Polk County Planning Commission

Meeting Agenda

September 10, 2025 Regular Planning Meeting

Call Agenda Workshop to Order 8:50 a.m.

A. Planning Commission (PC) will discuss agenda items and consider additions, deferments, withdrawals to published agenda. Planning Commission will discuss any particular agenda items of concern with any Planning Commission member.

B. Planning Commission will consider and review with staff any upcoming ordinance revisions, comprehensive plan recommendations or other matters of concern to the Planning Commission.

Note: This first part of the monthly Planning Commission agenda is a workshop. No official action on any item will be taken at the workshop. While the public is invited to attend, no public comment will be solicited during the workshop.

Call Public Hearing to Order 9:00 a.m. Or as soon thereafter as the particular case may be heard 9:00 a.m.

Roll Call / Attendance

Pledge of Allegiance

Approve Minutes

Reordering of the Agenda - Prior to beginning the Business of the Planning Commission, the Commission may reorder the Agenda.
1) Reorder Agenda
a) At the discretion of the Planning Commission members, a lunch break may be called if the hearing of cases goes beyond 12:00 p.m.
2) Considerations of items to be withdrawn, deferred, or continued.

Explanation of General Procedures

Voir Dire of Expert Witnesses

Staff Resumes

Explanation of Quasi-Judicial Proceedings

Agenda Item

Old Business

1. LDCU-2025-11 (ERUSA Water Treatment Plant)

New Business

2. LDCU-2025-19 (CR 540A Booster Pump Station)
3. LDCU-2025-10 (Mercado Mobile Home)
4. LDCU-2025-13 (Hatch Event Facility CU)
5. LDCU-2025-15 (Tiger Creek Preserve CU)
6. LDCT-2025-13 (Non-Phosphate Mining Exemption)
7. LDCPAL-2025-8 (North Ridge SAP PIX Comprehensive Plan Text)
8. LDCT-2025-14 (North Ridge SAP PIX Text Amendment)
9. LDCPAL-2025-6 (Poinciana Bayberry St CPA)
10. LDCPAS-2025-15 (Crescent Road CPA)
11. LDCD-2025-3 (Hamilton Road Sub-district)
12. LDCD-2025-5 (Bowling Green District Change)
13. LDCPAS-2025-20 (Willow Oak Fire Station)

Comp Plan Amendment Update

Adjournment

Polk County

Planning Commission

Agenda Item 9/10/2025

SUBJECT

Staff Resumes

Agenda Item 1. 9/10/2025

SUBJECT

LDCU-2025-11 (ERUSA Water Treatment Plant)

DESCRIPTION

County-initiated Conditional Use request for a Water Treatment Plant with a 0.75-Million-Gallon Ground Storage Tank and support facilities (Class III Utilities).

RECOMMENDATION

Approval with companion development order

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

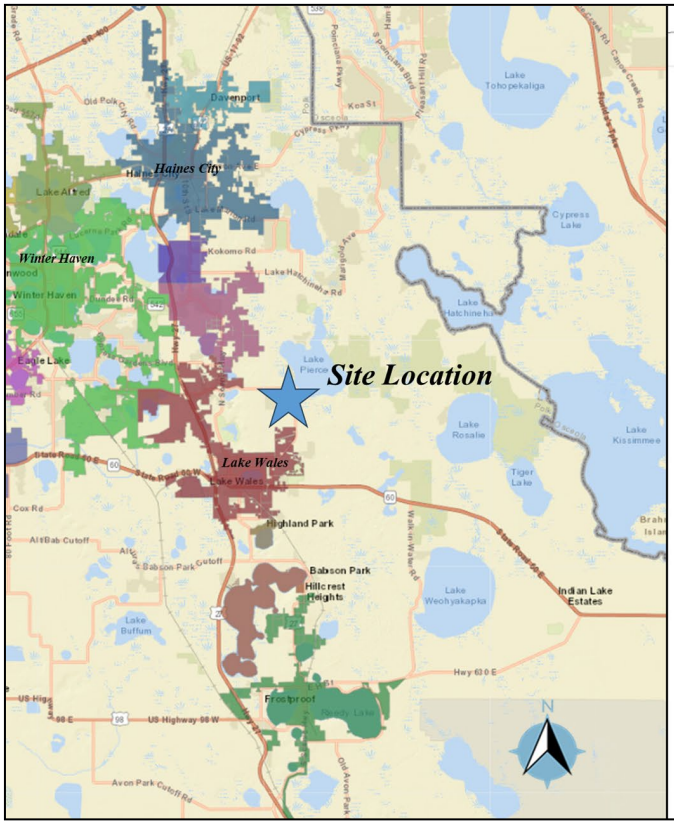
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POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

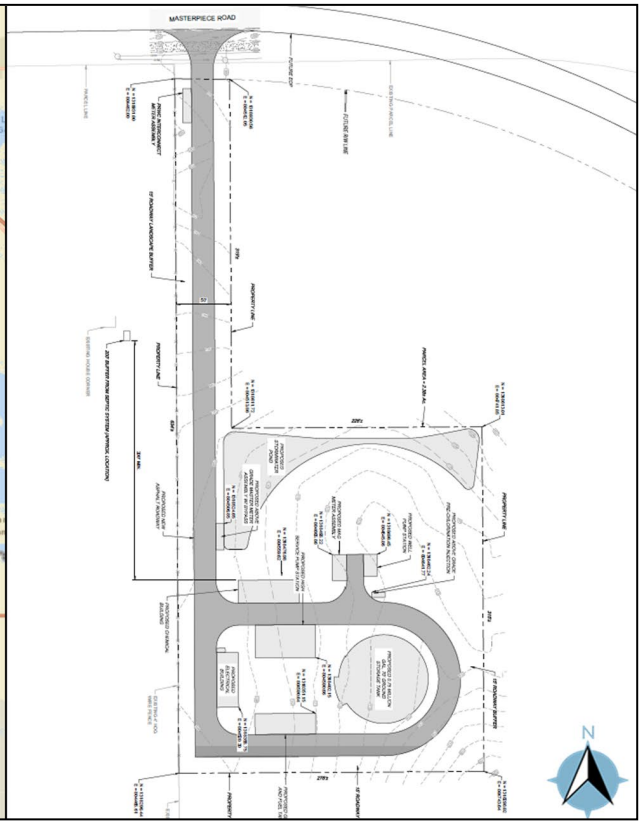
DRC Date:	June 5, 2025	**Level of Review:**	Level 3 Review
PC Date:	August 6, 2025, cont. September 10, 2025	**Type:**	Conditional Use
BoCC Date:	n/a	**Case Numbers:**	LDCU-2025-11
		Case Name:	ERUSA Water Treatment Plant
Applicant:	Polk County	**Case Planner:**	Ian Nance

Request:	Conditional Use request for a Water Treatment Plant with a 0.75-Million-Gallon Ground Storage Tank and support facilities (Class III Utilities).
Location:	South and west of Masterpiece Road, south of Timberlane Drive, north of Skipper Trail, south and west of Lake Pierce, east of Longhorn Drive, south of Dundee, and north of Lake Wales in Section 17, Township 29, Range 28.
Property Owners:	Polk County
Parcel Number (Size):	282917-000000-041020 (+/- 17.36 acres)
Future Land Use:	Residential Suburban (RS)
Development Area:	Suburban Development Area (SDA)
Nearest Municipality:	Lake Wales
DRC Recommendation:	Approval
Planning Commission Vote:	Pending

Site Location



Site Plan



Summary:

Polk County Utilities (PCU) is proposing a Water Treatment Plant (Class III Utility) which includes a 0.75-million-gallon Ground Storage Tank and support facilities to serve the East Regional Utility Service Area (ERUSA) on approximately 2.38 acres of the subject parcel. This receiving facility will blend Alternative Water Supply (AWS) water being provided by the Polk Regional Water Cooperative (PRWC) with raw water from a new Upper Floridian Aquifer well and provide treated potable water across the eastern portion of the ERUSA service area.

The tank is 70 feet in diameter with an overall height of approximately 37 feet to the top of the aerators. The site is within a Residential Suburban (RS) future land use designation that allows a maximum height of 50 feet. Large-acreage single-family lots are located to the west and south. In accordance with the Land Development Code (LDC) Compatibility standards, all structures will be set back a minimum of 50 feet from adjoining residential property lines with Type "C" landscape buffering.

Once constructed, the facility will be operated via the County Utility Division's supervisory control and data acquisition (SCADA) system from offsite, requiring occasional visits for system cleaning and maintenance. The facility will include multiple onsite structures including an electrical building, treatment building, high service pump station, and an emergency backup generator, as well as the subject tank. These mechanical components are specifically designed by the manufacturers to be placed in residential settings and mitigate any noise pollution.

Access will be provided by a commercial driveway onto Masterpiece Road, a Rural Major Collector (RMC) roadway. Class III utility uses such as this generate little-to-no consistent impacts on traffic, schools, emergency response, parks, utilities, or other public services. No wetlands or flood zones are located on the subject site, though a species walkover will be required to document and mitigate any possible impacts to protected species.

This facility will be rated for 1.63 MGD, meeting projected future demands to 2045. PCU staff has found through system modeling that the nearby Timberline plant can be decommissioned once this new facility is operational. This will enable greater efficiency in the overall system. This facility is critical for supplying potable water to the ERUSA, meets the relevant standards in the Comprehensive Plan and LDC, made compatible with surrounding uses through LDC provisions, and staff recommends approval.

****This case was presented and continued from the August 6th Planning Commission hearing due to an advertising error****

Findings of Fact

- *This is a request for Conditional Use Approval of a potable Water Treatment Plant (Class III Utilities) to include a 0.75-million-gallon Ground Storage Tank and support facilities to serve the East Regional Service Area (ERUSA) on approximately 2.38 acres of the subject parcel.*

- *The County purchased the subject property on March 20, 2024 (OR Book 13055 Pages 2031-2033).*

- *The subject site is within a Residential Suburban (RS) future land use designation in the Suburban Development Are (SDA).*

- *Comprehensive Plan Policy 2.106-A1 states, "SDAs shall be those areas within the County which are, in most cases, located between municipalities, TSDA or UGA and the Rural Development Areas (RDAs). In the SDA, agricultural activities coexist alongside low density developed areas in the fringes of municipalities and other urban centers. These areas have developed predominately residential, in a suburban pattern with County-owned, municipal or County-franchised potable-water systems, but without centralized sewer facilities and very little, if any, supporting public facilities and non-residential uses. Other urban services typically found to accompany a suburban area include, but are not limited to multimodal transportation facilities, public safety, recreational and educational services."*

- *According to Comprehensive Plan Policy 2.125-D1 states, "The following utility facilities shall be permitted throughout the County in all land use classifications, subject to County approval, to support existing and proposed development:*

    a. ***water and sewer transmission and treatment facilities, including, without limitation, collection and distribution mains, water and sewerage-treatment facilities, and pumping facilities;***

    b. *electrical-transmission and distribution facilities including, without limitation, electrical transmission lines, substations, and related electrical-distribution facilities;*

    c. *communications facilities, including, without limitation, radio towers and microwave transmission facilities, (subject to other restrictions within the Plan or the County's Land Development Code);*

    d. *public potable wells and temporary or permanent package treatment plants; and*

    e. *natural-gas and liquefied-fuel pipelines."*

- *Comprehensive Plan POLICY 2.125-D2.d says, "Polk County adopted the Land Development Code in accordance with Section 163.3202(1), FS, to further define appropriate development controls to govern the locational and site criteria for utilities."*

- *Chapter 10 of the Land Development Code (LDC) defines Class III Utilities as "Production or treatment facilities such as sewage treatment plants, elevated water storage towers, non-**accessory ground storage tanks**, or similar facilities. This definition does not include electric power plants and lime stabilization facilities.*"

- *LDC Table 2.1 lists Class III Utilities as "C3" Conditional Uses in RS districts, requiring approval from the Planning Commission in accordance with LDC Section 906.*

- *LDC Section 303, Criteria for Conditional Uses, states "Class III utility facilities may be permitted within a residential district only if the applicant demonstrates what efforts have been made to first site the facility within a non-residential district and why those sites were not chosen. At a minimum, alternative non-residential sites within one quarter of one mile from the selected site shall be considered."*

- *LDC Section 303, Criteria for Conditional Uses, states "For purposes of public safety and welfare, all new Class III utilities (except transmission lines) and all new electrical power substations (both Class II and Class III), shall be protected by fencing or other appropriate protection to discourage entry by animals and unauthorized persons. Fencing shall be interior to any required vegetative buffering. The minimum height for enclosures shall be six feet from finished grade level. Fencing in or adjacent to residential uses or districts shall exclude barbed or razor wire fencing materials below the height of six feet."*

- *LDC Section 303, Criteria for Conditional Uses, states the maximum average noise levels which shall be permitted at the utility site's perimeter on any given day, when a proposed utility locates next to a residential use or residential district is 65 dB(A).*

- *The zoned schools for the site are Spook Hill Elementary; McLaughlin Middle; and Winter Haven Senior.*

- *Fire response to this site is primarily from Polk County Fire Rescue Station 44, located at 1695 Masterpiece Road, Lake Wales. EMS response to this site is primarily from Polk County Fire Rescue Station 26, located at 2902 State Rd 60 E, Lake Wales.*

- *The site is served by the Polk County Sheriff's Office Southeast District Command Center, located at 4011 Sgt. Mary Campbell Way, Lake Wales.*

- *The site is in the ERUSA. An 8-inch potable water main is in the north right-of-way of Masterpiece Road.*

- *The site access to the subject property is on County Road 17A (Masterpiece Road/Road No. 971504) a County-maintained Rural Major Collector roadway.*

- *There are no wetlands and floodplains on the site. The nearest surface water is Lake Pierce to the east.*

- *The site where the tanks are to be located is comprised of Astatula Sands, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey.*

- *According to FNAI Biodiversity Matrix, the subject site (Unit ID 43633) no endangered species have been identified onsite. The property is not located within the Polk Green District. No conservation easements are adjacent to the property.*

- *The site is not within an airport flight path and height notification zone.*

- *This application has been reviewed for consistency with LDC Sections 906, 303, and 220.*

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 (DRC) finds that with the proposed conditions the request **IS COMPATIBLE** with the surrounding land uses and general character of the area and **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the DRC recommends **APPROVAL of LDCU-2025-11.**

Planning Commission: *The Planning Commission will vote on this application on August 6, 2025.*

CONDITIONS OF APPROVAL

Based upon the findings of fact, the DRC recommends APPROVAL of LDCU-2025-11 with the following conditions:

1. This approval shall be for a Water Treatment Plant (Class III Utilities) with a 0.75-million-gallon Ground Storage Tank and support facilities, as described in the staff report. [PLG]

2. Additional accessory structures necessary for the operation of this facility may be permitted as minor modifications to the site plan. [PLG]

3. The site plan included herein together with the conditions of approval shall be considered the "Binding Site Plan." Any modifications to LDCU-2025-11, except for those listed in Section 906.E of the LDC, shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission. [PLG]

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. Building permits will be required for improvements to 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

Northwest: RS Masterpiece Road Pasture	**North:** RS Masterpiece Road Vacant County Property	**Northeast:** LR Masterpiece Road Event Facility
West: RS SFR +/- 5.6 ac.	**Subject Property:** RS Vacant	**East:** LR/RS Event Facility/Pasture
Southwest: RS Un-Platted Vacant Lots > 4 ac.	**South:** RS Un-platted Vacant Lots >4 ac./SFR	**Southeast:** RS Pasture

The subject property is located to the southwest side of Lake Pierce. Staff has reviewed aerial imagery dating to 1941. The lodge at the Bella Cosa event facility on the lake shore has been there since 1925 and is utilized for hosting weddings. The subject site has always been vacant and used possibly for ranching purposes. In the 1980's, a handful of single-family homes were built nearby on properties exceeding five acres. The property directly north of the subject property was approved for a Suburban Planned Development (LDSPD-2021-2) by the BoCC on December 14, 2021. However, the County's Parks & Natural Resources Division purchased this property in December 2024.

Most of the properties immediately surrounding the site are vacant or are large-acreage single-family lots, though residential development intensifies to the southwest in the Lake Pierce Ranchettes subdivision. Single-family lots here range from 0.50 acres to exceeding an acre. This subdivision is an anomaly in the area, though, platted prior to the LDC and Comprehensive Plan through a prior zoning ordinance.

Compatibility with the Surrounding Land Uses and Infrastructure:

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."

Planning staff analyzes a site plan for compatibility by reviewing several factors: the type and intensity of adjacent uses versus the proposed use; how the proposed development interacts with the surrounding area in relation with existing uses; access to roads and where traffic generated from the site will travel; the proximity to retail, employment, emergency services, mass transit, parks, and other public services; and how the applicant addresses possible incompatibilities that might arise from the proposed use by utilizing mitigating strategies found in the Comprehensive Plan or through Conditions of Approval agreed upon by the applicant and staff.

A. Land Uses:

Polk County Utilities (PCU) is proposing a Water Treatment Plant (Class III Utility) which includes a 0.75-million-gallon Ground Storage Tank and support facilities to serve the East Regional Utility Service Area (ERUSA) on approximately 2.38 acres of the subject parcel. This receiving facility will blend Alternative Water Supply (AWS) water being provided by the Polk Regional Water Cooperative (PRWC) with raw water from a new Upper Floridian Aquifer well and

provide treated potable water across the eastern portion of the ERUSA service area. This facility will be rated as 1.63 MGD, meeting future demands at a built-out year of 2045.

Ground storage reservoirs can be made comapatible almost anywhere through buffering and proper site location. Ground storage tanks occupy visual space but cause few if any other externalities. The tank is 70 feet in diameter with an overall height of approximately 37 feet to the top of the aerators. The site is within a Residential Suburban (RS) future land use designation that allows a maximum height of 50 feet. The majority of the facility structures are set back approximately 350 feet south of Masterpiece Road. A Type "A" buffer will ber required along Masterpiece, while a Type "C" buffer will be placed on west and southern borders along with maintaining much of the existing vegetation on those sides. The tank and non-residential structures will be set back a minimum of 50 feet from any residential property line, in accordance with compatibility standards found in LDC Section 220.

LDC Section 303, Criteria for Conditional Uses, states the maximum average noise levels permitted at the utility site's perimeter on any given day, when a proposed utility locates next to a residential use or residential district, is 65 dB(A). The high-service pump station houses the distribution system pumps which are often the primary noise source along with the on-site well and an emergency backup generator. These mechanical components are specifically designed by the manufacturers to be placed in residential settings to mitigate noise pollution. In the case of an emergency scenario where the backup generator is required, the generator is fully enclosed in a sound attenuated enclosure and strategically placed on the site away from neighboring properties as feasibly possible.

Finally, the presence of this facility will not create high traffic demands. Once constructed, the facility will be operated via the County Utility Division's supervisory control and data acquisition (SCADA) system from offsite. There will only be occasional visits for system cleaning and maintenance. A commercial driveway will be constructed onto Masterpiece Road and not require access through nearby residential properties or subdivisions.

B. Timing & Infrastructure:

Polk County Comprehensive Plan Policy 2.102-A3 states, "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."

Staff finds there to be more than adequate infrastructure to support the placement of the storage tank on this site. This tank together with its new high service pumps for the potable water treatment facility will enhance efficiency and create a more consistent flow through the water system.

