, and family-care homes, and shall be permitted, with County approval, at a density of up to, and including, 5 DU/AC. Additionally, community facilities may be allowed in accordance with policies of this Plan.

**Development Review Committee Recommendation:** Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee finds that with the proposed conditions, the proposed request **IS COMPATIBLE** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code, and therefore, the Development Review Committee (DRC) recommends **APPROVAL of LDCPAS-2025-8**.

**Planning Commission Recommendation:** On July 9th, 2025, in an advertised public hearing, the Planning Commission voted 7:0 to **recommend APPROVAL of LDCPAS-2025-8**.

### **Planning Commission Recommendation: Pending Hearing**

**NOTE:** This staff report was prepared without the benefit of testimony and evidence submitted by the public and other interested parties at a public hearing.

**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:** 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.

### **Analysis**

This section of the staff report includes data on the surrounding uses, infrastructure conditions, environmental conditions, and related Comprehensive Plan policies and Land Development Code regulations.

### **Surrounding Uses**

Table 1 below lists the Future Land Use (FLU) designation and the existing uses surrounding the subject site that are immediately adjacent.

Table 1 Surrounding Uses

<b>Northwest</b> – Lake Daisy	<b>North</b> – Lake Daisy	<b>Northeast</b> – Lake Daisy
<b>West</b> – Single family homes (ROS)	<b>Subject Site</b> – Single family homes (ROS)	<b>East</b> – Single family homes (ROS)
<b>Southwest</b> – Single	<b>South</b> – Single	<b>Southeast</b> – Single

family homes Residential Suburban (RL-4)	family homes Residential Suburban (RL-4)	family homes Residential Suburban (RL-4)
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**Source: Polk County Geographical Information System and site visit by County staff**

There are residential developments to the west, south, and east. Lake Daisy is north of the subject site.

### **Compatibility with the Surrounding Uses**

According to Policy 2.102-A2 of Polk County’s Comprehensive Plan, “land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; and c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.” The “development criteria” and the “density and dimensional regulations” of a land use district are often the measuring tools used by staff to determine compatibility and the appropriateness of locating differentiating uses. Compatibility is defined in the Comprehensive Plan 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.”

RL-4 is compatible for the surrounding area. The rest of the community is designated as Residential Low-4 (RL-4). There are single family homes to the south, west, and east of the subject site. This is an appropriate and compatible use in all urban and suburban areas in the County.

### **Nearest Elementary, Middle, and High School**

The schools zoned for the subject property site are listed in Table 2 below. The proposed request will not generate any significant increase in students. Student capacity is not an issue as all schools have available capacity.

**Table 2 School Impacts**

<b>Name of School</b>	<b>% Capacity 2024-2025 School Year</b>	<b>Average driving distance from subject site</b>
Garden Grove Elementary (Zoned)	80%	±0.8 mile driving distance
Denison Middle (Zoned)	56%	±6.3 miles driving distance
Winter Haven Senior High (Zoned)	102%	±5.7 miles driving distance

**Source: Polk County School Board, Polk County Impact Fee Ordinance.**

## Nearest Sheriff, Fire, and EMS Station

Table 3 below displays the nearest public safety facilities. Response time varies depending on where the nearest sheriff's deputy patrol car is located rather than the office. The facilities are within appropriate distances to the subject site for an urban area.

**Table 3 Public Safety Information**

	Name of Station	Distance/Response
Sheriff	Polk County Sheriff's Office Southeast District 4011 Sgt. Mary Campbell Way, Lake Wales.	5.9 +/- miles Priority 1 – 11:09 Priority 2 – 32:20
Fire/EMS	Fire Rescue Station 18 2101 Register Road, Winter Haven Estimated response time: 6 minutes	2.7 +/- miles

Source: Polk County Sheriff's Office and Polk County Fire Rescue.

## Water and Wastewater

The subject site is located within the Winter Haven service area for water and wastewater.

### A. Estimated Demand and Service Provider

The properties are owned by multiple owners. This neighborhood is built out and will not need additional water wastewater services based upon the current and proposed Future Land Use designation.

**Table 4 Estimated Water and Sewer Impact Analysis**

Permitted Intensity	Maximum Permitted in Existing Land Use ROS	Maximum Allowable in Proposed RL-4
3.9 +/- acres 169,884 sq ft	3.9 +/- acres = 169,884 sq ft X 0.24 FAR = 40,772 sq ft	3.9 +/- acres X 4 du/ ac = 16 du
Potable Water Consumption	40,772 sq ft X .24 /sf = 9,785 GPD	16 du X 360 GPD = 5,760 GPD
Wastewater Generation	9,785 GPD X 80% = 7, 828 GPD	16 du X 270 GPD = 4,320 GPD

Source: Polk County Maximum Feasible Buildout Methodology; Single family residential 360 GPD for water and 270 GPD for wastewater; Dance Hall 0.24 FAR and 523 GPD for Water and 80% Wastewater

### B. Available Capacity

Winter Haven Utilities service water and wastewater to the area.

### C. Planned Improvements

The County has no planned improvements contained in its Capital Improvement Plan for this area.