LDC Section 303, Criteria for Conditional Uses, states "Class III utility facilities may be permitted within a residential district only if the applicant demonstrates what efforts have been made to first site the facility within a non-residential district and why those sites were not chosen. At a minimum, alternative non-residential sites within one quarter of one mile from the selected site shall be considered."

County staff has reviewed potential surrounding non-residential sites that would operate as efficiently as the chosen location. Aside from Leisure/Recreation (LR) land use designations along the lake, there are none. This site is well within what could be considered classic Residential

Suburban (RS) and Suburban Development Area (SDA) designations. The area is rural in nature, and the residential development that does exist typically consists of larger lots than one would find in other, more-urban development areas where densities can intensify due to the presence of centralized wastewater, which does not currently exist in this portion of the County.

Nearest and Zoned Elementary, Middle, and High School

School capacity is not a concern for utility uses. Proximity and traffic conflicts are a concern. Fortunately, the activity on this site is benign and will have no potential conflicts with any school operations.

The zoned schools for the site are Spook Hill Elementary; McLaughlin Middle; and Winter Haven Senior. The nearest schools are Spook Hill Elementary and Lake Wales Senior High.

Table 2

Name of School	Average driving distance from subject site
Spook Hill Elementary	6 Miles
McLaughlin Middle	8 Miles
Winter Haven Senior	14 Miles
Lake Wales Senior	6 Miles

Source: Polk County School Board GIS

Nearest Sheriff, Fire, and EMS Station

Polk County Fire Rescue provides Advanced Life Support transport to all residents and visitors of Polk County. It also provides fire suppression, rescue services, and fire prevention services to all unincorporated Polk County and the municipalities of Eagle Lake, Polk City, Mulberry, Lake Hamilton, and Hillcrest Heights. Emergency response is considered effective if response times are within eight (8) minutes in rural and suburban areas and 13 minutes in urban areas.

Fire response to this site is primarily from Polk County Fire Rescue Station 44, located at 1695 Masterpiece Road, Lake Wales. EMS response to this site is primarily from Polk County Fire Rescue Station 26, located at 2902 State Rd 60 East, Lake Wales. Response times can vary significantly based on many factors but are within the suburban levels on average.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Southeast District Headquarters 4011 Sgt. Mary Campbell Way, Lake Wales	±6 miles	11:09 minutes 32:20 minutes
Fire	Polk County Fire Rescue Station 44 1695 Masterpiece Road, Lake Wales	±2 miles	4-6 minutes
EMS	Polk County Fire Rescue Station 26 2902 State Rd 60 East, Lake Wales	±6 miles	8-10 minutes

Source: Polk County Sheriff's Office and Public Safety

**Response times are based on when the station receives the call, not from when the call is made to 911.*

This water treatment plant will be an unmanned facility. Aside from construction, there should be little demand for fire/rescue services resulting from the operation of this site. There are not many combustible features to a water treatment facility of this size.

The site is in the Polk County Sheriff's Office Southeast District, which is headquartered at 4011 Sgt. Mary Campbell Way in Lake Wales. Sheriff response times are not as much a function of the distance to the nearest Sheriff's substation, but more a function of the overall number of patrol officers within the County.

The PCSO is always trying to improve response times, especially for Priority 1 Calls, by employing new technologies such as Emergency 1 Dispatch (E1D) and Live911. E1D is a program designed to alert deputies at the earliest possible moment of a call for service that is being classified as a true emergency. E1D alert notifications are sent to deputies via their agency-issued smart phones as text messages, alerting deputies of the call type and address of the emergency. Similarly, Live911 technology allows deputies to hear emergency calls in real-time as the dispatcher is receiving the information. Both E1D and Live911 enable deputies to self-dispatch to these in-progress, high-risk incidents as dispatchers collect additional information about the call, thus reducing our response time to emergency situations.

Patrol staff in each district also monitors the response times for their areas and tries to manage their shifts according to manpower, hotspots, traffic obstructions/construction sites, etc. Areas that are spread out tend to have slightly longer response times because of the vast land mass of their district and time of travel. Since patrol deputies are not sitting in the office waiting on a call, it is easier for patrol staff to assign them to certain sectors or beats based on areas with higher call volume to reduce response time; however, this cannot be predicted precisely.

Water and Wastewater Demand and Capacity:

This water production and proposed storage facility will not require any water or wastewater. It will continue to provide water services.

A. Estimated Demand and Service Provider:

The site is within an RS future land use district. The by-right density provided by LDC Table 2.2 is one dwelling unit per five acres (1DU/5AC). Pursuant to LDC Section 303, up to 3 DU/AC could be constructed here, if a site plan can meet locational criteria found within this section. Single-family dwelling units are assumed to require 360 gallons per day (GPD) of potable water and create 270 GPD in wastewater demand; however, there are no wastewater lines available at this location, and the SDA does not typically account for them. Residential units would need individual septic systems.

As a water storage facility, there will be no demand on the system. There are no onsite offices or restrooms. Table 4, below, reflects the differences between the theoretical impact of the proposed utility versus the basic level and the highest levels of residential development permissible under the current land use district, development area, and overall acreage of the subject parcel.

Table 4

Subject Property	**Estimated Impact Analysis**		
±17.36 Acres RS	**Demand as Currently Permitted in RS 1 DU/5 AC)**	**Maximum Permitted in RS (3 DU/AC)**	**Proposed Plan**
Permitted Intensity	Three (3) Single-Family Dwellings	52 Single-Family Dwellings	Class III Utility
Potable Water Consumption (GPD)	1,080 GPD	18,720 GPD	0 GPD
Wastewater Generation (GPD)	810 GPD	14,040 GPD	0 GPD

Source: Polk County Concurrency Manual & Polk County Utilities

B. Available Capacity:

The East Public Water System is currently permitted for 0.884 MGD with a flow of 0.444 MGD. With the completion of this facility and alternative water sources, the permitted water limits are anticipated to increase to 1.474 MGD by 2029, with an anticipated incremental increase in flow (+/- 0.450 MGD) by this time.

C. Planned Improvements:

This project is one of many in this region to provide potable water to southeast Polk County. With portions of Polk County lying within the Southern Water Use Caution Area (SWUCA), as identified by the Southwest Water Management District, there has been a significant effort by the State and additional stakeholders to address the water use in the region. This facility will blend an Alternative Water Supply (AWS) being provided by the Polk Regional Water Cooperative (PRWC) with raw water from a new Upper Floridian Aquifer well and provide treated potable water across the eastern portion of the ERUSA service area.

Roadways/ Transportation Network

The Polk County Transportation Planning Organization (TPO) monitors traffic congestion on over 425 roadway segments (950 directional links). The Roadway Network Database (RND) contains current traffic data for all arterial and collector roads and includes information on the current traffic volume and level-of-service for these major roads. The RND contains over 26 fields of transportation data for over 1,300 miles of state, County, and city roads in Polk County – one of the largest road networks in the State of Florida.

Much of the transportation data contained in the updated RND is based on traffic counts taken recently by the TPO and Florida Department of Transportation (FDOT) and is used to calculate the level of service and how much capacity is available on a given road based on the road's level of service (LOS) standard. Also included are several safety and multi-modal indicators that help us track some of the TPO's performance measures and targets. This includes a calculation of crash rates, as well as if there is a presence of transit services, sidewalks and bicycle facilities for each road segment.

The report identifies both daily and peak hour traffic volumes. Daily traffic volumes are reported in Annual Average Daily Traffic (AADT) – the typical traffic volume on a weekday over a 24-hour period. Peak hour traffic represents the highest hourly traffic volume for period between 4 – 7 p.m. It is reported as both a two-way volume and as directional volumes (east and west or north and south).

The peak hour traffic volumes are used to estimate the level-of-service for each roadway, in each direction. Level-of-service refers to the quality of traffic flow. It is the primary measure of traffic congestion. Level-of-service (LOS) is measured on a scale of 'A' to 'F' with LOS 'A' being the best (free-flow traffic) and LOS 'F' being the worst (severe traffic congestion).

A. Estimated Demand:

Class III Utilities do not generate significant amounts of traffic on roadways. They are typically more of a "land intensive" use. This means they can use a lot of land but don't have as much activity to go with it.

There will not likely be any increase in transportation demand because of this approval. After construction of the ground storage tank and supporting facilities, the plant will be operated through the County's supervisory control and data acquisition (SCADA) system. There are no offices or habitable structures planned onsite that will draw personnel beyond the occasional visits for testing and maintenance.

The site is within a RS future land use district. The by-right density provided by LDC Table 2.2 is one dwelling unit per five acres (1DU/5AC). Pursuant to LDC Section 303, up to 3 DU/AC could be constructed here, if a site plan could meet locational criteria found within this section. It is assumed that each residential unit will generate 7.81 AADT and 1.00 Peak PM Hour trip.

As a water storage facility, there will be few regular demands on the traffic system. Table 5, below, reflects the differences between the theoretical impact on traffic by this utility versus the basic and the highest levels of residential development permissible under the current land use district, development area, and overall acreage of the subject parcel.

Table 5

Subject Property	**Estimated Impact Analysis**		
±17.36 acre RS	**Demand as Currently Permitted in RS (1 DU/5 AC)**	**Maximum Permitted in RS (3 DU/AC)**	**Proposed Plan**
Permitted Intensity	Three (3) Single-Family Dwellings	52 Single-Family Dwellings	Class III Utility
Average Annual Daily Trips (AADT)	24	406	<1
PM Peak Hour Trips	3	52	<1

Source: Polk County Concurrency Manual

This request will not require either a major or minor traffic study since the average annual daily trip rate (AADT) will be less than 50 trips per day. A commercial driveway will be installed. This will lessen the damage experienced to Masterpiece Road (CR 17A) as maintenance vehicles visit the site.

B. Available Capacity:

The project will have direct access to Masterpiece Road (CR 17A). This road is broken into two road classifications, one going east-west (Road No. 971504) and north-south (Road No. 982901), with access being from the former roadway segment. TPO tracks concurrency across the entirety of this stretch from SR 17 to the west and Mammoth Grove Road to the southeast (Links 4030 N/S). Each segment is designated as a Rural Major Collector.

Although the request will have a limited impact on the transportation system, it is still pertinent to be aware of available capacity when making land use decisions. Table 6, to follow, provides a brief snapshot of the capacity on the surrounding road network.

Table 6

Link #	**Road Name**	**Current Level of Service (LOS)**	**Available PM Peak Hour Capacity**	**Minimum LOS Standard**
4030N	Masterpiece Road From: Mammoth Grove Road To: SR 17	C	495	D
4030S	Masterpiece Road From: SR 17 To: Mammoth Grove Road	C	486	D

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database January 17, 2025

C. Roadway Conditions

Masterpiece Road is classified as a Rural Major Collector. The pavement width adjacent to the site is approximately 22 feet with a right-of-way of 80 feet. The projected AADT is to be under the threshold of 90 AADT set by LDC Section 705 for required intersection improvements. Development sites accessing a collector roadway that is substandard due to pavement width shall increase the pavement width to 24 feet in both directions and equally on both sides of the road along the existing roadway right-of-way.

The speed limit heading west on Masterpiece Road is 55 MPH. The speed limit slows at the curved intersection with Timberlane Road to 45 MPH before increasing again to 55.

D. Planned Improvements:

A roundabout is planned for the intersection of Masterpiece Road and Timberlane Road, though it is not yet listed in the 5-year CIP.

E. Sidewalks

There are no sidewalks along the frontage of the site. In the SDA, LDC Section 707 does not currently require sidewalks unless for an SPD. Furthermore, the site is not within two miles of a school, and no habitable structure is planned onsite, two other factors used for requiring sidewalks. The County, however, maintains the option of adding a sidewalk during the engineered site plan review process.

F. Mass Transit

There are no mass transit services provided to the area. It is not likely that any will be provided soon. The water treatment plant is not permanently staffed. It is operated remotely through Polk County's SCADA system. When staff are needed at the site, they have service vehicles.

Park Facilities:

Utility infrastructure does not create a direct demand for parks or recreational facilities. It is very rare that a utility infrastructure project will impede or diminish the use of a park or recreation improvement.

A. Location:

No regional parks are located near this proposed facility. A neighborhood park is located to the southwest in the Lake Pierce Ranchettes subdivision. A public boat ramp is located on Lake Pierce to the northeast.

B. Services:

A basketball court and a playground are located at the neighborhood parkin Lake Pierce Ranchettes subdivision.

C. Environmental Lands:

The closest Environmental Lands with public access is the Allen David Broussard Catfish Creek Preserve State Park on the east side of Lake Pierce. This preserve covers more than 8,000-acres of scrub, sandhill and flatwoods land and offers 6-miles of hiking trails, 7-miles of equestrian trails and wildlife viewing opportunities. The site is not within the Polk Green district, and no conservation easements are adjacent to the site.

D. Planned Improvements

There are no planned improvements to park facilities in this area, according to the County's 5-year capital improvements plan.

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:

The site is in the Catfish Creek basin with a positive stormwater outfall. Lake Pierce is less than ¼-mile to the east. According to the Polk County Water Atlas, Lake Pierce is an approximately 3,856-acre natural lake within the Kissimmee River Watershed. This waterbody is impaired, according to the Florida Dept. of Environmental Protection's (FDEP) implementation of the Impaired Waters Rule (IWR) due to several water quality factors including high levels of phosphorus. The FDEP evaluates whether waters meet their designated uses, which include aquatic life use support, primary contact and recreation use support, fish and shellfish consumption use support, and drinking water use support.

The Lake Vegetation Index (LVI) is a bioassessment tool created by the FDEP and monitored by the Polk County Water Atlas to assess the biological condition of aquatic plant communities in Florida lakes. According to the Polk County Water Atlas, "It utilizes a multi-metric index that evaluates how closely a lake's plant community compares to a lake containing minimal human disturbance (known as a reference lake) and is based on a field assessment of aquatic and wetland plants. Plants respond to disturbances such as the introduction of invasive exotic species (hydrilla as an example), lakeshore alterations such as creating beaches, and introduction of excess nutrients received by the surrounding watershed (use of fertilizers)."

The latest LVI assessment published on 8/10/2023 describes Lake Pierce as healthy, a status which it has maintained since 2009.

Generally, the site slopes to the northeast and towards the lake from approximately 125' from its highest point to 88' to a concrete ditch along Masterpiece Road. The site plan shows stormwater ponds onsite to account for the increase of impervious surface on the subject property. These will be designed in accordance with SWFWMD and County standards and reviewed during the engineered site plan review process. Combined with the well-drained soils, there are no anticipated impacts to nearby surface waters.

B. Wetlands/Floodplains:

There are no wetlands or 100-year flood hazard areas onsite. The nearest flood hazard and wetland areas are along the shores of Lake Pierce.

C. Soils:

The site is comprised of favorable soils for development, according to the U.S. Department of Agriculture, Soil Conservation Service (USDA, SCS) Polk County Survey. There are no limitations to a ground storage facility onsite. No septic systems will be needed for this use.

Table 7

Soil Name	**Septic Tank Absorption Field Limitations**	**Limitations to Small Commercial Buildings**	**% of Site** *(approximate)*
Astatula sand (46)	Slight	Slight, but poor filtration	100%

Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service

D. Protected Species

According to FNAI Biodiversity Matrix, the subject site (Unit ID 43633) no endangered species have been identified onsite, though given the ecology of the area, a species survey is warranted and will be required prior to construction.

E. Historical & Archeological Resources:

No protected archeological resources are located onsite, according to the Florida Department of State, Division of Historical Resources. The Bella Cosa to the east is listed on the National Register of Historic Spaces. This 14-room hotel and restaurant serves as a wedding venue on Lake Pierce.

F. Wells (Public/Private)

No existing public or private wells are indicated onsite.

G. Airports:

The nearest airport is Southerly Airport, a private airstrip located north of Lake Pierce. Cherry Pockets, a resort on the north shore of Lake Pierce, was also approved for a seaplane base.

Economic Factors:

The Southern Water Use Caution Area (SWUCA) was designated in 1992 to address declines in aquifer levels due primarily to groundwater withdrawals. Drawdowns in aquifer levels in some areas exceeded 50 feet. The SWUCA encompasses approximately 5,100 square miles, including all of DeSoto, Hardee, Manatee, and Sarasota counties, and parts of Charlotte, Highlands, Hillsborough and Polk counties. This area is experiencing reduced flows in its river systems, reduced lake levels, and saltwater intrusion into the Upper Floridan aquifer along the southwest coast of the state. Concurrently, similar environmental declines were being witnessed on the eastern coast of central Florida.

After data-gathering and analysis into the causes of these environmental declines, the FDEP developed a program called the Central Florida Water Initiative (CFWI). The CFWI Planning Area covers five counties, including Orange, Osceola, Polk, Seminole and southern Lake County. The boundaries of the St. Johns River, South Florida and Southwest Florida water management districts (Districts) meet in the area. In 2020, rules were adopted to limit water users in the CFWI area to their currently permitted groundwater quantities, or the quantities necessary to meet their needs in the year 2025, depending upon the use type. This rule will limit growth and development in Polk County unless other sources of drinking water can be found.

The PRWC was formed as a non-profit, special district of the State of Florida created to plan, develop, and deliver a future high-quality drinking water supply. The PRWC was created by interlocal agreement among member governments and is a regional utility funded by contributions from the member governments and State agency grants. Based on the local and regional water supply needs of Polk County's communities, the member governments knew that planning to meet those needs and protect Polk County's water resources needed to be a collective and collaborative process.

The Southwest Florida Water Management District is the largest funding partner, having committed over $200 million to the project so far. The PRWC has also been successful in securing over $10 million in state funding grants for this regional project. In addition, low-interest state revolving funds and federal WIFIA loans will be used to help finance the project and give members time to generate future revenue for repayment of the project loans.

Despite all the grants and low-interest loans, the water produced from this facility will cost more than it costs to retrieve water from the Upper Floridan Aquifer. This is due to the effort and energy it takes to bring the Lower Floridan Aquifer's briny water to purification and consumption standards. The byproduct of the process also comes at a cost to dispose through deep well injection. The individual utilities will make decisions for any changes to their customer drinking water rates. Water conservation will ultimately be a critical factor that lessens the financial burdens on average consumers.

Water storage systems provide financial benefits to the utility provider and ultimately taxpayers. These tanks act as capacitors to mitigate surge demand, which provides balanced water pressure. There is also less strain on other parts of the system when storage is available. In the long run, maintenance costs are lower, there are fewer pipe bursts, and water outages are less likely.

Consistency with the Comprehensive Plan, LDC, and Other County Ordinances:

The property is in the Suburban Development Area (SDA). Comprehensive Plan Section 2.106-A1 states, *"SDAs shall be those areas within the County which are, in most cases, located between municipalities, TSDA or UGA and the Rural Development Areas (RDAs). In the SDA, agricultural activities coexist alongside low density developed areas in the fringes of municipalities and other urban centers. These areas have developed predominately residential, in a suburban pattern with County-owned, municipal or County-franchised potable-water systems, but without centralized sewer facilities and very little, if any, supporting public facilities and non-residential uses. Other urban services typically found to accompany a suburban area include, but are not limited to multimodal transportation facilities, public safety, recreational and educational services."*

POLICY 2.125-D1: UTILITIES PERMITTED USES states that "*utility facilities shall be permitted throughout the County in all land use classifications, subject to County approval, to support existing and proposed development.*" To better serve existing development and additional

development in the future, there is a need for more water storage so that efficient flows can be maintained to distribute this water to existing and new customers.

Table 8, to follow, provides an analysis of the proposed request when compared to the typical policies of the Comprehensive Plan selected by staff for evaluation of development proposals. Based upon this analysis, the proposed request is consistent with these policies.

Table 8

Comprehensive Plan Policy	Consistency Analysis
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: 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.	The proposed facility will not exceed the height district for the RS future land use (50'). The tank and all supporting facilities will be set back 50 feet from residential properties. Landscaping will be planted in accordance with LDC standards. Equipment onsite will not exceed LDC standards for noise at the property line (65dBA).
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.	This potable water storage tanks are needed to enable more "contiguous and compact growth patterns."
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.	This request is in the ERUSA. This is a greatly needed component of the overall distribution of potable water throughout the network. This will improve the operation of the system and contribute to more consistent water pressure.
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 requirements and the County's concurrency management system.	This ground storage facility is needed to serve current development as well as potential future development.
POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost-effective response times from the Fire Department, Sheriff's Department, and Emergency Management Service (EMS).	The subject property is located within an area of the County that has adequate public safety services as identified in the staff report. Ground storage reservoirs are essential to maintaining adequate water pressures in a water system so that fire hydrants have adequate flow for their emergency use.

LDC Table 2.1 listed Class III Utilities as a "C3" conditional use requiring Planning Commission approval. A Level 3 Review is approved by the Planning Commission under the criteria listed in Section 906.D.7 of the LDC

Table 9

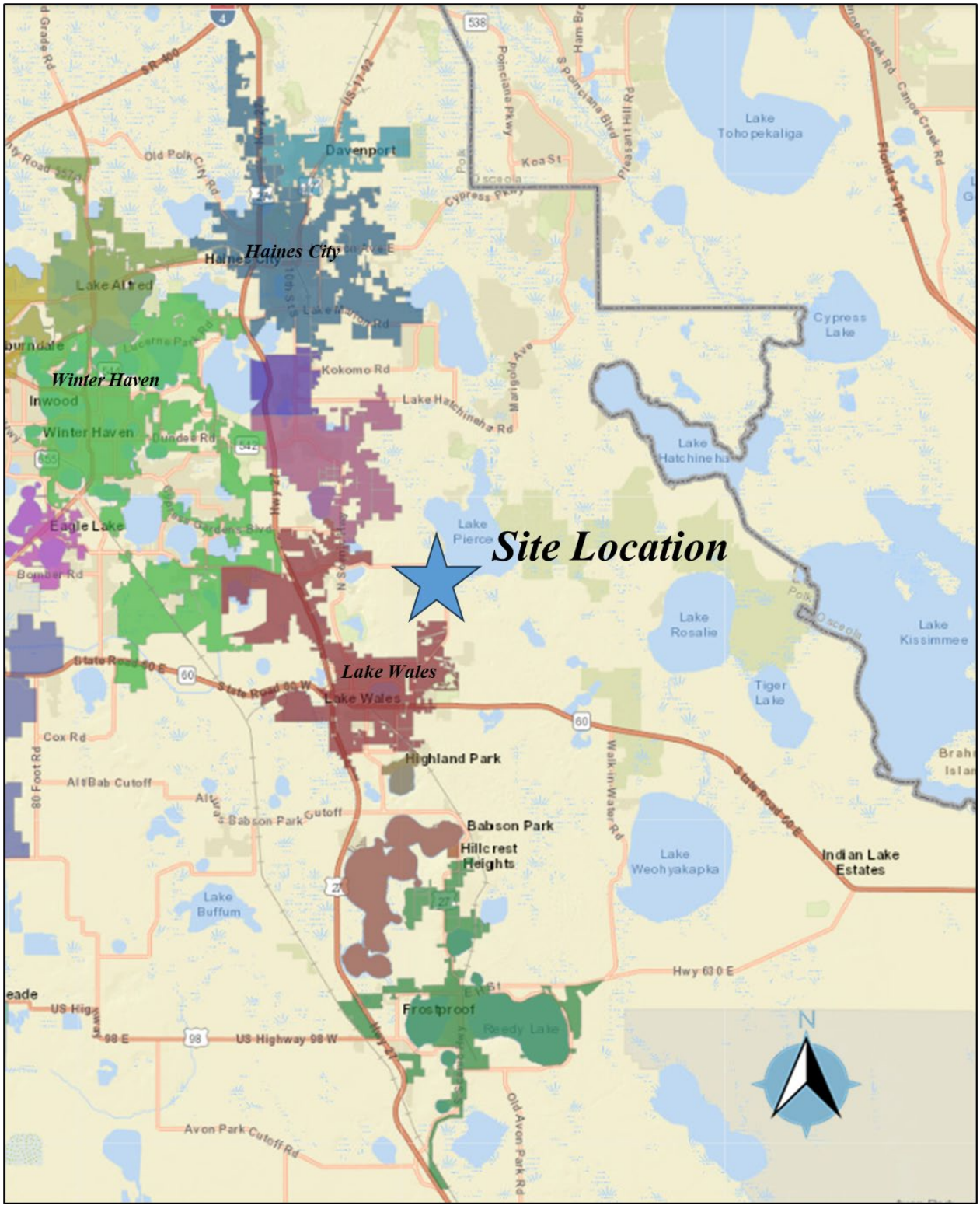
The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
Whether the proposed development is consistent with all relevant requirements of this Code;	*Yes, this request is consistent with the LDC Section 303, Class III Utilities and 906.D Level 3 Review Procedures.*
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	*Yes, this development is consistent with the Comprehensive Plan because POLICY 2.125-D1 states "utility facilities shall be permitted throughout the County in all land use classifications"*
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	*The surrounding properties are currently vacant or are single-family homes on large-acreage lots. The site plan demonstrates adherence to compatibility standards.*
How the concurrency requirements will be met if the development were built.	*Ground storage water tanks generate an insignificant amount of vehicle travel, require no school or park capacity, must be designed to meet drainage requirements, and are a concurrency facility on their own.*

The request meets all the conditions in Section 303 of the LDC for Class III Utilities in an RS land use district, as listed in the Findings of Fact of this report.

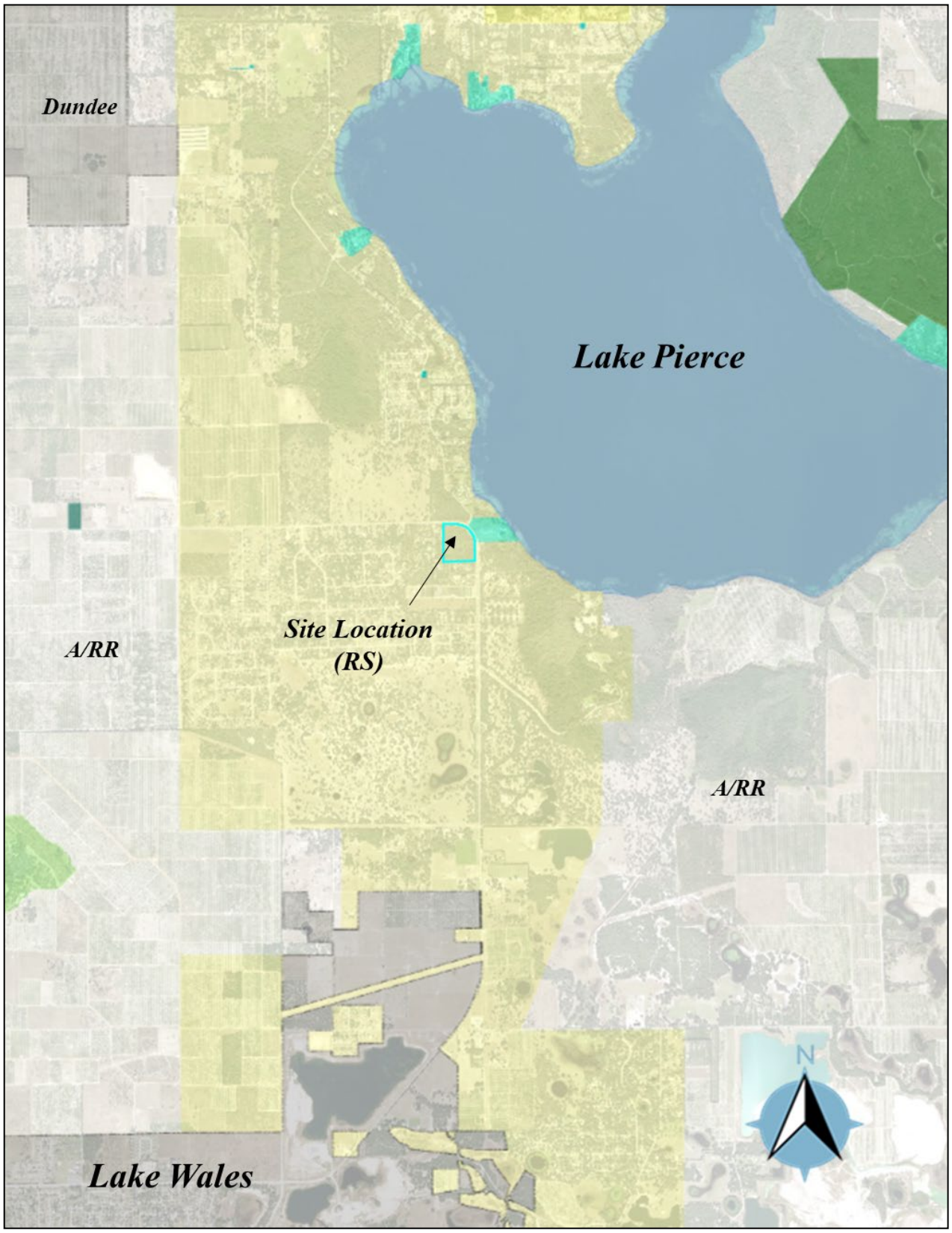
Comments from other Agencies: The Polk County Utilities, Land Development Engineering, County Surveyor, Polk County School Board, and the Polk County Public Safety Division contributed to the drafting of this report.

Exhibits:

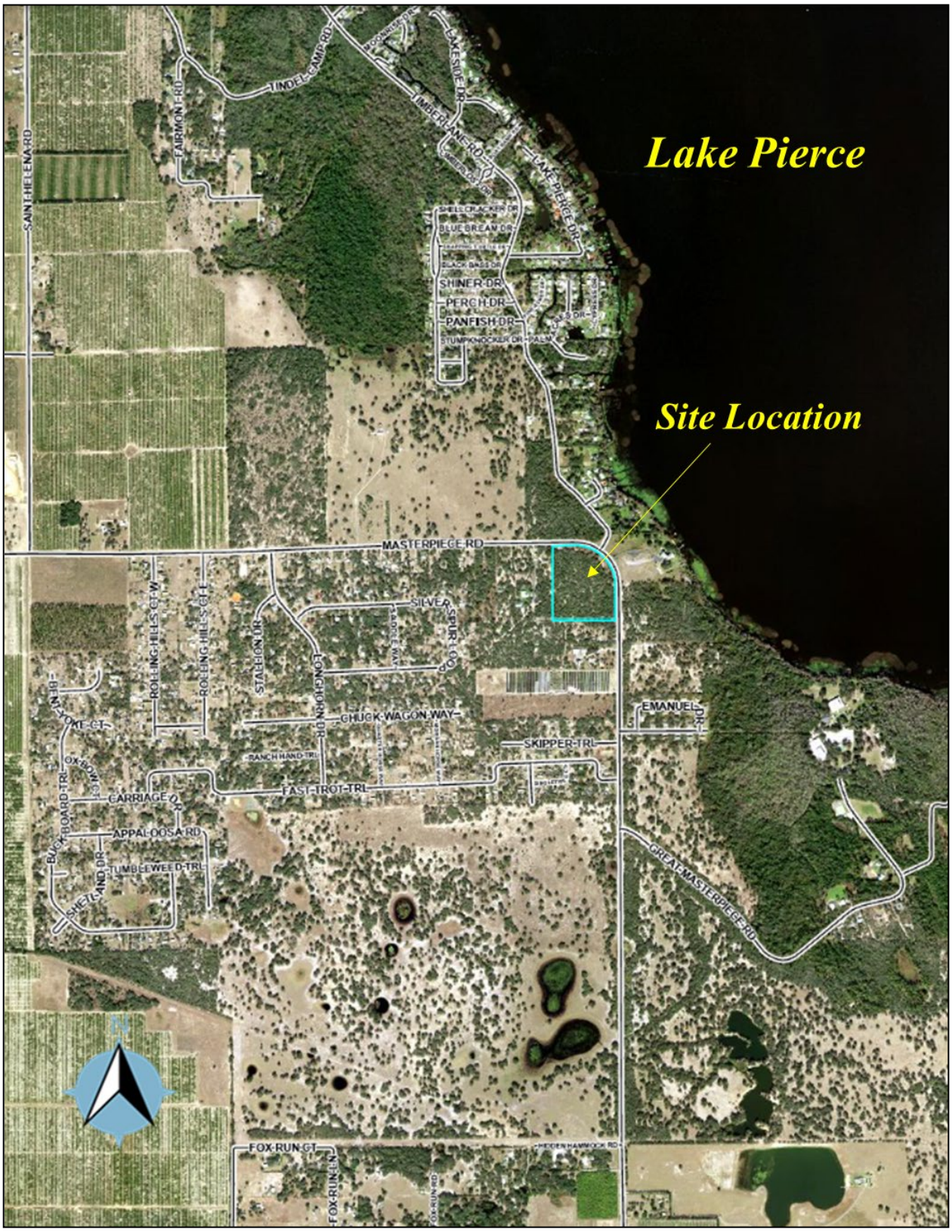
Exhibit 1 Location Map
Exhibit 2 Future Land Use Map
Exhibit 3 2023 Aerial Image (Context)
Exhibit 4 2023 Aerial Image (Close)
Exhibit 5 Site Plan



Location Map



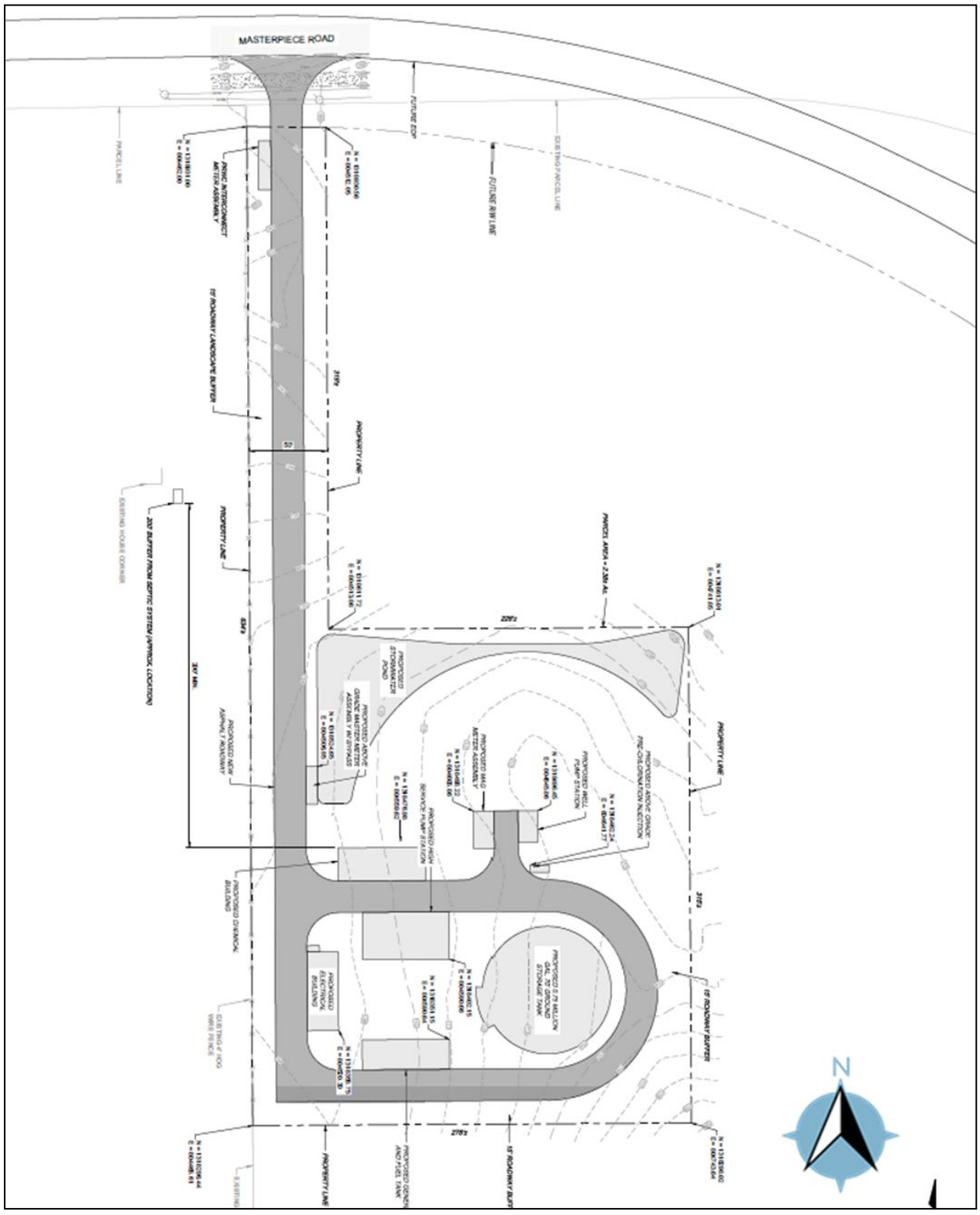
Future Land Use Map



2023 Aerial Image (Context)



2023 Aerial Image (Close)


MASTERPIECE ROAD
PROPERTY LINE
PROPOSED STORMWATER POND
PROPOSED WAY
PROPOSED GRADE BREAK
PROPOSED PRE-CHLORINATION INJECTION
PROPOSED WATER BUILDING
PROPOSED 0.75 MILLION GAL. TO GROUND STORAGE TANK
PROPOSED GRADE ANCHOR TANK
N

Site Plan

LDCU-2025-11 - ERUSA Water Treatment Plant

Menu Reports Help

Application Name: ERUSA Water Treatment Plant

File Date: 05/14/2025

Application Type: PC-Conditional Use-New Or Mobile Home

Application Status: Revisions Required

Application Comments:

View ID	Comment	Date

Description of Work: ERUSA Water Treatment Plant with Ground Storage Tank and supporting infrastructures. Class III Utilities

Application Detail: Detail

Address: MASTERPIECE RD, LAKE WALES, FL 33898

Parcel No: 282917000000041020

Owner Name: POLK COUNTY

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Polk County		Engineer	Mailing, 330 W Church ...	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $450.00

Total Fee Invoiced: $0.00

Balance: $0.00

Custom Fields: **LD_GEN_PUB**

PUBLIC HEARINGS

Development Type
Planning Commission

Application Type
Government Project

Variance Type
–

Brownfields Request
–

Affordable Housing

Type of Acreage
–

GENERAL INFORMATION

Expedited Review

Number of Lots
–

Will This Project Be Phased

Acreage
0

DRC Meeting
06/05/2025

DRC Meeting Time
9:15 AM

Rescheduled DRC Meeting
–

Rescheduled DRC Meeting Time
–

Green Swamp
No

Number of Units
–

Case File Number
–

Is this Polk County Utilities

Is this Application a result of a Code Violation
No

One Year Extension
–

FS 119 Status
Non-Exempt

Code Violation Case Number
–

ADVERTISING

Legal Advertising Date

BOCC1 Advertising Date

BOCC2 Advertising Date
–

Advertising Board
Planning Commission

MEETING DATES

Community Meeting
–

Planning Commission Date
08/06/2025

Land Use Hearing Officer 3
–

1st BOCC Date
–

2nd BOCC Date
–

LUHO-Level 3
–

HEARING

PC Hearing Results
–

PC Vote Tally
–

BOCC 1st Hearing Results
–

BOCC 1st Vote Tally
–

BOCC 2nd Hearing Results
–

BOCC 2nd Vote Tally
–

FINAL LETTER

Denovo Appeal
–

Denovo Results
–

Denovo Tally
–

LD_GEN_PUB_EDL

Opening DigEplan List...