### Roadways/Transportation Network

The proposed land use change is not anticipated to generate more traffic.

#### A. Estimated Demand

The subject site has a total area of 3.9± acres. The site is not generating many trips.

**Table 5 Estimated Transportation Impact Analysis**

Permitted Intensity	Maximum Permitted in Existing Land Use ROS	Maximum Allowable in Proposed RL-4
3.9 +/-acres	3.9 +/- acres = 169,884 sq ft X 0.05 FAR = 8,494 sq ft	3.9 +/- acres X 4 du/ac = 16 du
Average Annual	8,494 sq ft / 1,000 sf = 8 du X 47.62 AADT = 380 Trips (100% New Trips)	16 du X 7.81 AADT = 125 Trips (100% New Trips)
PM Peak	8 du X 11.12PM Peak (100% New Trips) = 89 Trips	16 du X 1.00 PM Peak (100% New Trips) = 16 Trips

Source: Polk County Table 1 for Minor Traffic Study; Single-family detached; 7.81 AADT and 1.0 PM Peak Hour Daycare Center at 47.62 AADT and 11.12 PM Peak Hour

#### B. Available Capacity

Table 6 below displays the available capacity on the surrounding roadway network.

**Table 6 Roadway Link Concurrency**

Link #	Road Name	Current Level of Service (LOS)	Available Peak Hour Capacity	Minimum LOS Standard	5-Year Peak Hr. Projected LOS
6306E	SR 540 (CYPRESS GARDENS BLVD)	C	743	D	C
6306W	From: CR 550 (OVERLOOK DRIVE SE) To: CYPRESS GARDENS ROAD	C	792	D	C

Source: Polk County Transportation Planning Organization Roadway Network Database 2025

### C. Roadway Conditions

Struthers Road which runs east to west, is an Urban Collector roadway.

### D. Sidewalk Network

There are no sidewalks within these communities.

### E. Mass Transit

The subject site is not in a Citrus Connection service area.

### F. Planned Improvements

The subject site is located in the Transit Supportive Development Area. There are no planned improvements.

## **Environmental Conditions**

The Polk County Comprehensive Plan has a Conservation Element. Division 2.300 of the Comprehensive Plan mentions, “The goal, objectives, and policies of the Conservation Element are designed to protect the natural resources which make Polk County a special place while preventing degradation of the environment and allowing development and economic expansion to occur.” There should be no serious environmental conditions that need to be addressed with this subject site.

### A. Surface Water

Lake Daisy is located to the north of the subject properties. The elevation on the property starts on the south at 136 feet and slopes towards Lake Daisy north to 128 feet.

### B. Wetlands/Floodplains

The subject site does contain wetlands and AE flood zones.

### C. Soils:

According to the soil survey by the United States Department of Agriculture the subject site includes the soils listed in Table 7 below. Future development of the site will be subject to Section 2.303: “Soils” of the County’s Comprehensive Plan (in conjunction with the Land Development Code) which requires all development to implement Best Management Practices based on the Department of Environmental Protection’s (DEP) Florida Development Manual.

**Table 7 Soils**

<b>Soil Name</b>	<b>Septic Tank Absorption Field Limitations</b>	<b>Limitations to Dwellings w/o Basements</b>	<b>% of Site (<i>approximate</i>)</b>
Sparr sand	Severe: wetness	Moderate: wetness	65.8%
Pomona sand	Severe: wetness	Severe: wetness	34.2%

Source: USDA Natural Resources Conservation Service 2024

#### D. Protected Species

According to Polk County Protected Species Observation Maps, the subject site is not located within a one-mile radius of endangered animals.

#### E. Archeological Resources

There are no known historical or archeological resources onsite according to the Secretary of State's Department of Historical Resources Florida Master Site File.

#### F. Wells (Public/Private)

The subject site is not located within a Wellhead Protection district.

#### G. Airports

The subject site is not located within an airport district.

#### **Economic Impact:**

The subject site is in Recreation Open Space land use. This County initiated CPA will change the land use to Residential Low-4 (RL-4) for the site. RL-4 is a better land use for the site as it be consistent with the land use for the neighborhoods.

#### **Consistency with the Comprehensive Plan and Land Development Code**

The following policies in Table 8 have been included as being the most relevant policies to the proposed request. The policy is first stated and then an analysis of how the request may or may not be consistent with the County's Comprehensive Plan is provided. The policies reviewed are as follows:

- POLICY 2.102(A1-A15): Growth Management Policies
- POLICY 2. 2.120 (C1-C4): Residential Low
- POLICY 2. 104 (A1-A7): Transit Supportive Development Area