DigEplan Document List
Open

PLAN REVIEW FIELDS

TMPRecordID
POLKCO-REC25-00000-00JYX

DocumentGroupforDPC
DIGITAL PROJECTS LD

RequiredDocumentTypes
–

RequiredDocumentTypesComplete
Yes

AdditionalDocumentTypes
Applications,AutoCad File,Binding Site Plans (PDs and CUs),CSV,Calculations,Correspondence,Design Drawings,Flood/Traffic Studies,Impact Statement,Inspections,Miscellaneous,Plats,Record Drawings,Response Letter Resubmittal Complete,Staff Report/Approval Letter,Survey,Title Opinion

Activate DPC
Yes

Activate FSA
Yes

DigitalSigCheck
Yes

SELECTED AREA PLANS

Selected Area Plans

LAND USE

Selected Area Plan LU Code

DEVELOPMENT AREA

Development Area

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board **Number of Boards** (Number) **Number of Mailers** (Number) **Date Mailed** **Date Posted** **NOR**

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	05/14/2025	Lyndsay Rathke
Engineering Review				
Fire Marshal Review	Kim Turner	Approve	05/24/2025	Kim Turner
Planning Review	Ivan Nance	Approve	05/28/2025	Ivan Nance
Surveying Review	Mike Benton	Resubmittal ...	05/28/2025	Mike Benton
School Board Review	School District	Not Required	05/14/2025	School District
Roads and Drainage Review	Phil Irven	Approve	05/19/2025	Phil Irven
Review Consolidation	Lyndsay Rathke	Resubmittal ...	05/28/2025	Lyndsay Rathke
Staff Report				
Public Notice				
Hearing				
BOCC Hearing				
Final Letter				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Impact Assessment Statement

Land and Neighborhood Characteristics

1. How and why is the location suitable for the proposed uses?

Located in a rural area without adversely impacting or people.

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?

Locating the treatment plant far from residential uses. The storage tank will have low impacts.

3. How will the request influence future development of the area?

It will provide water to support growth in urban areas.

Access to Roads and Highways

1. What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed1 methodology and calculations.

Less than 50 AADT at the treatment site, 10 PM peak. Only an occasional trip to the raw water wells for maintenance and testing.

2. What modifications to the present transportation system will be required as a result of the proposed development?

Commercial driveway entrance.

3. What is the total number of parking spaces required pursuant to Section 708 of the Land

10-15 and storage of maintenance vehicles at the plant site.

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?

Direct frontage

Sewage

1. What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development?

Not much more than 1 ERC at the plant site. None at the well sites.

2. If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?

Septic tank and drain field.

3. If offsite treatment, who is the service provider?

n/a

4. Where is the nearest sewer line (in feet) to the proposed development (Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement or right-of- way under certain conditions listed in Section 702E.3 of the Land Development Code)

n/a

5. What is the provider's general capacity at the time of application?

n/a

6. What is the anticipated date of connection?

n/a

7. What improvements to the providers system are necessary to support the proposed request

n/a

Water Supply

1. What is the proposed source of water supply and/or who is the service provider?

Polk County Utilities

2. What is the estimated volume of consumption in gallons per day (GPD)?

Not much more than 1 ERC at the plant site.

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?

Onsite.

4. Who is the service provider?

Polk County Utilities

5. What is the anticipated date of connection?

2026

6. What is the provider's general capacity at the time of application?

12.5 MGD to 30 MGD

7. Is there an existing well on the property(ies)?

Surface Water Management and Drainage

1. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding issues);

The highest point on the WTP site is 123 MSL in the southwest corner, the lowest point is 89 MSL in the northeast corner. The site slopes towards Masterpiece Road.

2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?

There will be some site grading necessary to place all of the facilities.

Environmental Analysis

1. Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.

An environmental review will be required prior to Level 2 Approval and development of the site.

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.

No wetlands or floodplains.

3. Discuss location of potable water supplies, private wells, public well fields (discuss the location, address potential impacts), and;

The project will be interior to the site and meet compatibility standards of a minimum of 50 feet from adjacent residential development.

4. Discuss the location of Airport Buffer Zones (if any) (discuss the location and address, potential impacts).

No impact. Most facilities will be at grade. The highest are the ground storage tanks that are less than 40 feet above average adjacent grade.

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.

Most of the site is Astatula Sand. Astatula is well drained.

Infrastructure Impact Information

1. Parks and Recreation;

Sumica Preserve is the closest environmental land. Closest parks are in Lake Wales.

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);

Closest schools are in Lake Wales.

3. Health Care (e.g., emergency, hospital);

Lake Wales Medical Center

4. Fire Protection;

Polk County Fire/Rescue

5. Police Protection and Security;

PCSO

6. Emergency Medical Services (EMS);

Onsite

7. Solid Waste (collection and waste generation); and

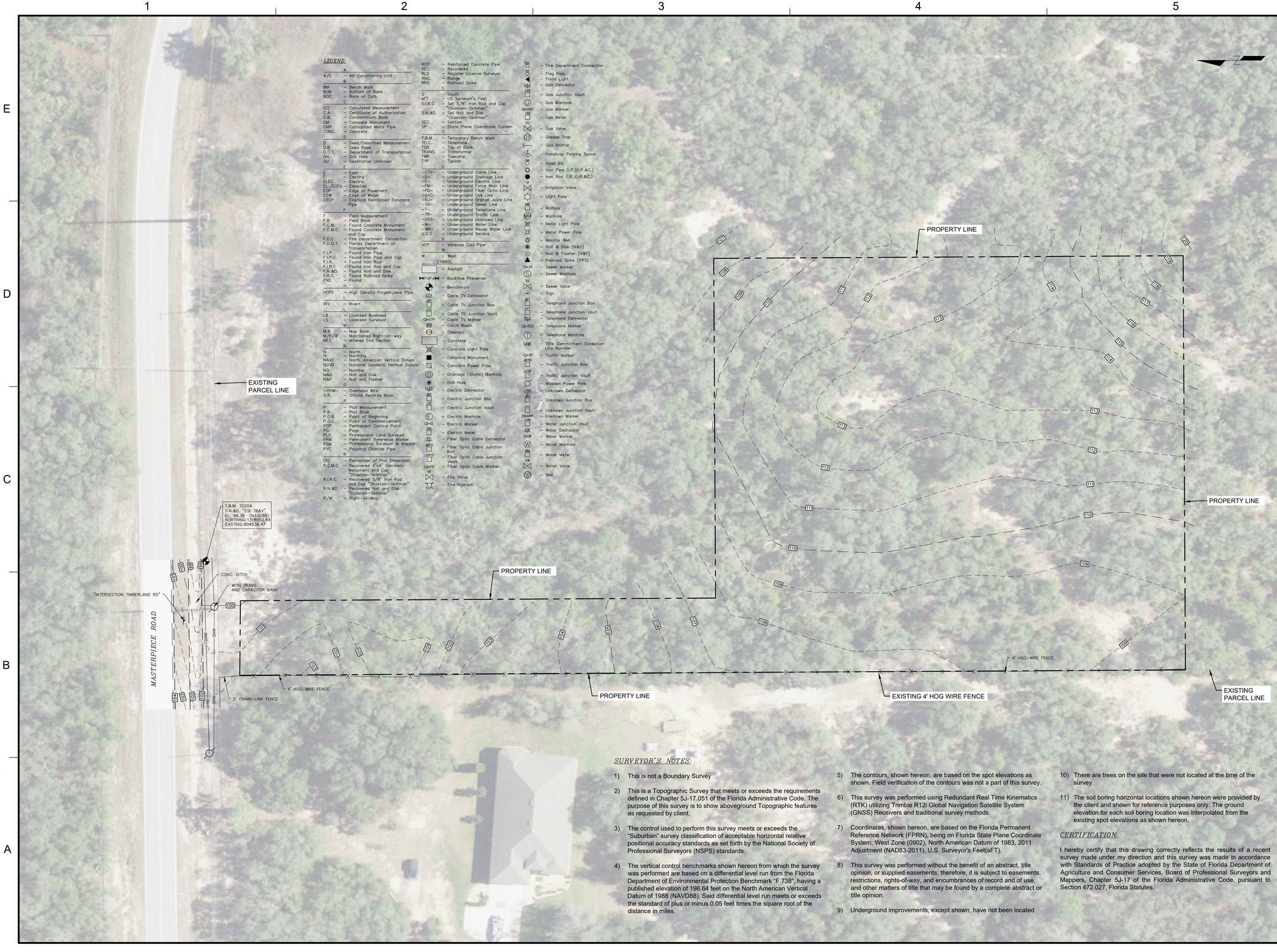
Neglibile.

*8. How may this request contribute to neighborhood needs?*It will provide a future water supply.

ERUSA PRWC AWS RECEIVING FACILITY

The ERUSA PRWC AWS Receiving Facility is an Alternative Water Supply (AWS) Receiving Facility that lies within the Eastern Regional Service Area (ERUSA) in Polk County and is located south of Masterpiece Road at the Timberlane Road intersection. With portions of Polk County lying within the Southern Water Use Caution Area (SWUCA) as identified by the Southwest Water Management District, there has been a significate effort by the State and additional stakeholders to address the water use in the region. This facility will blend AWS water being provided by the Polk Regional Water Cooperative (PRWC) with raw water from a new Upper Floridian Aquifer well and provide treated potable water across the eastern portion of the ERUSA service area.

This facility will be rated for 1.63 MGD meeting future demands at build out year of 2045, with the AWS supplying average daily conditions and the onsite well available to meet demands during peaking events. The facility will include multiple onsite structures including an electrical building, treatment building, high service pump station, 0.75 million gallon ground storage tank, and an emergency backup generator. The majority of the facility structures are set back roughly 350 feet south of Masterpiece Road and will meet County setback and buffering requirements of the Land Development Code. A Type C buffer will be placed on west and southern borders along with maintaining much of the existing vegetation on those sides. The Facility will be staffed according to FDEP requirements and operated utilizing a robust electrical and SCADA control system under normal operating conditions. The high service pump station houses the distribution system pumps which are often the primary noise source along with the on-site well, and emergency backup generator. These mechanical components are specifically design by the manufacturers to be placed in residential settings and mitigate any noise pollution. In the case of an emergency scenario where the backup generator is required for a period of time, the generator is fully enclosed in a sound attenuated enclosure and strategically placed on the site away from neighboring properties as feasibly possible.



SURVEYOR'S NOTES:

1) This is not a Boundary Survey
2) This is a Topographic Survey that meets or exceeds the requirements defined in Chapter 5J-17.051 of the Florida Administrative Code. The purpose of this survey is to show aboveground Topographic features as requested by client.
3) The control used to perform this survey meets or exceeds the "Suburban" survey classification of acceptable horizontal relative positional accuracy standards as set forth by the National Society of Professional Surveyors (NSPS) standards.
4) The vertical control benchmarks shown hereon from which the survey was performed are based on a differential level run from the Florida Department of Environmental Protection Benchmark "F 738", having a published elevation of 196.64 feet on the North American Vertical Datum of 1988 (NAVD88). Said differential level run meets or exceeds the standard of plus or minus 0.05 feet times the square root of the distance in miles.
5) The contours, shown hereon, are based on the spot elevations as shown. Field verification of the contours was not a part of this survey.
6) This survey was performed using Redundant Real Time Kinematics (RTK) utilizing Trimble R12i Global Navigation Satellite System (GNSS) Receivers and traditional survey methods.
7) Coordinates, shown hereon, are based on the Florida Permanent Reference Network (FPRN), being on Florida State Plane Coordinate System, West Zone (0902), North American Datum of 1983, 2011 Adjustment (NAD83-2011), U.S. Surveyor's Feet(sFT).
8) This survey was performed without the benefit of an abstract, title opinion, or supplied easements; therefore, it is subject to easements, restrictions, rights-of-way, and encumbrances of record and of use, and other matters of title that may be found by a complete abstract or title opinion.
9) Underground improvements, except shown, have not been located
10) There are trees on the site that were not located at the time of the survey.
11) The soil boring horizontal locations shown hereon were provided by the client and shown for reference purposes only. The ground elevation for each soil boring location was interpolated from the existing spot elevations as shown hereon.

CERTIFICATION:

I hereby certify that this drawing correctly reflects the results of a recent survey made under my direction and this survey was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dewberry

Dewberry Engineers Inc.
1479 Town Center Dr
Suite D214
Lakeland, FL 33803
863.345.0838
CA #8794

POLK COUNTY UTILITIES
ERUSA
WATER TREATMENT PLANT
POLK COUNTY, FLORIDA
60% DESIGN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY I.NAZARIO
APPROVED BY C.MARSH
CHECKED BY C.MARSH
DATE APRIL 2025

TITLE

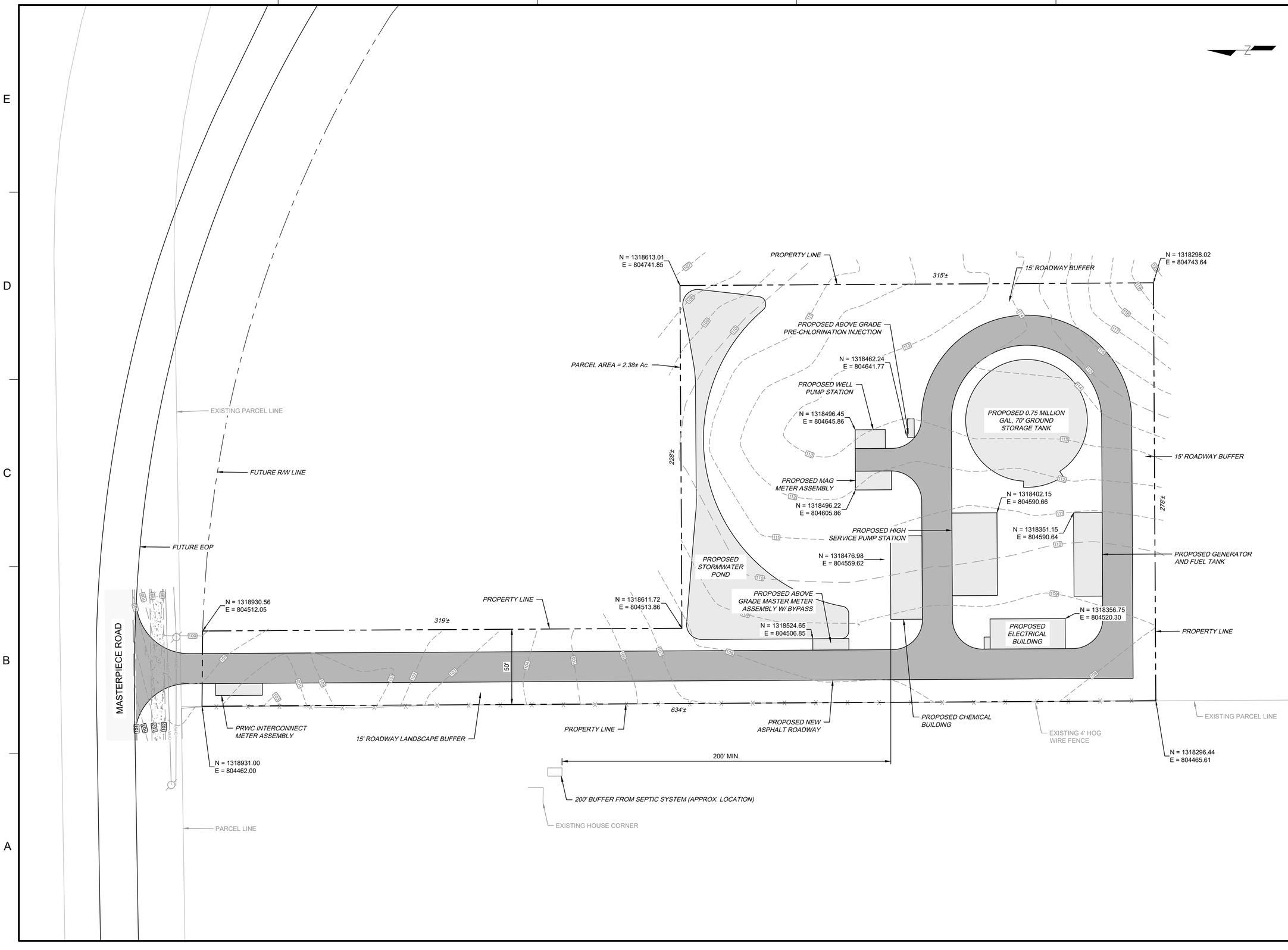
EXISTING SITE CONDITIONS

PROJECT NO. 50185166

C-101

SHEET NO. 06 OF 45

C:\Users\inazario\OneDrive - Dewberry\PCU ERUSA Receiving Facility\CAD\dwg\50167203 EXISTING SITE CONDITIONS.dwg PLOTSTYLETABLE: DCS.CTB PLOTTED: 4/4/2025 2:25 PM PLOTTED BY: NAZARIO, ISAAC



Dewberry

Dewberry Engineers Inc.
1479 Town Center Dr
Suite D214
Lakeland, FL 33803
863.345.0838
CA #8794

POLK COUNTY UTILITIES

ERUSA WATER TREATMENT PLANT

POLK COUNTY, FLORIDA
60% DESIGN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY I.NAZARIO
APPROVED BY C.MARSH
CHECKED BY C.MARSH
DATE APRIL 2025

TITLE

PROPOSED SITE PLAN

PROJECT NO. 50185166

C-102

SHEET NO. 07 OF 45

C:\Users\inazario\OneDrive - Dewberry\PCU ERUSA Receiving Facility\CAD\dwg\50167203 PROPOSED SITE PLAN.dwg PLOTSTYLETABLE: DCS.CTB PLOTTED: 4/4/2025 2:25 PM PLOTTED BY: NAZARIO, ISAAC

POLK COUNTY PLANNING COMMISSION

FINAL ORDER

Case Number: LDCU-2025-11 (ERUSA Water Treatment Facility)

Applicant: Polk County

Property Owner: Polk County

Hearing Date: September 10, 2025

I. Request:

Conditional Use request for a Water Treatment Plant with a 0.75-Million-Gallon Ground Storage Tank and support facilities (Class III Utilities).

II. Findings:

The Planning Commission hereby adopts and incorporates herein the DRC staff report and makes the following findings based upon the staff report and other record evidence presented during the hearing:

1. Pursuant to section 906D.7 of the LDC, the Planning Commission shall, in the review of a Level 3 application, consider the following factors:

    a. Whether the proposed development is consistent with all relevant requirements of this Code;
    b. Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;
    c. 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
    d. How the concurrency requirements will be met if the development was built.

2. The Application is consistent with all relevant requirements of the LDC, including without limitation, Sections 303 and 906.

3. The Application is consistent with all applicable policies of the Comprehensive Plan.

4. The Application is compatible with surrounding uses and the general character of the area.

5. Concurrency requirements can be met if the development is built.

III. Incorporation of the Record

The record is hereby incorporated by reference into this order and is on file with the Land Development Division. The record consists of the following: the Application, Impact Assessment Statement, the DRC staff report, staff's PowerPoint presentation, and all testimony and evidence presented at the hearing.

IV. Planning Commission's Decision:

Based upon the record and the foregoing findings, the Application is APPROVED, subject to the conditions, if any, set forth in the staff report.

V. Effective Date, Appeals:

This order shall be rendered to the Clerk and becomes effective on the date rendered. The Planning Commission's decision may be appealed to the Board of County Commissioners by filing an application for de novo review with the Land Development Division within 7 calendar days after the Planning Commission hearing. If a de novo application is timely filed, this order shall not be final and effective until final action of the Board of County Commissioners.

DONE AND ORDERED in Bartow, Polk County, Florida, in regular session this 10th day of September **2025**, by the Polk County Planning Commission.

Polk County Planning Commission	**ATTEST:**
By: _____	By: _____
Robert Beltran, Chair	Lyndsay Yannone, Recording Secretary

Date rendered to the Clerk: _____

Exhibits to Planning Commission's Order
Exhibit A-Staff Report and Exhibits

cc: Land Development Division Official File
Erin Valle, Clerk of Court (under separate cover)

Agenda Item 2. 9/10/2025

SUBJECT

LDCU-2025-19 (CR 540A Booster Pump Station)

DESCRIPTION

Conditional Use request for a Booster Pump Station with a 0.50 Million Gallon Ground Storage Tank and supporting facilities (Class III Utilities).

RECOMMENDATION

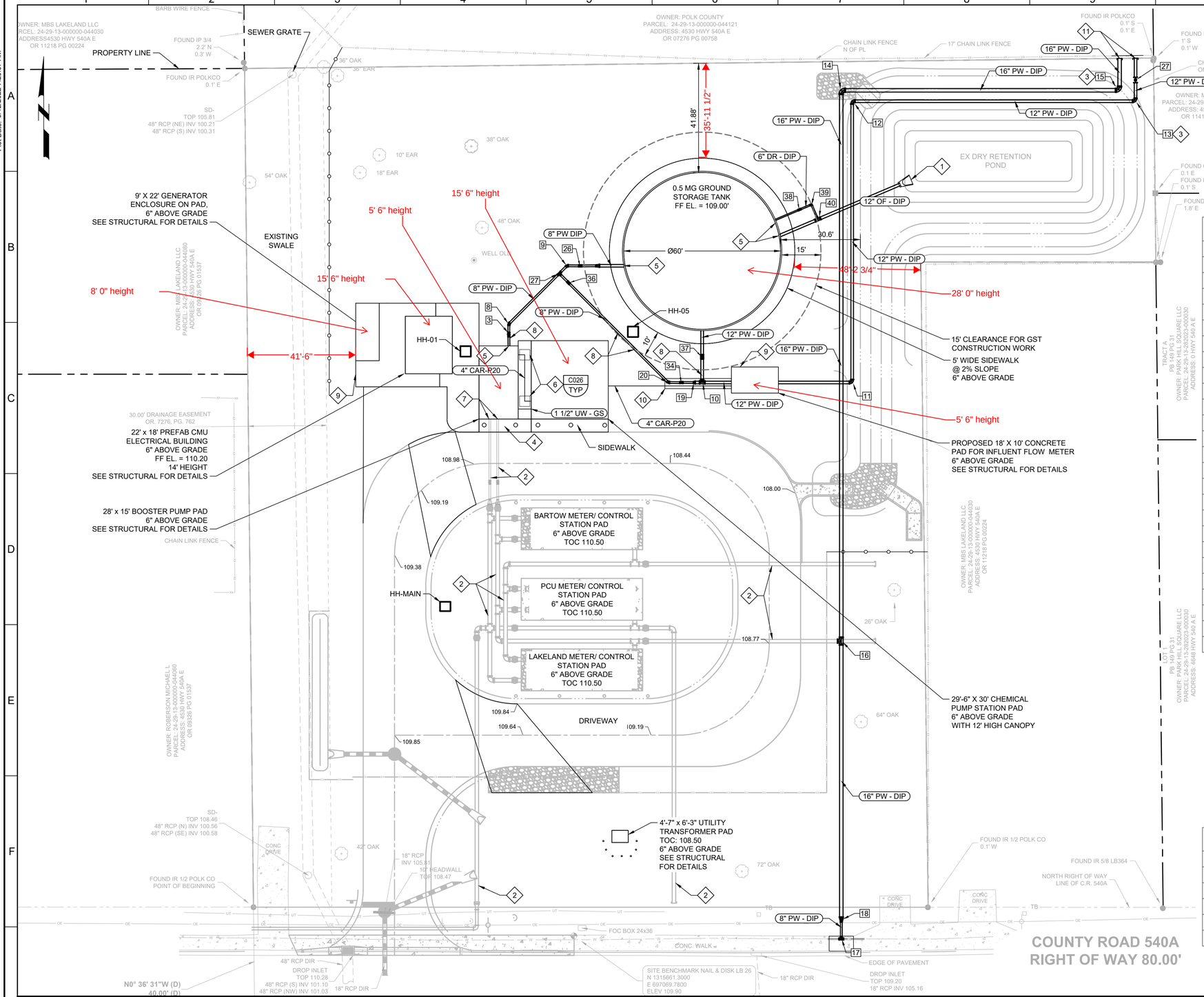
Approval with companion development order

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Ian Nance
Land Development
(863) 534-7621
ivannance@polk-county.net



FITTING TABLE

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
* 1	1315826.72	697037.56	101.25	8" x 16" REDUCER
* 2	1315834.53	697037.57	101.25	8" 90° VERT BEND
3	1315892.10	697044.83	105.66	8" 90° VERT BEND
4	1315834.87	697037.57	105.66	8" 90° VERT BEND
5	1315827.47	697040.58	101.25	6" x 16" REDUCER
6	1315835.09	697040.58	101.25	6" 90° VERT BEND
7	1315834.77	697040.58	105.66	6" 90° VERT BEND
* 8	1315895.59	697044.87	0.00	8" 45° HORIZ BEND
9	1315917.84	697067.11	105.66	8" 45° HORIZ BEND
10	1315873.17	697118.90	103.03	12" x 12" TEE
11	1315873.17	697176.35	104.87	12" 90° HORIZ BEND
12	1315980.85	697176.35	101.83	12" 90° HORIZ BEND
13	1315980.85	697284.87	101.37	12" 90° HORIZ BEND
14	1315985.02	697172.15	101.69	16" 90° HORIZ BEND
15	1315985.02	697278.77	101.05	16" 90° HORIZ BEND
16	1315774.17	697172.18	104.11	16" x 16" TEE
17	1315660.15	697172.20	106.32	8" x 8" TEE
18	1315667.54	697172.19	105.34	16" x 8" REDUCER
19	1315873.17	697115.90	0.00	12" x 8" REDUCER
20	1315873.17	697105.90	104.13	8" 45° HORIZ BEND
25	1315891.47	697044.86	110.98	6" 90° VERT BEND
27	1315914.89	697064.17	105.66	8" x 8" TEE
39	1315941.29	697160.77	102.00	6" 90° HORIZ BEND
40	1315935.58	697163.20	102.00	12" x 6" TEE
41	1315917.84	697078.87	105.66	12" x 8" REDUCER

* SEE NOTE 7

VALVE TABLE

Number	NORTHING	EASTING	ELEVATION	DESCRIPTION
26	1315917.8224	697072.1751	105.66	8" GV
27	1315988.9549	697284.8676	101.36	12" CV
34	1315873.1682	697110.9371	104.13	8" GV
36	1315911.3582	697067.7053	105.66	8" GV
37	1315882.9951	697118.8956	103.03	12" GV

GENERAL NOTES:

1. ALL MEASUREMENTS OF EXISTING TOPOGRAPHY, STRUCTURES, COORDINATE POINTS AND UTILITIES ARE SUBJECT TO VERIFICATION IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE DRAWINGS PRIOR TO THE FABRICATION OR CONSTRUCTION. THE CONTRACTOR WILL RESPONSIBLE FOR ANY ERRORS WHICH MAY HAVE BEEN AVOIDED BY FIELD VERIFICATION.
2. REPLACE IN KIND ALL EXISTING STRUCTURES, PAVING AND LANDSCAPING DISTURBED BY CONSTRUCTION UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROTECT FROM DAMAGE ALL ABOVE AND UNDERGROUND UTILITIES NOT IDENTIFIED.
4. FENCE LINES SHALL BE RESTORED TO EXISTING CONDITIONS. SITE SECURITY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
5. ALL PIPES UNDERGROUND SHALL BE MECHANICALLY RESTRAINED.
6. ALL FITTINGS ARE DIP UNLESS OTHERWISE NOTED.
7. MATCH CL EL OF EXISTING PIPE.

KEY NOTES:

1. INSTALL STRAIGHT FLARED END SECTION, PER PIPE SIZE, FDOT STANDARD PLAN 430-020 SHEET 1 OF 2 AND 430-020 SHEET 2 OF 2.
2. EXISTING METER/CONTROL STATION PIPES BY OTHERS.
3. CONTRACTOR TO FIELD VERIFY EXISTING CONNECTION POINT.
4. CONCRETE PAD.
5. SEE MECHANICAL DRAWINGS FOR PIPE CONNECTIONS INSIDE THE TANK AND FOR INVERT ELEVATIONS.
6. INSTALL PULL BOX PER DETAIL 26 / 00C34
7. REMOVE EXISTING PLUG AND INSTALL NEW 90° ELBOW, SEE MECHANICAL DRAWING FOR CONTINUATION.
8. INSTALL CLSM AT PIPE CROSSING TO FULLY ENCASE THE PW PIPE WITH A MINIMUM 12" VERTICAL CLEARANCE. CLSM SHALL EXTEND 12" HORIZONTALLY ON EACH SIDE AND COVER THE BOTTOM HALF OF THE DUCT BANK.
9. SEE SECTION B ON SHEET 92M01.
10. LIMITS OF CLSM. ENCASE BOTH PIPES WITH CLSM TO THE SPRINGLINE AND 12" FROM OUTER DIMENSION OF THE PIPE.
11. OFF-SITE PIPING TO BE INSTALLED UNDER A SEPARATE CONTACT. IF THE OFF-SIDE PIPING IS COMPLETED FIRST, CONTRACTOR SHALL REMOVE PLUG AND CONNECT TO THE EXISTING OFF-SITE PIPE. IF THE OFF-SITE PIPING IS NOT COMPLETED, CONTRACTOR SHALL INSTALL A PLUG ONT HE END OF THE END OF THE ON-SITE PIPING.
12. EXISTING 16" X 16" TEE TO BE RELOCATED PER THE SHEET, AND REMOVE PORTION OF THE EXISTING PIPE (±15 LF).
13. CONNECT PROPOSED 16" PW TO THE RELOCATED 16" X 6" TEE.

Sunshine 811
Know what's below.
Call before you dig.

SCALE

0 10' 20' 40'
SCALE: 1" = 20'

REV	DATE	BY	DESCRIPTION
			90% SUBMITTAL NOT FOR CONSTRUCTION

DESIGNED MRA
DRAWN MR
CHECKED DAP
DATE JUNE 2025

carollo
200 EAST ROBINSON STREET, SUITE 1400
ORLANDO, FL 32801
Phone (407) 478-4642

POLK REGIONAL WATER COOPERATIVE

POLK REGIONAL WATER COOPERATIVE
PCU SWRUSA/LAKELAND/BARTOW BOOSTER PUMP STATION
CIVIL
PROPOSED YARD PIPING PLAN

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

JOB NO. 201046
DRAWING NO. 00C03
SHEET NO. X OF XX

LAST SAVED BY: mrey
Plot Date: 9/12/2022 7:29:07 AM
PROJECT NO. 201046
FILE NAME: 20104600C03.DWG

Impact Assessment Statement

Land and Neighborhood Characteristics

1. How and why is the location suitable for the proposed uses?

Site is developed for utilities already.

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?

The storage tank will have low impacts and is not close to residential uses.

3. How will the request influence future development of the area?

It will provide water to support growth in urban areas.

Access to Roads and Highways

1. What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed1 methodology and calculations.

Less than 50 AADT at the treatment site, 10 PM peak. Only an occasional trip to the raw water wells for maintenance and testing.

2. What modifications to the present transportation system will be required as a result of the proposed development?

Commercial driveway entrance.

3. What is the total number of parking spaces required pursuant to Section 708 of the Land

None proposed.

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?

Direct frontage on CR 540A

Sewage

1. What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development?

N/A

2. If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?

N/A

3. If offsite treatment, who is the service provider?

n/a

4. Where is the nearest sewer line (in feet) to the proposed development (Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement or right-of- way under certain conditions listed in Section 702E.3 of the Land Development Code)

n/a

5. What is the provider's general capacity at the time of application?

n/a

6. What is the anticipated date of connection?

n/a

7. What improvements to the providers system are necessary to support the proposed request

n/a

Water Supply

1. What is the proposed source of water supply and/or who is the service provider?

Polk County Utilities

2. What is the estimated volume of consumption in gallons per day (GPD)?

Not much more than 1 ERC at the plant site.

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?

Onsite.

4. Who is the service provider?

Polk County Utilities

5. What is the anticipated date of connection?

2026

6. What is the provider's general capacity at the time of application?

7. Is there an existing well on the property(ies)? Existing Utilities

Surface Water Management and Drainage

1. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding issues);

Slopes north to County pond.

2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?

There will be minimal site grading necessary to place all of the facilities.

Environmental Analysis

1. Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.

N/A

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.

No wetlands or floodplains.

3. Discuss location of potable water supplies, private wells, public well fields (discuss the location, address potential impacts), and;

The project will be interior to the site and meet compatibility standards of a minimum of 50 feet from adjacent residential development.

4. Discuss the location of Airport Buffer Zones (if any) (discuss the location and address, potential impacts).

No impact. Most facilities will be at grade. The highest are the ground storage tanks that are less than 40 feet above average adjacent grade.

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.

Most of the site is Candler and Tavares Sand.

Infrastructure Impact Information

1. Parks and Recreation;

Multiple County parks - Highland Field and Banana Lake Park

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);

Spessard Holland, GJHS

3. Health Care (e.g., emergency, hospital);

Bartow

4. Fire Protection;

Polk County Fire/Rescue

5. Police Protection and Security;

PCSO

6. Emergency Medical Services (EMS);

Onsite

7. Solid Waste (collection and waste generation); and

Neglibile.

*8. How may this request contribute to neighborhood needs?*It will provide a future water supply.

POLK COUNTY PLANNING COMMISSION

FINAL ORDER

Case Number: LDCU-2025-19 (CR 540 Booster Pump Facility)

Applicant: Polk County

Property Owner: Polk County

Hearing Date: September 10, 2025

I. Request:

Conditional Use request for a Booster Pump Station with a 0.50 Million Gallon Ground Storage Tank and supporting facilities (Class III Utilities).

II. Findings:

The Planning Commission hereby adopts and incorporates herein the DRC staff report and makes the following findings based upon the staff report and other record evidence presented during the hearing:

1. Pursuant to section 906D.7 of the LDC, the Planning Commission shall, in the review of a Level 3 application, consider the following factors:

    a. Whether the proposed development is consistent with all relevant requirements of this Code;
    b. Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;
    c. 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
    d. How the concurrency requirements will be met if the development was built.

2. The Application is consistent with all relevant requirements of the LDC, including without limitation, Sections 303 and 906.

3. The Application is consistent with all applicable policies of the Comprehensive Plan.

4. The Application is compatible with surrounding uses and the general character of the area.

5. Concurrency requirements can be met if the development is built.

III. Incorporation of the Record

The record is hereby incorporated by reference into this order and is on file with the Land Development Division. The record consists of the following: the Application, Impact Assessment Statement, the DRC staff report, staff's PowerPoint presentation, and all testimony and evidence presented at the hearing.

IV. Planning Commission's Decision:

Based upon the record and the foregoing findings, the Application is APPROVED, subject to the conditions, if any, set forth in the staff report.

V. Effective Date, Appeals:

This order shall be rendered to the Clerk and becomes effective on the date rendered. The Planning Commission's decision may be appealed to the Board of County Commissioners by filing an application for de novo review with the Land Development Division within 7 calendar days after the Planning Commission hearing. If a de novo application is timely filed, this order shall not be final and effective until final action of the Board of County Commissioners.

DONE AND ORDERED in Bartow, Polk County, Florida, in regular session this 10th day of September **2025**, by the Polk County Planning Commission.

Polk County Planning Commission	**ATTEST:**
By: _____	By: _____
Robert Beltran, Chair	Lyndsay Yannone, Recording Secretary

Date rendered to the Clerk: _____

Exhibits to Planning Commission's Order
Exhibit A-Staff Report and Exhibits

cc: Land Development Division Official File
Erin Valle, Clerk of Court (under separate cover)

LDCU-2025-19 - Polk Regional Water Cooperative

Menu Reports Help

Application Name: Polk Regional Water Cooperative

File Date: 07/25/2025

Application Type: PC-Conditional Use-New Or Mobile Home

Application Status: Approved For Hearing

Application Comments:

View ID	Comment	Date

Description of Work: PCU SWRUSA/LAKELAND/BARTOW BOOSTER PUMP STATION

Application Detail: Detail

Address: 4520 E HWY 540A, HIGHLAND CITY, FL 33846

Parcel No: 242913000000044120

Owner Name: POLK COUNTY

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
POLK COUNTY		Engineer	Mailing, 330 W Church ...	Active
POLK COUNTY		Contact		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $450.00

Total Fee Invoiced: $0.00

Balance: $0.00

Custom Fields: **LD_GEN_PUB**

PUBLIC HEARINGS

Development Type
Planning Commission

Application Type
Government Project

Variance Type
_

Brownfields Request
_

Affordable Housing

Type of Acreage
_

GENERAL INFORMATION

Expedited Review

Number of Lots
_

Will This Project Be Phased

Acreage
0

DRC Meeting
08/28/2025

DRC Meeting Time
_

Rescheduled DRC Meeting
_

Rescheduled DRC Meeting Time
_

Green Swamp
No

Number of Units
_

Case File Number
_

Is this Polk County Utilities

Is this Application a result of a Code Violation
No

One Year Extension
_

FS 119 Status
Non-Exempt

Code Violation Case Number
_

ADVERTISING

Legal Advertising Date
–

BOCC1 Advertising Date
–

BOCC2 Advertising Date
–

Advertising Board
Planning Commission

MEETING DATES

Community Meeting
–

Planning Commission Date
09/10/2025

Land Use Hearing Officer 3
–

1st BOCC Date
–

2nd BOCC Date
–

LUHO-Level 3
–

HEARING

PC Hearing Results
–

PC Vote Tally
–

BOCC 1st Hearing Results
–

BOCC 1st Vote Tally
–

BOCC 2nd Hearing Results
–

BOCC 2nd Vote Tally
–

FINAL LETTER

Denovo Appeal
–

Denovo Results
–

Denovo Tally
–

LD_GEN_PUB_EDL

Opening DigEplan List...