Table 8 Comprehensive Plan Policy

Comprehensive Plan Policy	Consistency Analysis
<p>Policy 2.102-A1: Development Location – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.</p>	<p>The area surrounding the subject site is comprised of single family residential. The communities access an Urban Collector Road and this change will allow consistency for the areas.</p>
<p>Policy 2.102-A2: Compatibility - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished:</p> <ul style="list-style-type: none"> <li>a. there have been provisions made which buffer incompatible uses from dissimilar uses;</li> <li>b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use;</li> <li>c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.</li> </ul>	<p>The Comprehensive Plan permits Residential Low to be designated in the TSDA areas. Residential development may contain a variety of housing types as defined by the Land Development Code within the TSDA. Outside the TSDA, RL may contain single-family dwelling units, duplex units, small-scale multi-family units, and family-care homes, and shall be permitted, with County approval, at a density of up to, and including, 5 DU/AC. Additionally, community facilities may be allowed in accordance with policies of this Plan.</p>
<p>Policy 2.102-A3: Distribution - Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.</p>	<p>Winter Haven Utilities services the area. Police and Fire are both available, and zoned schools have capacity.</p>
<p>Policy 2.102-A4: Timing - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service</p>	<p>The communities access Struthers Road, an Urban Collector Road. Winter Haven utilities serve the area, the roads are sufficient, emergency services are available, and the</p>

Comprehensive Plan Policy	Consistency Analysis
requirements and the County's concurrency management system.	schools have capacity. The subject site is not within the Citrus Connection service area.
<p>Policy 2.102-A10: Location Criteria - The following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:</p> <ul style="list-style-type: none"> <li>a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided;</li> <li>b. nearness to agriculture-production areas;</li> <li>c. distance from populated areas;</li> <li>d. economic issues, such as minimum population support and market-area radius (where applicable);</li> <li>e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to: <ul style="list-style-type: none"> <li>1. transportation facilities, including but not limited to mass transit, sidewalks, trails and bikeways;</li> <li>2. sanitary sewer and potable water service;</li> <li>3. storm-water management;</li> <li>4. solid waste collection and disposal;</li> <li>5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;</li> <li>6. emergency medical service (EMS) provisions; and</li> <li>7. other public safety features such as law enforcement;</li> <li>8. schools and other educational facilities</li> </ul> </li> </ul>	



Comprehensive Plan Policy	Consistency Analysis
<p>9. parks, open spaces, civic areas and other community facilities.</p>	
<p>POLICY 2.104-A1: DESCRIPTION - Transit Supportive Development Areas shall meet the following criteria:</p> <p>a.be those areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development;</p> <p>b.be supported by existing or planned urban type services that are programmed or expected for the 10-year planning horizon;</p> <p>c.be designated as part of a coordinated land use and transportation strategy that supports the provision of improved and expanded transit services, as identified in the Transportation Planning Organization (TPO) 2060 Transportation Vision Plan and the connecting circulator routes, in order to increase mobility and travel options;</p> <p>d. include development criteria that:</p> <p>1.promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities;</p> <p>2.improve access to employment areas, schools, shopping and recreational opportunities;</p> <p>POLICY 2.104-A2: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map TSDAs for those areas of the County meeting the general characteristics of this Section 2.104.</p>	<p>Residential Low-4 (RL-4) is allowed in the TSDA. These neighborhoods are developed out.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.104-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within TSDAs, in accordance with applicable criteria</p> <p>a. ACTIVITY CENTERS: Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, Employment Centers and High-Impact Commercial Centers.</p> <p>b. RESIDENTIAL: Residential-High, Residential-Medium, and Residential-Low Districts.</p> <p>c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure Recreation, Mixed Use, Institutional, Professional Institutional, Recreation and Open Space, Preservation.</p> <p>POLICY 2.104-A4: OVERLAY DISTRICTS - All overlay Districts shall be permitted within TSDAs and UGAs in accordance with applicable criteria.</p> <p>POLICY 2.104-A5: DEVELOPMENT CRITERIA - Development within the Transit Supportive Development Areas shall conform to the following criteria as further specified by the Land Development Code:</p> <p>a. provide access to transit facilities;</p> <p>b. connect to centralized potable water and sanitary sewer systems;</p> <p>c. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;</p> <p>d. implement "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;</p>	

Comprehensive Plan Policy	Consistency Analysis
<p>e. integrate pedestrian-oriented features, including sidewalks, trails or walkways into every development including appropriate pedestrian shelters or awnings;</p> <p>f. provide access to civic space, parks, green areas, and open space and other amenities;</p> <p>g. be supported by public safety (i.e., fire, EMS and law enforcement);</p> <p>h. have access to public schools;</p> <p>i. provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas.</p> <p>j. encourage the inclusion of a variety of housing choices, other than single family detached homes, townhomes, condominiums, and residential units in mixed use buildings by establishing minimum densities that preclude the exclusive use of single family detached units within designated areas as established in Policy 2.104-A7.</p>	
<p><b>POLICY 2.120-C1: CHARACTERISTICS -</b> Densities up to, and including, 5.00 DU/AC. The Residential-Low classification is characterized by single-family dwelling units, duplex units, and small-scale multi-family units.</p> <p><b>POLICY 2.120-C2: DESIGNATION AND MAPPING -</b> Residential-Low districts shall be located within TSDAs, UGAs, and UEAs as designated on the Future Land Use Map Series as "RL."</p> <p><b>POLICY 2.120-C3: LOCATION CRITERIA -</b> Residential-Low areas shall be located only within the TSDAs, UGAs, SDAs, and UEAs and new Residential-Low development shall not be located within Activity Centers. The placement of Residential-Low shall be evaluated based on the general criteria listed in Policy 2.119-A2.</p>	<p>Multiple owners own the properties along Lake Daisy. The sites have single family homes. This site is in the TSDA.</p>