DigEplan Document List
Open

PLAN REVIEW FIELDS

TMPRecordID
POLKCO-REC25-00000-00VG8

DocumentGroupforDPC
DIGITAL PROJECTS LD

RequiredDocumentTypes
–

RequiredDocumentTypesComplete
No

AdditionalDocumentTypes
Applications,AutoCad File,Binding Site Plans (PDs and CUs),CSV,Calculations,Correspondence,Design Drawings,Flood/Traffic Studies,Impact Statement,Inspections,Miscellaneous,Plats,Record Drawings,Response Letter Resubmittal Complete,Staff Report/Approval Letter,Survey,Title Opinion

Activate DPC
Yes

Activate FSA
Yes

DigitalSigCheck
Yes

SELECTED AREA PLANS

Selected Area Plans

LAND USE

Selected Area Plan LU Code

DEVELOPMENT AREA

Development Area

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
PC	1			08/26/2025	

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	07/25/2025	Lyndsay Rathke
Engineering Review				
Surveying Review				
Fire Marshal Review	Kim Turner	Approve	07/25/2025	Kim Turner
Planning Review	Ivan Nance	Approve	08/06/2025	Ivan Nance
School Board Review	School District	Not Required	07/28/2025	School District
Roads and Drainage Review	Phil Irven	Approve	07/28/2025	Phil Irven
Review Consolidation	Lyndsay Rathke	Approved for...	08/12/2025	Lyndsay Rathke
Staff Report				
Public Notice				
Hearing				
BOCC Hearing				
Final Letter				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

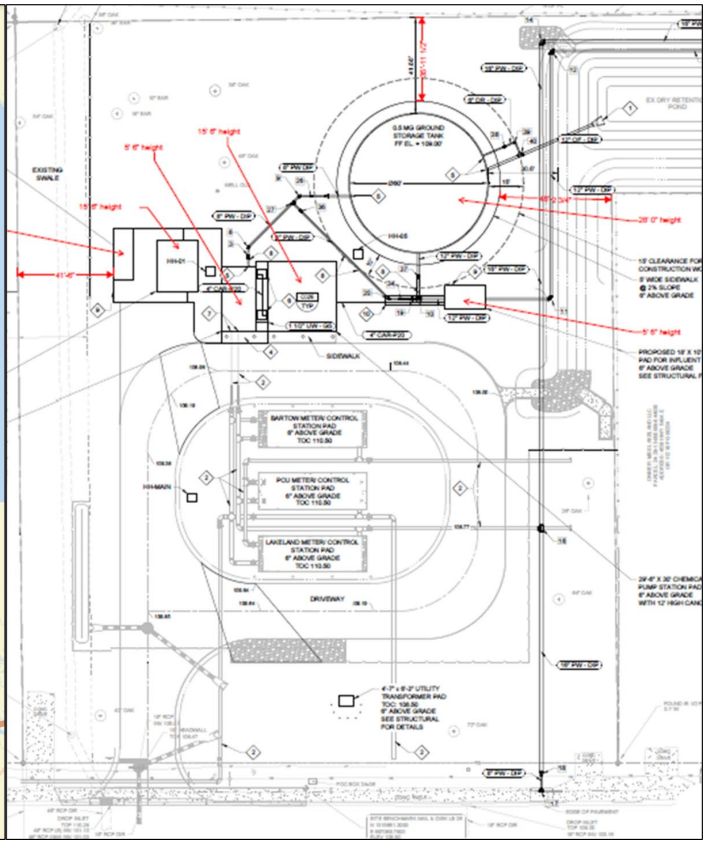
DRC Date:	August 28, 2025	**Level of Review:**	Level 3 Review
PC Date:	September 10, 2025	**Type:**	Conditional Use
BoCC Date:	n/a	**Case Numbers:**	LDCU-2025-19
		Case Name:	CR 540A Booster Pump Station
Applicant:	Polk County	**Case Planner:**	Ian Nance

Request:	Conditional Use request for a Booster Pump Station with a 0.50 Million Gallon Ground Storage Tank and supporting facilities (Class III Utilities).
Location:	4520 East County Road 540A, west of Bartow Highway, east of Stokes Road, north of Bartow in Section 13, Township 29, Range 24.
Property Owners:	Polk County; City of Lakeland; City of Bartow
Parcel Number (Size):	242913-000000-044120 (+/- 2.08 acres)
Future Land Use:	Residential Medium-X (RMX) US 98 Selected Area Plan
Development Area:	Transit Supportive Development Area (TSDA)
Nearest Municipality:	Bartow
DRC Recommendation:	Approval
Planning Commission Vote:	Pending

Site Location



Site Plan



Summary:

This application is for a potable water Booster Pump Station (Class III Utility) which includes a 0.50-million-gallon Ground Storage Tank and support facilities. This parcel will contain equipment suitable to boost pressure in a potable water line from a Polk Regional Water Cooperative (PRWC) water main entering in from the north side of the parcel, out towards Polk County's Southwest Service Area. The site was selected due to its previous acquisition to serve as an emergency interconnect between the cities of Bartow and Lakeland, and Polk County.

This parcel is near three service areas with existing pipelines and will serve a critical purpose to pump water where needed in emergency conditions. Because of the previously determined utility purpose, it was thought to be both practical and efficient to co-locate the PRWC's booster pump station on the parcel. The prime factor for consideration is the ground storage tank in a residential district. The tank is 60 feet in diameter with a height of approximately 28 feet in height.

The site is within a Residential Medium-X (RMX) future land use designation that allows a maximum height of 50 feet. This site is in a transition area west of US Highway 98 between neighborhood commercial uses and suburban residential development. One single-family home abuts the property to the west. Personal services are located to the east. The tank will be located a minimum of 50 feet from residential property lines, and the site will be landscaped in accordance with LDC Section 720 and the US 98 Selected Area Plan (SAP).

Once constructed, the facility will be operated via supervisory control and data acquisition (SCADA) system from offsite, requiring occasional visits for system cleaning and maintenance. The facility will include multiple onsite structures including an electrical building, booster pumps, as well as the subject tank. These mechanical components are specifically designed by the manufacturers to be placed in residential settings and mitigate any noise pollution.

Access will be provided by an existing driveway onto CR 540-A, an Urban Collector (UC) roadway. Class III utility uses such as this generate little-to-no consistent impacts on traffic, schools, emergency response, parks, utilities, or other public services. No wetlands or flood zones are located on the subject site. This facility meets the relevant standards in the Comprehensive Plan and LDC, made compatible with surrounding uses through LDC provisions, and staff recommends approval.

Findings of Fact

- *This is a request for Conditional Use Approval of a potable water Booster Pump Station (Class III Utility) which includes a 0.50-million-gallon Ground Storage Tank and support facilities. The subject site is currently used as an emergency interconnect between the cities of Bartow and Lakeland, and Polk County.*

- *The subject site is within a Residential Medium-X (RMX) future land use designation in the US Highway 98 Selected Area Plan (SAP) and Transit Supportive Development Area (TSDA).*

- *Comprehensive Plan Policy 2.104-A1 states, "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."

- *According to Comprehensive Plan Policy 2.125-D1 states, "The following utility facilities shall be permitted throughout the County in all land use classifications, subject to County approval, to support existing and proposed development:*

  a. water and sewer transmission and treatment facilities, including, without limitation, collection and distribution mains, water and sewerage-treatment facilities, and pumping facilities;

  b. electrical-transmission and distribution facilities including, without limitation, electrical transmission lines, substations, and related electrical-distribution facilities;

  c. communications facilities, including, without limitation, radio towers and microwave transmission facilities, (subject to other restrictions within the Plan or the County's Land Development Code);

d. public potable wells and temporary or permanent package treatment plants; and

e. natural-gas and liquefied-fuel pipelines."

- *Comprehensive Plan POLICY 2.125-D2.d says, "Polk County adopted the Land Development Code in accordance with Section 163.3202(1), FS, to further define appropriate development controls to govern the locational and site criteria for utilities."*

- *Chapter 10 of the Land Development Code (LDC) defines Class III Utilities as "Production or treatment facilities such as sewage treatment plants, elevated water storage towers, non-**accessory ground storage tanks**, or similar facilities. This definition does not include electric power plants and lime stabilization facilities.*"

- *LDC Table 4.12 lists Class III Utilities as "C3" Conditional Uses in RMX districts, requiring approval from the Planning Commission in accordance with LDC Section 906.*

- *LDC Section 303, Criteria for Conditional Uses, states "Class III utility facilities may be permitted within a residential district only if the applicant demonstrates what efforts have been made to first site the facility within a non-residential district and why those sites were not chosen. At a minimum, alternative non-residential sites within one quarter of one mile from the selected site shall be considered."*

- *LDC Section 303, Criteria for Conditional Uses, states "For purposes of public safety and welfare, all new Class III utilities (except transmission lines) and all new electrical power substations (both Class II and Class III), shall be protected by fencing or other appropriate protection to discourage entry by animals and unauthorized persons. Fencing shall be interior to any required vegetative buffering. The minimum height for enclosures shall be six feet from finished grade level. Fencing in or adjacent to residential uses or districts shall exclude barbed or razor wire fencing materials below the height of six feet."*

- *LDC Section 303, Criteria for Conditional Uses, states the maximum average noise levels which shall be permitted at the utility site's perimeter on any given day, when a proposed utility locates next to a residential use or residential district is 65 dB(A).*

- *The zoned schools for the site are Highlands City Elementary; Bartow Middle; and Bartow Senior High.*

- *Fire response to this site is primarily from Polk County Fire Rescue Station 28, 4101 Clubhouse Rd, Highland City.*

- *The site is served by the Polk County Sheriff's Office Southwest District Command Center, located at 4120 US 98 South, Lakeland.*

- *The site is in the city of Lakeland's Utility Service Area. The site serves as an emergency interconnect between the Cities of Bartow, Lakeland, and Polk County.*

- *The site access to the subject property is on County Road 540A (Road No. 931302) a County-maintained Urban Collector roadway.*

- *There are no wetlands and floodplains on the site. The nearest surface water is Lake Hancock to the east.*

- *The site is comprised of Candler and Taveres Sands, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey.*

- *According to FNAI Biodiversity Matrix, the subject site (Unit ID 36349) no endangered species have been identified onsite. The property is not located within the Polk Green District. No conservation easements are adjacent to the property.*

- *The site is not within an airport flight path and height notification zone.*

- *This application has been reviewed for consistency with LDC Sections 906, 303, the US 98 SAP, and 220.*

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 (DRC) finds that with the proposed conditions the request **IS COMPATIBLE** with the surrounding land uses and general character of the area and **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the DRC recommends **APPROVAL of LDCU-2025-19.**

Planning Commission: *The Planning Commission will vote on this application on September 10, 2025.*

CONDITIONS OF APPROVAL

Based upon the findings of fact, the DRC recommends APPROVAL of LDCU-2025-19 with the following conditions:

1. This approval shall be for a Booster Pump Station (Class III Utilities) with a 0.50-million-gallon Ground Storage Tank and support facilities, as described in the staff report. [PLG]

2. Additional accessory structures necessary for the operation of this facility may be permitted as minor modifications to the site plan. [PLG]

3. The site plan included herein together with the conditions of approval shall be considered the "Binding Site Plan." Any modifications to LDCU-2025-19, except for those listed in Section 906.E of the LDC, shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission. [PLG]

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. Building permits will be required for improvements to 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

Northwest: Residential Medium Pasture w/Single Family Home	**North:** Residential Medium County Stormwater Pond	**Northeast:** Institutional-1 Elementary School
West: Residential Medium Single-Family Home	**Subject Property:** Residential Medium Utilities	**East:** Office Center Personal Supports
Southwest: Residential Low-4 CR 540A	**South:** Residential Low-4 CR 540A	**Southeast:** Residential Low-4 CR 540A

The subject property is in a transition area west of US Highway 98 between neighborhood commercial uses and suburban residential development.

Compatibility with the Surrounding Land Uses and Infrastructure:

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."

Planning staff analyzes a site plan for compatibility by reviewing several factors: the type and intensity of adjacent uses versus the proposed use; how the proposed development interacts with the surrounding area in relation with existing uses; access to roads and where traffic generated from the site will travel; the proximity to retail, employment, emergency services, mass transit, parks, and other public services; and how the applicant addresses possible incompatibilities that might arise from the proposed use by utilizing mitigating strategies found in the Comprehensive Plan or through Conditions of Approval agreed upon by the applicant and staff.

A. Land Uses:

This application is proposing a potable water Booster Pump Station (Class III Utility) which includes a 0.50-million-gallon Ground Storage Tank and support facilities. This parcel will contain equipment suitable to boost pressure in a potable water line from the PRWC's water main entering in from the north side of the parcel, out towards Polk County's Southwest Service Area. The subject site is currently used as an emergency interconnect between the cities of Bartow and Lakeland, and Polk County.

Ground storage reservoirs can be made comapatible almost anywhere through buffering and proper site location. Ground storage tanks occupy visual space but cause few if any other externalities. The tank is 60 feet in diameter with a height of approximately 28 feet. The site is within an RMX future land use designation that allows a maximum height of 50 feet. The site is adjacent to a single-family home to the west. The tank will be set back a minimum of 50 feet from any residential property line, in accordance with compatibility standards found in LDC Section 220. Buffering will be required in accordance with LDC Section 720 and the US 98 SAP.

LDC Section 303, Criteria for Conditional Uses, states the maximum average noise levels permitted at the utility site's perimeter on any given day, when a proposed utility locates next to a residential use or residential district, is 65 dB(A), but the noise from this facility will be well below these levels. The high-service pump station houses the distribution system pumps which are often the primary noise source along with the on-site well and an emergency backup generator. These mechanical components are specifically designed by the manufacturers to be placed in residential settings to mitigate noise pollution. In the case of an emergency scenario where the backup generator is required, the generator is fully enclosed in a sound attenuated enclosure.

Finally, the presence of this facility will not create additional traffic demands. Once constructed, the facility will be operated via supervisory control and data acquisition (SCADA) system from offsite. There will only be occasional visits for system cleaning and maintenance.

B. Timing & Infrastructure:

Polk County Comprehensive Plan Policy 2.102-A3 states, "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."

LDC Section 303, Criteria for Conditional Uses, states "Class III utility facilities may be permitted within a residential district only if the applicant demonstrates what efforts have been made to first site the facility within a non-residential district and why those sites were not chosen. At a minimum, alternative non-residential sites within one quarter of one mile from the selected site shall be considered."

County staff has reviewed potential surrounding non-residential sites that would operate as efficiently as the chosen location. The site was selected due to its previous acquisition to serve as an emergency interconnect between the cities of Bartow and Lakeland, and Polk County.

Nearest and Zoned Elementary, Middle, and High School

School capacity is not a concern for utility uses. Proximity and traffic conflicts are a concern. Fortunately, the activity on this site is benign and will have no potential conflicts with any school operations.

The zoned public schools for the site are Highlands City Elementary; Bartow Middle; and Bartow Senior High.

Table 2

Name of School	Average driving distance from subject site
Highlands City Elementary	1.63 Miles
Bartow Middle	5.99 Miles
Bartow Senior High	5.57 Miles

Source: Polk County School Board GIS

Nearest Sheriff, Fire, and EMS Station

Polk County Fire Rescue provides Advanced Life Support transport to all residents and visitors of Polk County. It also provides fire suppression, rescue services, and fire prevention services to all unincorporated Polk County and the municipalities of Eagle Lake, Polk City, Mulberry, Lake Hamilton, and Hillcrest Heights. Emergency response is considered effective if response times are within eight (8) minutes in rural and suburban areas and 13 minutes in urban areas. All PCFR stations are staffed 24/7 by career fire or EMS personnel and augmented by response from other PCFR stations.

Both fire and ambulance responses to the subject location are primarily from Polk County Fire Rescue Station 28, 4101 Clubhouse Rd, Highland City. This travel distance is 1.2 miles, and the average response time should be 6-8 minutes. Polk County is currently planning a joint fire station with the city of Bartow to be in the vicinity of the intersection of EF Griffin Road and Smith Lane. The travel distance from that location is approximately 1.1. miles, so the average response times should not be negatively affected.

Once open, the existing Fire Station 28 will most likely close or be repurposed, and the subject location will be served by the new joint station. The new joint station may include an automatic aid agreement where fire units from the city of Bartow are automatically dispatched based on situational needs and PCFR unit availability. Response times can vary significantly based on many factors but are within the suburban levels on average.

Table

	Name of Station	Distance	Response Time*
Sheriff	Sheriff's Office Southwest District Command Center 4120 US 98 South, Lakeland	±3.1 miles	9:40 minutes 22:13 minutes
Fire	Polk County Fire Rescue Station 28 4101 Clubhouse Rd, Highland City	±1.2 miles	6-8 minutes

Source: Polk County Sheriff's Office and Public Safety

**Response times are based on when the station receives the call, not from when the call is made to 911.*

This water treatment plant will be an unmanned facility. Aside from construction, there should be little demand for fire/rescue services resulting from the operation of this site. There are not many combustible features to a water treatment facility of this size.

The site is in the district of the Polk County Sheriff's Office Southwest District Command Center 4120 US 98 South, Lakeland. Sheriff response times are not as much a function of the distance to the nearest Sheriff's substation, but more a function of the overall number of patrol officers within the County.

The PCSO is always trying to improve response times, especially for Priority 1 Calls, by employing new technologies such as Emergency 1 Dispatch (E1D) and Live911. E1D is a program designed to alert deputies at the earliest possible moment of a call for service that is being classified as a true emergency. E1D alert notifications are sent to deputies via their agency-issued smart phones as text messages, alerting deputies of the call type and address of the emergency. Similarly, Live911 technology allows deputies to hear emergency calls in real-time as the dispatcher is receiving the information. Both E1D and Live911 enable deputies to self-dispatch to these in-progress, high-risk incidents as dispatchers collect additional information about the call, thus reducing our response time to emergency situations.

Patrol staff in each district also monitors the response times for their areas and tries to manage their shifts according to manpower, hotspots, traffic obstructions/construction sites, etc. Areas that are spread out tend to have slightly longer response times because of the vast land mass of their district and time of travel. Since patrol deputies are not sitting in the office waiting on a call, it is easier for patrol staff to assign them to certain sectors or beats based on areas with higher call volume to reduce response time; however, this cannot be predicted precisely.

Water and Wastewater Demand and Capacity:

This water production and proposed storage facility will not require any water or wastewater. It will continue to provide water services.

A. Estimated Demand and Service Provider:

The site is within an RMX future land use district. It has already been developed for utility purposes. It is in the city of Lakeland's service area. It will create no demand for centralized potable water or wastewater. The point of this request is to boost water pressure in existing public water systems.