Comprehensive Plan Policy	Consistency Analysis
<p><b>POLICY 2.120-C4: DEVELOPMENT CRITERIA -</b>  Residential development may contain a variety of housing types as defined by the Land Development Code within the TSDA. Outside the TSDA, RL may contain single-family dwelling units, duplex units, small-scale multi-family units, and family-care homes, and shall be permitted, with County approval, at a density of up to, and including, 5 DU/AC. Additionally, community facilities may be allowed in accordance with policies of this Plan.</p>	

### Urban Sprawl Analysis

After analyzing the primary indicators of Urban Sprawl per *Policy 2.109-A10* of the Polk County Comprehensive Plan, it is apparent that the proposed request is not considered urban sprawl based on these criteria. Table 9 (below) depicts the Urban Sprawl Criteria used by staff as indicators of Urban Sprawl.

Table 9 Urban Sprawl Criteria	
Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes	
Urban Sprawl Criteria	Where sections referenced in this report
<i>a. Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.</i>	Summary of analysis
<i>b. Allows a significant amount of urban development to occur in rural areas.</i>	Summary of analysis
<i>c. Designates an urban development in radial, strip isolated, or ribbon patterns emanating from existing urban developments.</i>	Summary of analysis, surrounding Development, compatibility
<i>d. Fails to adequately protect and conserve natural resources and other significant natural systems.</i>	Summary of analysis, surrounding Development, compatibility
<i>e. Fails to adequately protect adjacent agricultural areas.</i>	Compatibility with Surrounding Land Uses

<b>Table 9 Urban Sprawl Criteria</b>	
<b>Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes</b>	
<b>Urban Sprawl Criteria</b>	<b>Where sections referenced in this report</b>
<i>f. Fails to maximize existing public facilities and services.</i>	Summary of Analysis, Infrastructure
<i>g. Fails to minimize the need for future facilities and services.</i>	Summary of Analysis, Infrastructure
<i>h. Allows development patterns that will disproportionately increase the cost of providing public facilities and services.</i>	Summary of Analysis, Infrastructure
<i>i. Fails to provide a clear separation between urban and rural uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
<i>j. Discourages infill development or redevelopment of existing neighborhoods.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
<i>k. Fails to encourage an attractive and functional mixture of land uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
<i>l. Will result in poor accessibility among linked or related land uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
<i>m. Results in the loss of a significant amount of open space.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses

### **Comments from other agencies**

None

### **Attachments:** Exhibit 1: Location Map

Exhibit 2: Aerial Map 2023 (Context)

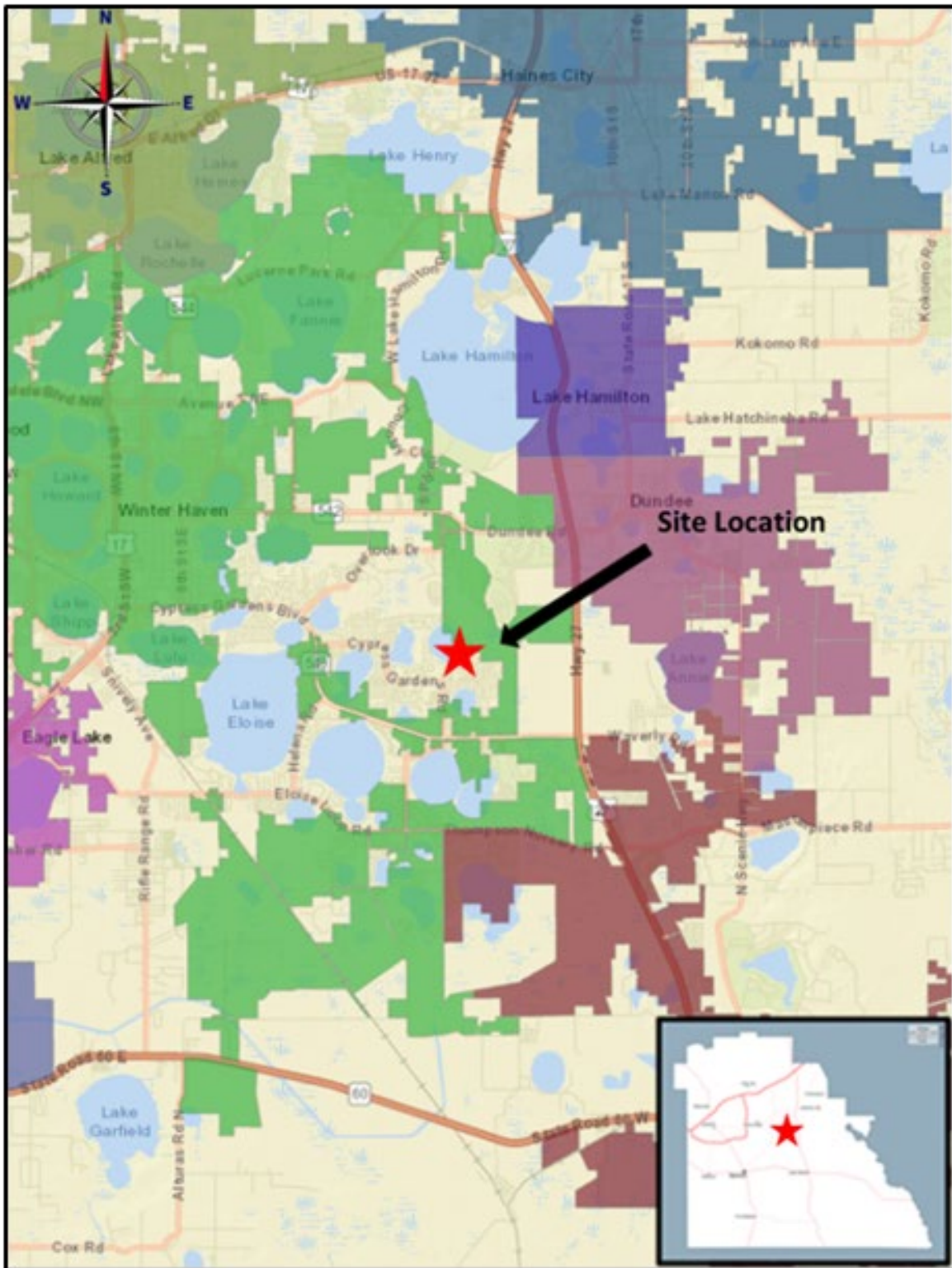
Exhibit 3: Aerial Map 2023 (Close Up)