B. Available Capacity:

Capacity information is not available for the city of Lakeland. To the south of the project is the Southwest Utility Service Area. The public water system here is anticipated to be permitted for 7.5 Million Gallons per Day (MGD) by 2028 due to an increase of 0.72 MGD from the Southeast Wellfield. This application will provide needed storage and pressure for the overall potable water system in this area.

C. Planned Improvements:

With portions of Polk County lying within the Southern Water Use Caution Area (SWUCA), as identified by the Southwest Water Management District, there has been a significant effort by the State and additional stakeholders to address the water use in the region. This facility will blend an Alternative Water Supply (AWS) supplied by the Polk Regional Water Cooperative (PRWC) with

raw water from Upper Floridian Aquifer well to provide treated potable water to this area of Polk County.

Roadways/ Transportation Network

The Polk County Transportation Planning Organization (TPO) monitors traffic congestion on over 425 roadway segments (950 directional links). The Roadway Network Database (RND) contains current traffic data for all arterial and collector roads and includes information on the current traffic volume and level-of-service for these major roads. The RND contains over 26 fields of transportation data for over 1,300 miles of state, County, and city roads in Polk County – one of the largest road networks in the State of Florida.

Much of the transportation data contained in the updated RND is based on traffic counts taken recently by the TPO and Florida Department of Transportation (FDOT) and is used to calculate the level of service and how much capacity is available on a given road based on the road's level of service (LOS) standard. Also included are several safety and multi-modal indicators that help us track some of the TPO's performance measures and targets. This includes a calculation of crash rates, as well as if there is a presence of transit services, sidewalks and bicycle facilities for each road segment.

The report identifies both daily and peak hour traffic volumes. Daily traffic volumes are reported in Annual Average Daily Traffic (AADT) – the typical traffic volume on a weekday over a 24-hour period. Peak hour traffic represents the highest hourly traffic volume for period between 4 – 7 p.m. It is reported as both a two-way volume and as directional volumes (east and west or north and south).

The peak hour traffic volumes are used to estimate the level-of-service for each roadway, in each direction. Level-of-service refers to the quality of traffic flow. It is the primary measure of traffic congestion. Level-of-service (LOS) is measured on a scale of 'A' to 'F' with LOS 'A' being the best (free-flow traffic) and LOS 'F' being the worst (severe traffic congestion).

A. Estimated Demand:

Class III Utilities do not generate significant amounts of traffic on roadways. They are typically more of a "land intensive" use. This means they can use a lot of land but don't have as much activity to go with it.

There will not likely be any increase in transportation demand because of this approval. After construction of the ground storage tank and supporting facilities, the plant will be operated through the supervisory control and data acquisition (SCADA) system. There are no offices or habitable structures planned onsite that will draw personnel beyond the occasional visits for testing and maintenance. This request will not require either a major or minor traffic study since the average annual daily trip rate (AADT) will be less than 50 trips per day.

B. Available Capacity:

The project will have direct access to County Road 540A (Road No. 931302) a County-maintained Urban Collector roadway. Although the request will have a limited impact on the transportation system, it is still pertinent to be aware of available capacity when making land use decisions. Table 4, to follow, provides a brief snapshot of the capacity on the surrounding road network.

Table 4

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
4162E	CR 540A From: Lakeland Highlands Road To: US 98	C	759	D
4162W	Masterpiece Road From: US 98 To: Lakeland Highlands Road	C	759	D

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database January 17, 2025

C. Roadway Conditions

CR 540 is an Urban Collector roadway. It is a four-lane divided highway with a paved surface width of 70 feet, bike lanes, and sidewalks.

D. Planned Improvements:

No improvements noted.

E. Sidewalks

Sidewalks are located on both sides of CR 540A.

F. Mass Transit

No mass transit is located along CR 540A, but bust stops are located within 0.25 miles on each side of US Highway 98 for the Lakeland-to-Bartow Silver Line.

Park Facilities:

Utility infrastructure does not create a direct demand for parks or recreational facilities. It is very rare that a utility infrastructure project will impede or diminish the use of a park or recreation improvement.

A. Location:

Highlands City Park, Highlands City Senior Field, and Banana Lake parks are all within 2.5 miles of the subject site.

B. Services:

Banana Lake Park features covered picnic shelters, a short, paved walking trail, a boat launch site and a fishing pier.

Highland City Park is the home to recreational softball leagues. It has two Little League fields, one pony field, and one softball field. There is also a playground with a covered area, a pavilion, and basketball courts.

Highlands City Senior Field features baseball and softball fields, as well as picnic tables.

C. Environmental Lands:

Circle B Bar Reserve, on the northwest shore of Lake Hancock, is a former cattle ranch that today boasts a wide variety of plants and animals and several distinct ecosystems in this reserve of 1,267 acres.

D. Planned Improvements

There are no planned improvements to park facilities in this area, according to the County's 5-year capital improvements plan.

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 Hancock is approximately one mile to the east. According to the Polk County Water Atlas, Lake Hancock sits at the headwaters of the Peace River and plays an important role in meeting minimum flows in the Upper Peace River, as well as in improving water quality in the Peace River and Charlotte Harbor. It is in the Peace River - Saddle Creek Watershed and considered impaired due to poor nutrient levels. No impacts are anticipated with this proposal.

B. Wetlands/Floodplains:

There are no wetlands or 100-year flood hazard areas onsite. The nearest flood hazard and wetland areas are along the shores of Lake Hancock to the east.

C. Soils:

The site is comprised of Candler and Taveres Sands, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey. There are no limitations to a ground storage facility onsite. No septic systems will be needed for this use.

D. Protected Species

According to FNAI Biodiversity Matrix, the subject site (Unit ID 36349) no endangered species have been identified onsite. The property is not located within the Polk Green District. No conservation easements are adjacent to the property.

E. Historical & Archeological Resources:

No protected archeological resources are located onsite, according to the Florida Department of State, Division of Historical Resources.

F. Wells (Public/Private)

No private wells are indicated onsite.

G. Airports:

The nearest airport is Bartow Airport, approximately five miles to the east.

Economic Factors:

The Southern Water Use Caution Area (SWUCA) was designated in 1992 to address declines in aquifer levels due primarily to groundwater withdrawals. Drawdowns in aquifer levels in some areas exceeded 50 feet. The SWUCA encompasses approximately 5,100 square miles, including all of DeSoto, Hardee, Manatee, and Sarasota counties, and parts of Charlotte, Highlands, Hillsborough and Polk counties. This area is experiencing reduced flows in its river systems, reduced lake levels, and saltwater intrusion into the Upper Floridan aquifer along the southwest coast of the state. Concurrently, similar environmental declines were being witnessed on the eastern coast of central Florida.

After data-gathering and analysis into the causes of these environmental declines, the FDEP developed a program called the Central Florida Water Initiative (CFWI). The CFWI Planning Area covers five counties, including Orange, Osceola, Polk, Seminole and southern Lake County. The boundaries of the St. Johns River, South Florida and Southwest Florida water management districts (Districts) meet in the area. In 2020, rules were adopted to limit water users in the CFWI area to their currently permitted groundwater quantities, or the quantities necessary to meet their needs in the year 2025, depending upon the use type. This rule will limit growth and development in Polk County unless other sources of drinking water can be found.

The PRWC was formed as a non-profit, special district of the State of Florida created to plan, develop, and deliver a future high-quality drinking water supply. The PRWC was created by interlocal agreement among member governments and is a regional utility funded by contributions from the member governments and State agency grants. Based on the local and regional water supply needs of Polk County's communities, the member governments knew that planning to meet those needs and protect Polk County's water resources needed to be a collective and collaborative process.

The Southwest Florida Water Management District is the largest funding partner, having committed over $200 million to the project so far. The PRWC has also been successful in securing over $10 million in state funding grants for this regional project. In addition, low-interest state revolving funds and federal WIFIA loans will be used to help finance the project and give members time to generate future revenue for repayment of the project loans.

Despite all the grants and low-interest loans, the water produced from this facility will cost more than it costs to retrieve water from the Upper Floridan Aquifer. This is due to the effort and energy it takes to bring the Lower Floridan Aquifer's briny water to purification and consumption standards. The byproduct of the process also comes at a cost to dispose through deep well injection. The individual utilities will make decisions for any changes to their customer drinking water rates. Water conservation will ultimately be a critical factor that lessens the financial burdens on average consumers.

Water storage systems provide financial benefits to the utility provider and ultimately taxpayers. These tanks act as capacitors to mitigate surge demand, which provides balanced water pressure. There is also less strain on other parts of the system when storage is available. In the long run, maintenance costs are lower, there are fewer pipe bursts, and water outages are less likely.

Consistency with the Comprehensive Plan, LDC, and Other County Ordinances:

The property is in the Transit Supportive Development Area (TSDA). Comprehensive Plan Section 2.104-A1 states the TSDA 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 2.125-D1: UTILITIES PERMITTED USES states that "*utility facilities shall be permitted throughout the County in all land use classifications, subject to County approval, to support existing and proposed development.*" To better serve existing development and additional development in the future, there is a need for more water storage so that efficient flows can be maintained to distribute this water to existing and new customers.

Table 5, to follow, provides an analysis of the proposed request when compared to the typical policies of the Comprehensive Plan selected by staff for evaluation of development proposals. Based upon this analysis, the proposed request is consistent with these policies.

Table 5

Comprehensive Plan Policy	Consistency Analysis
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: 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.	The proposed facility will not exceed the height district for the RM future land use (50'). The tank will be set back 50 feet from residential properties. Landscaping will be planted in accordance with LDC standards. Equipment onsite will not exceed LDC standards for noise on the property line (65dBA).
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.	This potable water storage tanks are needed to enable more "contiguous and compact growth patterns."
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.	This request is in the city of Lakeland's service area. This is a greatly needed component of the overall distribution of potable water throughout the network. This will improve the operation of the system and contribute to more consistent water pressure.
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 requirements and the County's concurrency management system.	This ground storage facility is needed to serve current development as well as potential future development.
POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost-effective response times from the Fire Department, Sheriff's Department, and Emergency Management Service (EMS).	The subject property is located within an area of the County that has adequate public safety services as identified in the staff report. Ground storage reservoirs are essential to maintaining adequate water pressures in a water system so that fire hydrants have adequate flow for their emergency use.

LDC Table 4.12 listed Class III Utilities as a "C3" conditional use requiring Planning Commission approval. A Level 3 Review is approved by the Planning Commission under the criteria listed in Section 906.D.7 of the LDC

Table 6

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;	*Yes, this request is consistent with the LDC Section 303, Class III Utilities and 906.D Level 3 Review Procedures.*
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	*Yes, this development is consistent with the Comprehensive Plan because POLICY 2.125-D1 states "utility facilities shall be permitted throughout the County in all land use classifications"*
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	*The subject site is in a transition zone between neighborhood commercial activities at the intersection of arterial and collector roads, and suburban residential development. The site will be buffered from adjacent uses.*
How the concurrency requirements will be met if the development were built.	*Ground storage water tanks generate an insignificant amount of vehicle travel, require no school or park capacity, must be designed to meet drainage requirements, and are a concurrency facility on their own.*

The request meets all the conditions in Section 303 of the LDC for Class III Utilities in an RM land use district, as listed in the Findings of Fact of this report.

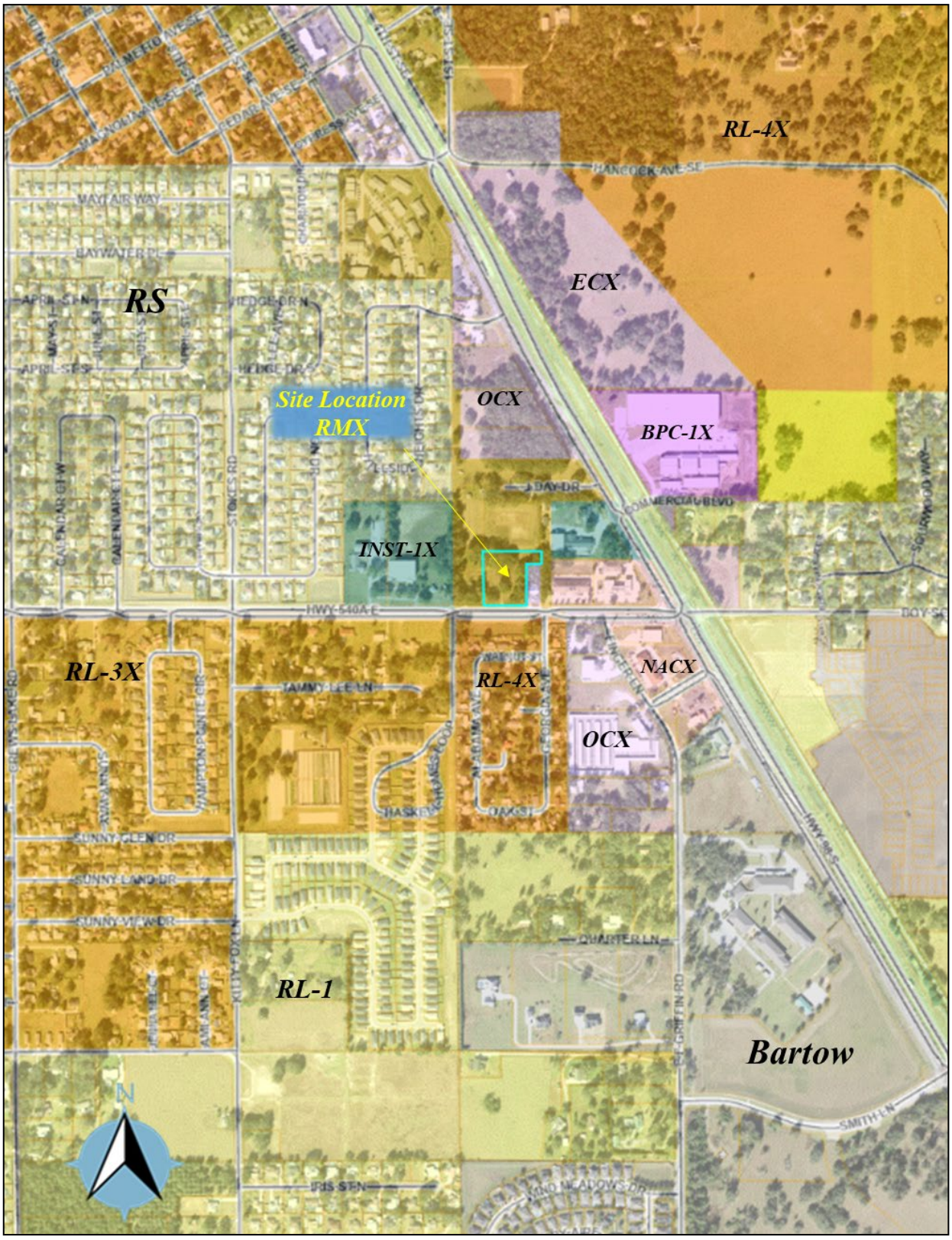
Comments from other Agencies: The Polk County Utilities, Land Development Engineering, County Surveyor, Polk County School Board, and the Polk County Public Safety Division contributed to the drafting of this report.

Exhibits:

Exhibit 1 Location Map
Exhibit 2 Future Land Use Map
Exhibit 3 2023 Aerial Image (Context)
Exhibit 4 2023 Aerial Image (Close)
Exhibit 5 Site Plan