Exhibit 4: Current Future Land Use Map

Exhibit 5: Proposed Future Land Use Map

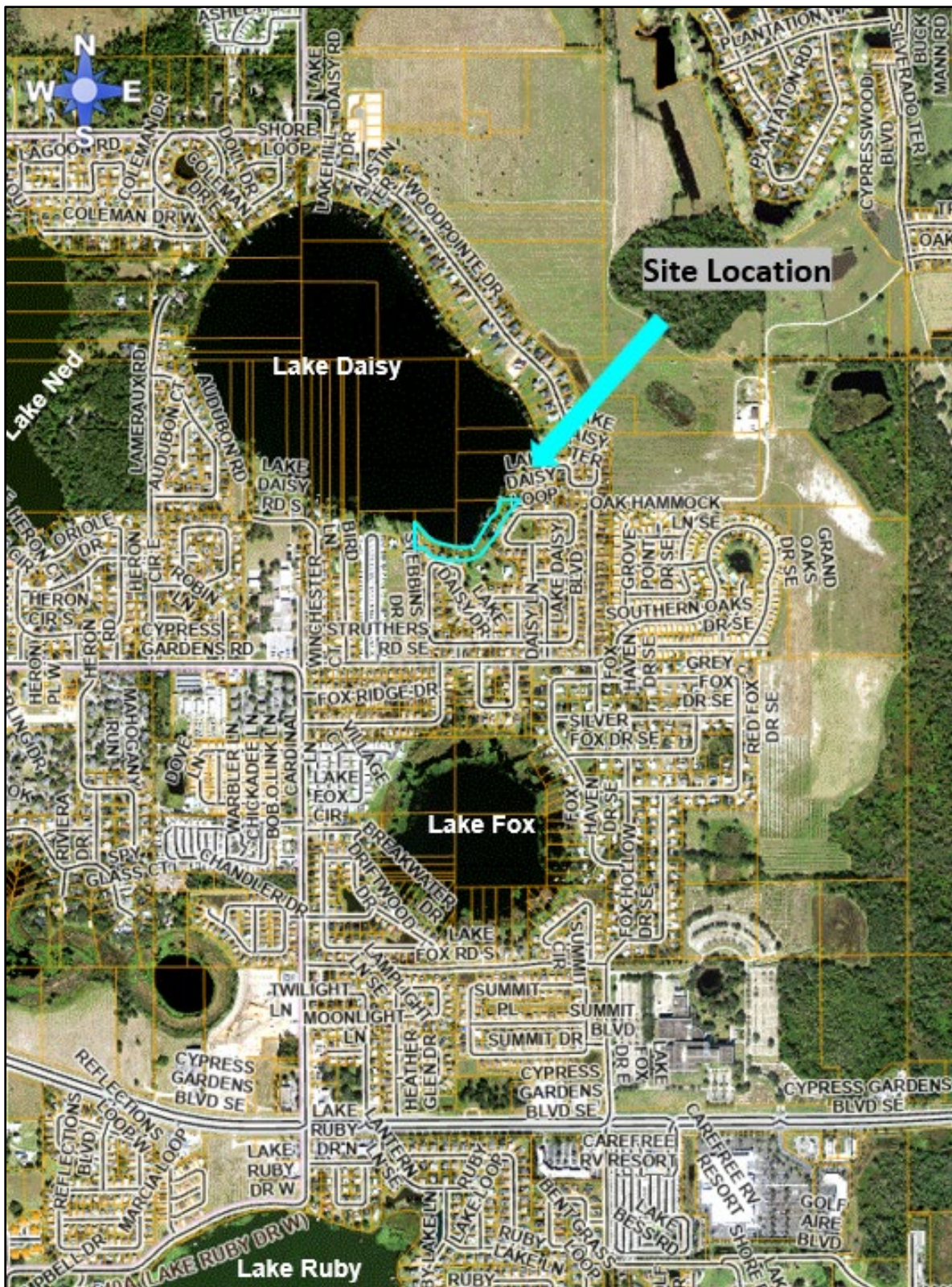
Exhibit 6: List of Permitted and Conditional Uses for Recreation Open Space

Exhibit 7: List of Permitted and Conditional Uses for Residential Low-4



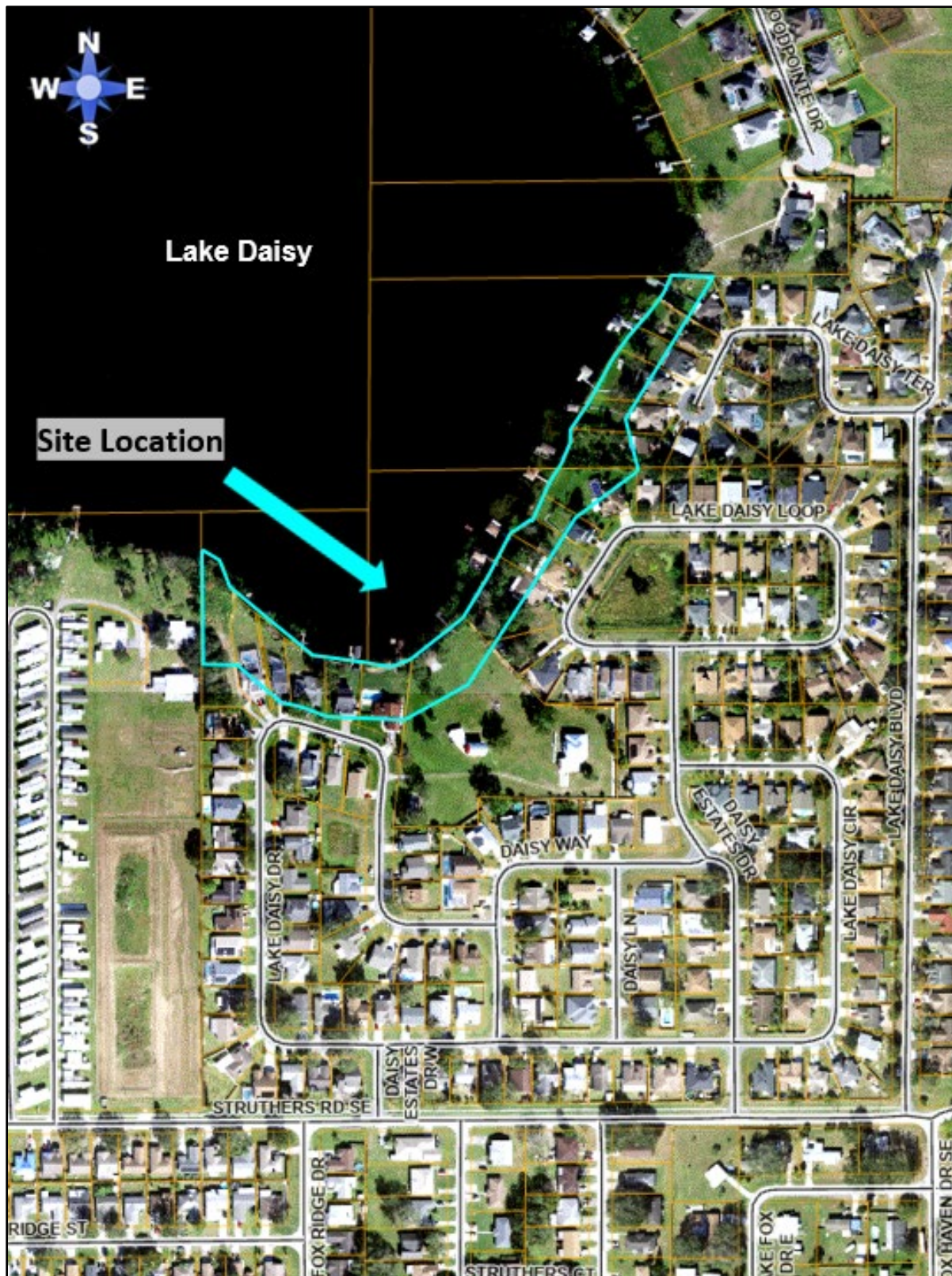
## LOCATION MAP





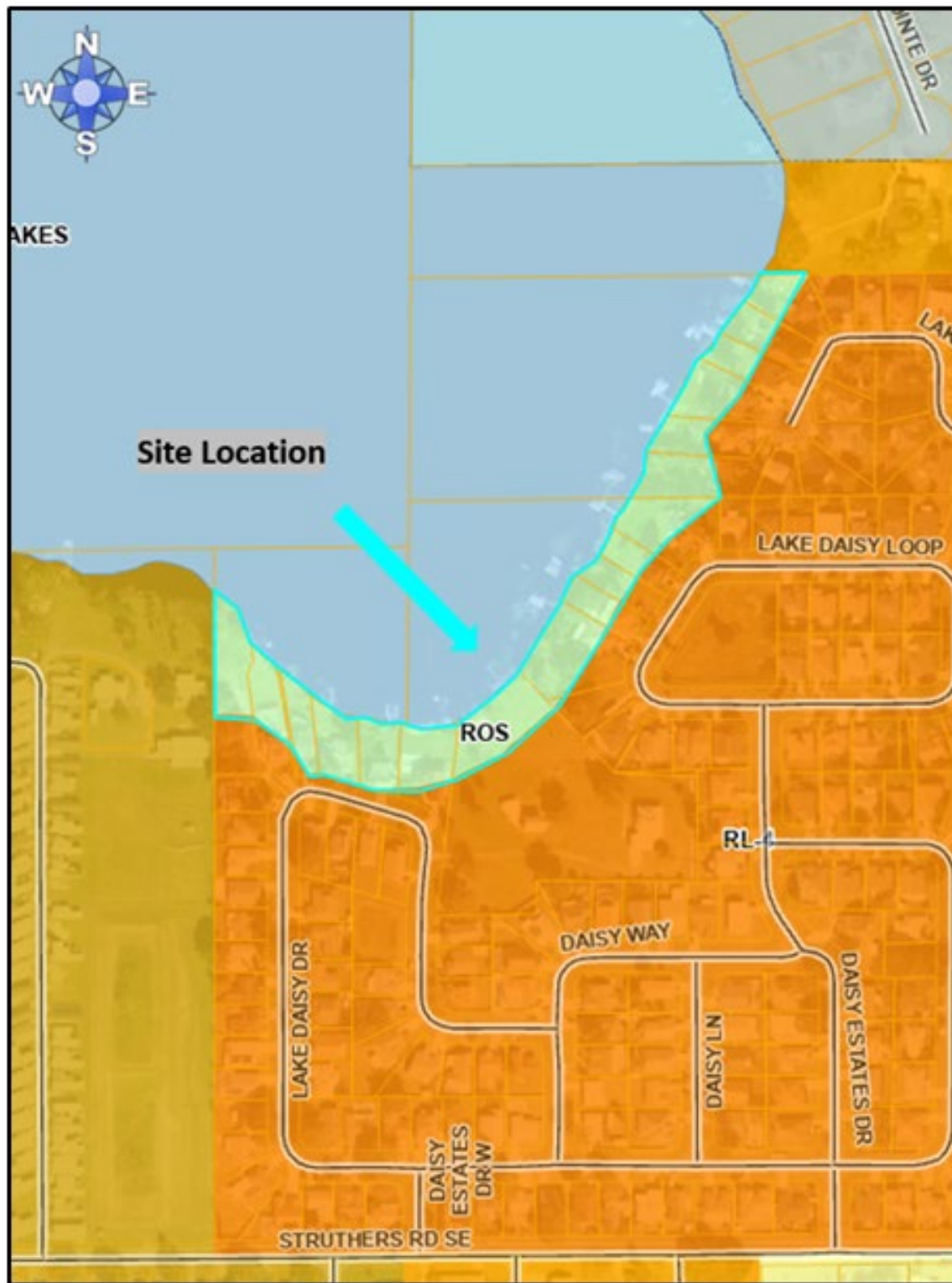
## AERIAL MAP (CONTEXT)



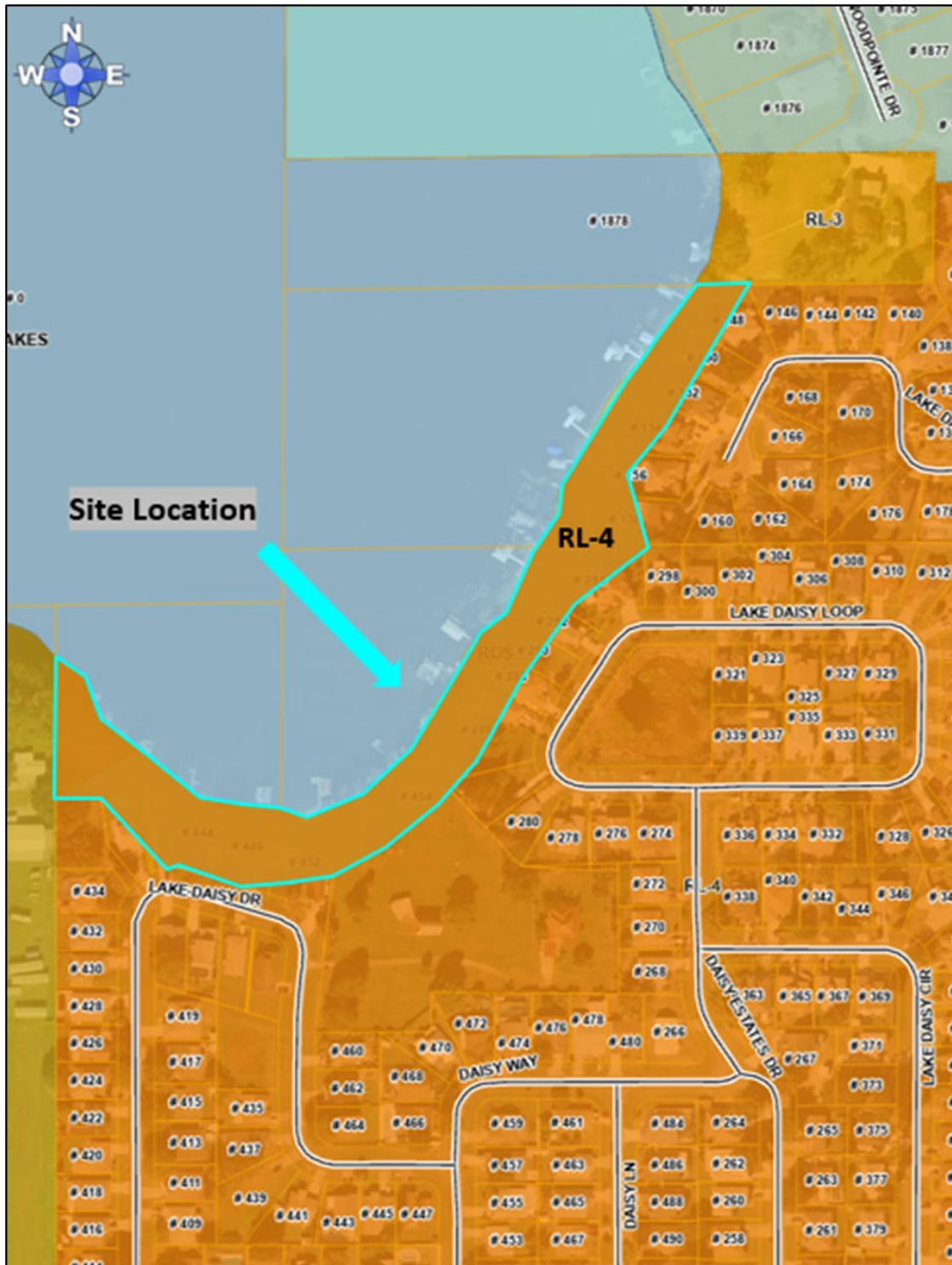


## AERIAL MAP (CLOSE UP)





## CURRENT FUTURE LAND USE Recreation Open Space (ROS)



## PROPOSED FUTURE LAND USE Residential Low-4 (RL-4)

<b>FLU</b>	<b>PERMITTED (By Right)</b>	<b>CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)</b>	<b>CONDITIONAL USE Level 3 or 4 Review (Public Hearing)</b>
<b>ROS</b>	<b>Farming General, Lodges and Retreats, School Leisure/Special Interest, Utilities Class I, Utilities Class II</b>	<b>Recreational camping, Community Center, Cultural Facility, Golf Course, Helistops, Recreation Passive, Recreation High Intensity, Recreation Low- Intensity, Recreation Vehicle Oriented, Religious Institution, Riding Academies</b>	<b>Planned Development, Communication Towers Guyed and Lattice, Communication Tower Monopole, Government Facility, Mining non-phosphate, Outdoor Concert Venue, Utilities Class III, Water Ski Schools</b>

## LIST OF PERMITTED AND CONDITIONAL USES IN RECREATION OPEN SPACE (ROS)

<b>FLU</b>	<b>PERMITTED (By Right)</b>	<b>CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)</b>	<b>CONDITIONAL USE Level 3 or 4 Review (Public Hearing)</b>
<b>RL-4</b>	<b>Single-family Detached Home &amp; Subdivision, Farming General, Utilities- Class I</b>	<b>Group Home- Small (6 or less residents), Mobile Homes- Individual, Emergency Shelter- Small (6 or less residents), Golf Course, Recreation- Passive, Utilities- Class II, Residential Infill Development, Recreation- Low Intensity, School- Elementary, School- Middle</b>	<b>Duplex Group Living Facility (15 or more residents), Multi-family, Short-Term Rental Unit, Planned Development, Residentially Based Mixed Development (RBMD), Transitional Area Development, Adult Day Care Center (7 or more clients), Bed and Breakfast, Childcare Center, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Community Center, Cultural Facility, Emergency Shelter- Large (15 or more residents), Government Facility, Helistops, Mining- Non-phosphate, Recreation- High Intensity, Recreation- Vehicle Oriented, Religious Institution, School- High, School, University/College, School- Leisure/Special Interest, Utilities- Class III, Mobile Home Park, Mobile Home Subdivision</b>

## LIST OF PERMITTED AND CONDITIONAL USES IN RESIDENTIAL LOW-4 (RL-4)