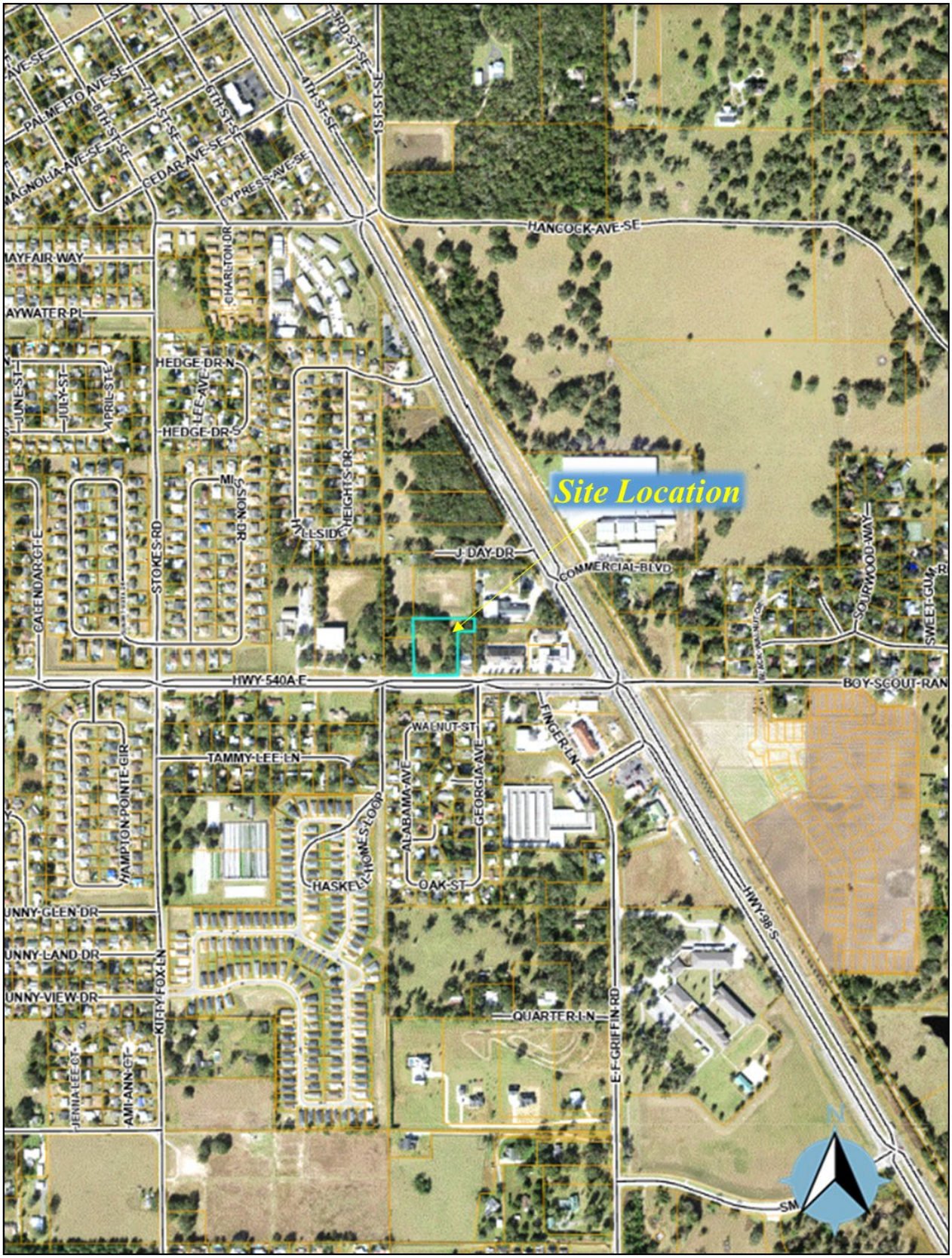


Location Map



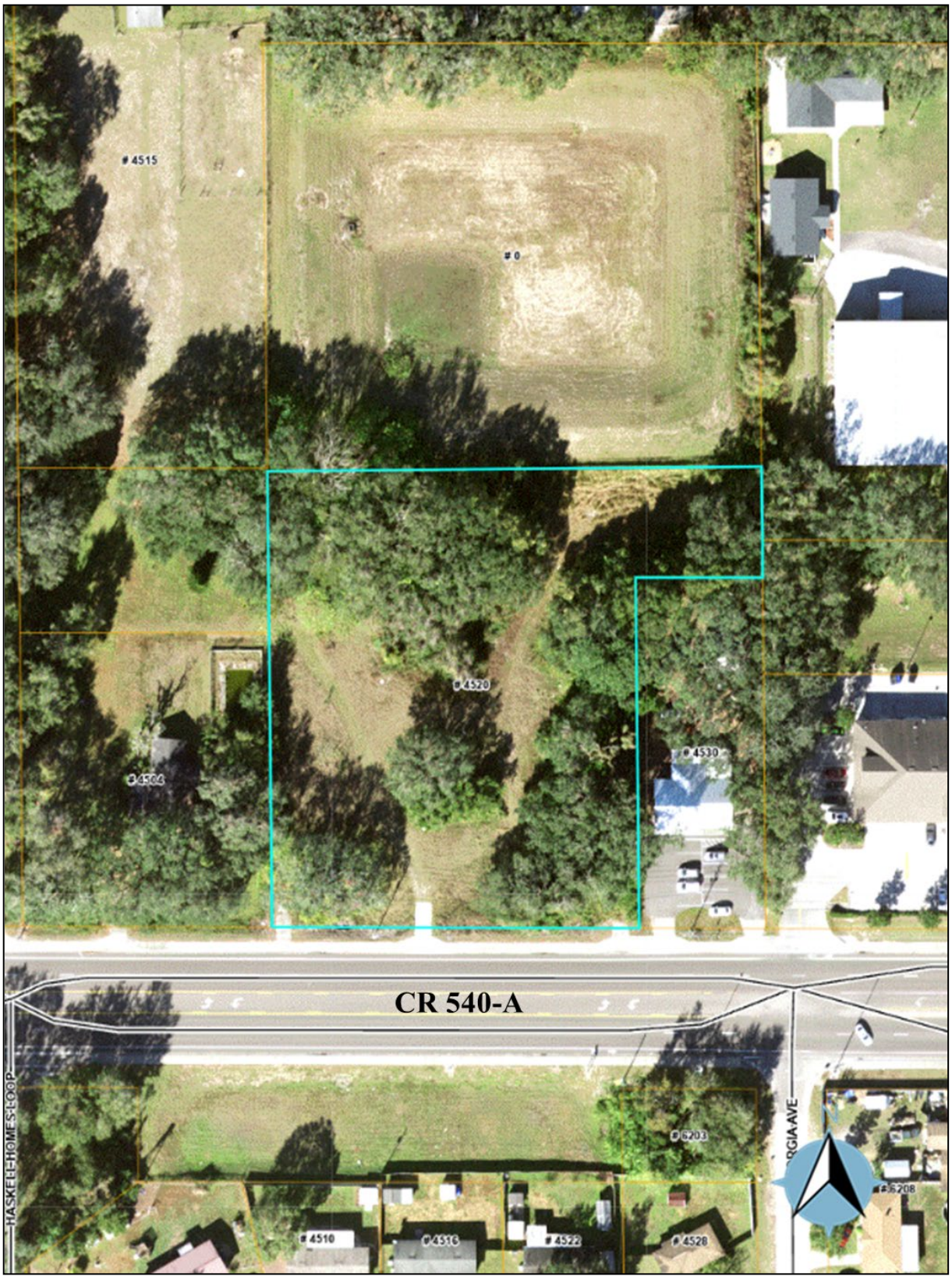
Future Land Use Map

Exhibit 3



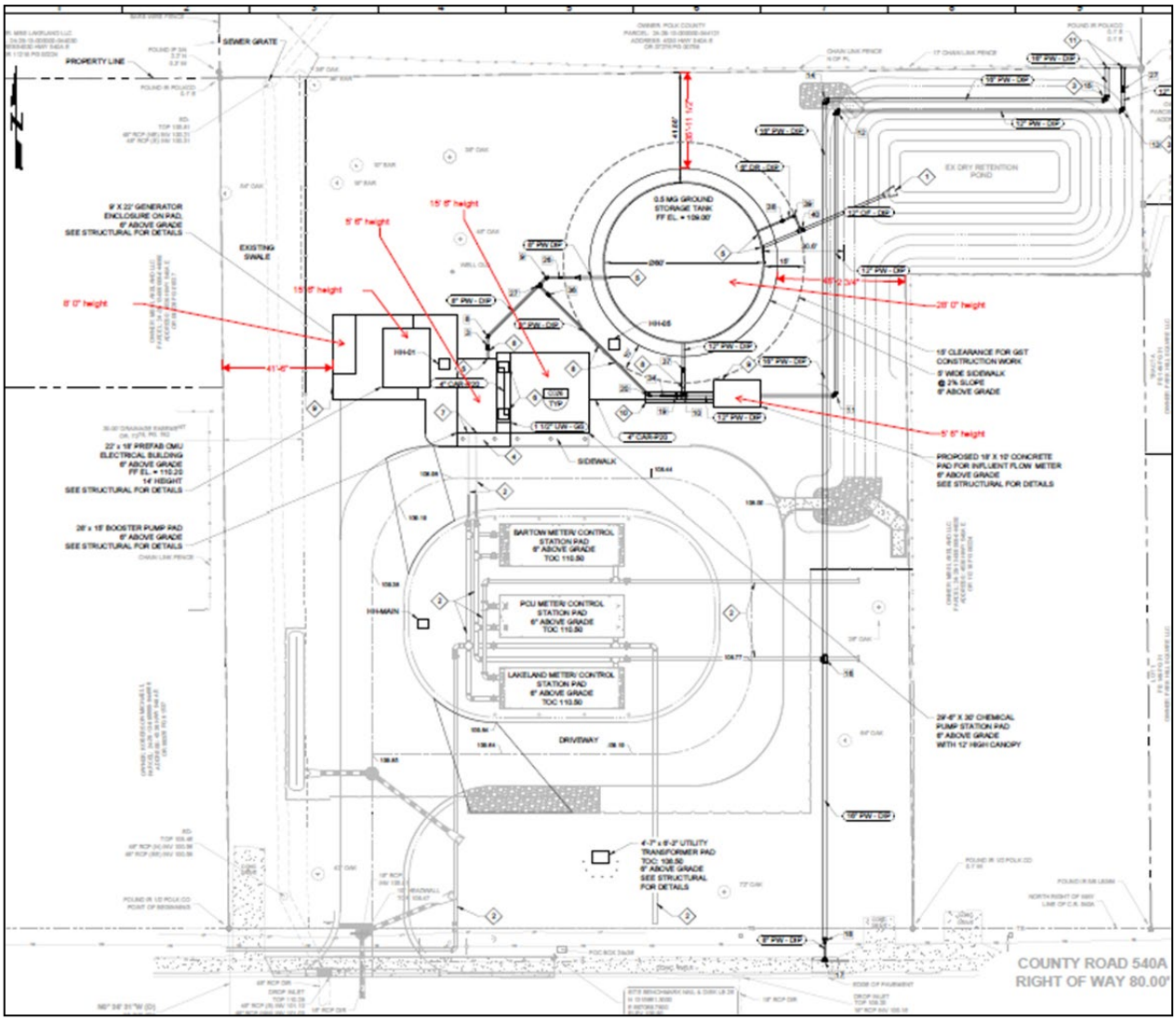
2023 Aerial Image (Context)

Exhibit 4



2023 Aerial Image (Close)

Exhibit 5


PROPERTY LINE
SEWER GRATE
EXISTING SWALE
9' X 22' GENERATOR ENCLOSURE ON PAD, 6" ABOVE GRADE SEE STRUCTURAL FOR DETAILS
22' x 18' PREFAB CMU ELECTRICAL BUILDING 6" ABOVE GRADE FF EL. = 110.20 14' HEIGHT SEE STRUCTURAL FOR DETAILS
28' x 15' BOOSTER PUMP PAD 6" ABOVE GRADE SEE STRUCTURAL FOR DETAILS
0.5 MG GROUND STORAGE TANK FF EL. = 124.00'
EX DRY RETENTION POND
HH-01
HH-05
HH-MAIN
BARTON METER/ CONTROL STATION PAD 6" ABOVE GRADE TOC 110.50
PCU METER/ CONTROL STATION PAD 6" ABOVE GRADE TOC 110.50
LAKELAND METER/ CONTROL STATION PAD 6" ABOVE GRADE TOC 110.50
DRIVEWAY
SIDEWALK
4'-7" x 6'-3" UTILITY TRANSFORMER PAD TOC 108.50 6" ABOVE GRADE SEE STRUCTURAL FOR DETAILS
15' CLEARANCE FOR GST CONSTRUCTION WORK
5' WIDE SIDEWALK @ 2% SLOPE 6" ABOVE GRADE
PROPOSED 18' X 10' CONCRETE PAD FOR INFLUENT FLOW METER 6" ABOVE GRADE SEE STRUCTURAL FOR DETAILS
29'-6" X 30' CHEMICAL PUMP STATION PAD 6" ABOVE GRADE WITH 12' HIGH CANOPY
8' 0" height
15' 6" height
5' 6" height
41'-6"
28' 0" height
5' 6" height
COUNTY ROAD 540A
RIGHT OF WAY 80.00'

Site Plan

Agenda Item 3. 9/10/2025

SUBJECT

LDCU-2025-10 (Mercado Mobile Home)

DESCRIPTION

Angel Mercado requests a Conditional Use (CU) approval for a mobile home to be located on +/- 1.45 acres within a Residential Medium future land use district. The subject site is located north of Avenue G NW, south of Havendale Boulevard, east of Recker Highway, west of Lake Alfred Road in Section 14, Township 28, Range 25.

RECOMMENDATION

Approval with conditions.

FISCAL IMPACT

No fiscal impact.

CONTACT INFORMATION

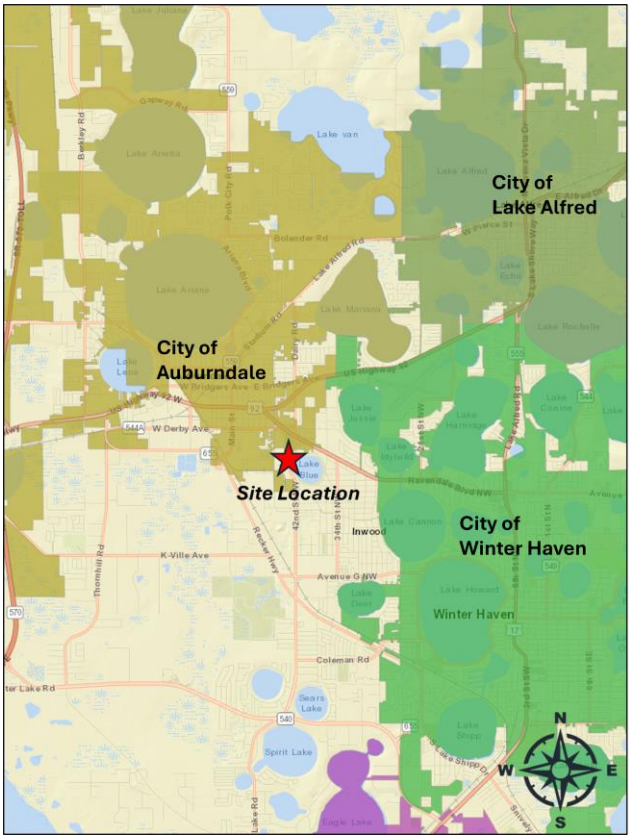
Kyle Rogus, Planner I
Land Development Division
863-534-7553
kylerogus@polk-county.net

POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

DRC Date:	June 26, 2025	**Level of Review:**	Level 3 Review
PC Date:	September 10, 2025	**Type:**	Conditional Use Approval
BoCC Date:	N/A	**Case Numbers:**	**LDCU-2025-10**
		Case Name:	Mercado MH
Applicant:	Angel Mercado	**Case Planner:**	Kyle Rogus, Planner I

Request:	The applicant is requesting a Conditional Use (CU) approval for a mobile home to be located on ±1.45 acres within a Residential Medium (RM) future land use district.
Location:	The subject site is located north of Avenue G NW, south of Havendale Boulevard, east of Recker Highway, west of Lake Alfred Road in Section 14, Township 28, Range 25.
Property Owners:	Angel Mercado
Parcel Size (Number):	±1.45 acres Parcel IDs (#252814-000000-012020)
Future Land Use:	Residential Medium (RM)
Development Area:	Urban Growth Area (UGA)
Nearest Municipality:	N/A
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending Public Hearing

Location



2023 Satellite Photo



Summary of Analysis:

The applicant is requesting Conditional Use (CU) approval to locate a mobile home in a Residential Medium (RM) land use district on an ±1.45 acre lot. Chapter 2, Section 205, Table 2.1 (Use Table for Standard Land Use District) of the Land Development Code (LDC) instructs that the placement of mobile homes in the RM land use district requires Conditional Use approval via a Level 1 Review (via Staff only). To meet current development approval conditions, requests for mobile homes must adhere to the standards found in Chapter 3, Section 303 (Mobile Home, Individual) of the LDC. Since these standards cannot be met, the request must be approved by the Planning Commission in terms of the compatibility of individual mobile homes relative to the character of surrounding uses.

Lake Blue is a natural barrier parceling out the subject site from the whole RM land use district. Within the RM land use district there are two major residential subdivisions: Inwood Unit 4 and Unit 6. Although the Inwood Unit 4 and Unit 6 Subdivisions do not meet the 50 precent threshold of developed lots as mobile homes, combining the surrounding subdivisions creates a large cluster of mobile homes contributing to the compatibility of the applicant's request. There have been multiple lots previously approved for mobile homes within these surrounding subdivisions in the last year. LDCU-2024-13 was approved for a mobile home on an approximately 0.31-acre lot within the Inwood Unit 6 Subdivision on September 4, 2024. LDCU-2024-26 was also approved for a mobile home to be located in the Inwood Unit 6 subdivision on November 6, 2024. The impact from a single mobile home is minimal.

Staff recommends approval. This mobile home request is compatible with the surrounding area. The subject property is zoned for residential use as part of the larger RM land use district. The RM permits single-family dwelling units. The proposed mobile home will meet the required setbacks for the Land Use District and all other applicable setbacks in the (LDC). The proposed request is consistent with the LDC and Comprehensive Plan.

Findings of Fact

- *LDCU-2025-10 is a Conditional Use request to allow a mobile home on Parcel No. 252814-000000-012020 (+/- 1.45 acres) within a Residential Medium (RM) land use district in the Urban Growth Area (UGA).*

- *The surrounding properties are within a RM Land Use District to the east, Linnear Commercial Corridor (LCC) Land Use District to the south, and an Industrial (IND) Land Use District to the north and west.*

- *42nd Street (Road No. 852301) is a County-maintained, paved Urban Collector road with a width of 24 feet.*

- *Section 204.A.8 of the LDC states, "The purpose of the RM district is to provide areas for medium density residential development within urban areas. The RM district permits single-family dwelling units, duplex units, multi-family units, group living facilities, and community facilities."*

- *Per Table 2.2 of the LDC, RM land use mandates right-of-way setbacks for the primary structure of 35 feet, side setbacks for the primary structure of 7 feet, and rear setbacks for the primary structure of 10 feet.*

- *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 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 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 5, located at 333 American Spirit Rd, Winter Haven, FL 33880. This is located approximately 2.1 miles from the subject site with a response time of eight (8) minutes.*

- *Sheriff's response to the site is served by the Central District, located at 3635 Ave G NW in Winter Haven. The response times in May 2024 were: Priority 1 Calls – 8:44 and Priority 2 Calls – 19:29.*

- *The subject property is located within the City of Winter Haven's public water service area. Subject site will connect to Winter Haven water and provide private septic system in compliance with Polk County Standards for wastewater.*

- *The development is zoned for Inwood Elementary, Westwood Middle, and Auburndale Senior High. The site is 2.7 miles from Inwood Elementary; 1.6 miles from Westwood Middle; and 2.6 miles from Auburndale Senior High.*

- *The subject parcel is not within one of the Wellhead-Protection Areas.*

- *The property is composed of Placid Myakka fine sand and St. Lucie fine sand soils.*

- *Current GIS Data Viewer shows approximately 1.07 acres of wetlands on site and approximately 0.16 acres of floodplains.*

- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is located within a one-mile radius of Lake Wales Ridge Wildlife and Environmental Area.*

- *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.*

- *The subject site will have ingress and egress access through 42nd Street NW. 42nd Street NW is a paved, Urban Collector, County-maintained roadway. According to the 2025 Roadway Network Database, the nearest monitored roadway SR 544 (6500E) has approximately 1,577 available PM Peak Hour trips; SR 544 (6500W) has approximately 1,539 available PM Peak Hour trips. SR 544 current Level-of-Service (LOS) is "C" with an adopted LOS standard of "C".*

- *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 2.105 URBAN GROWTH AREA (UGA) AND POLICY 2.203-A2 HOUSING ELEMENT of the Comprehensive 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 (DRC) finds that with the proposed conditions the request **IS COMPATIBLE** with the surrounding land uses and general character of the area and **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the DRC recommends **APPROVAL of LDCU-2025-10.**

CONDITIONS OF APPROVAL

Based upon the findings of fact the Development Review Committee recommends APPROVAL of LDCU-2025-10 with the following Conditions:

1. LDCU-2025-10 is approved for no more than one (1) mobile home on Parcel No. 252814-000000-012020 as indicated in the site plan and staff report.

2. The placement of the mobile home shall not encroach upon designated wetlands and must comply with all applicable setback requirements of the Land Development Code (LDC).

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

Northwest: Industrial Light Manufacturing 31.33 acres	**North:** Industrial Light Manufacturing 31.33 acres	**Northeast:** Residential Medium Vacant Commercial 4.61 acres
West: Industrial Light Manufacturing 31.33 acres	**Subject Property:** Residential Medium Vacant Industrial 1.45 acres	**East:** Residential Medium Vacant Commercial 4.61 acres
Southwest: Industrial Light Manufacturing 31.33 acres	**South:** Linear Commercial Corridor Auto Repair/Commercial Service Garage 1.78 acres	**Southeast:** Residential Medium Vacant Commercial 4.61 acres

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

Property Appraiser shows the parcel as vacant industrial; however the property is located in the Residential Medium (RM) land use district, which does not allow industrial use. The immediate surrounding area provides non-residential uses, however to the east of the site is the continuation of the RM land use, separated by Lake Blue acting as a natural barrier to residential development.

Compatibility with the Surrounding Land Uses and Infrastructure:

> **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.*"**

This request is compatible with the Comprehensive Plan and Land Development Code. The purpose of the RM land use district is to provide areas for medium density residential development within urban areas. The RM district permits single-family dwelling units, duplex units, multi-family units, group living facilities, and community facilities. The impact from a single mobile home is minimal. The immediate surrounding land uses are zoned for commercial or non-residential uses. The subject site abuts the Linear Commercial Corridor (LCC) land use district to the south, and the Industrial (IND) land use district to the north and west. However, to the east, Lake Blue acts as a natural barrier to the continuation of the RM land use district, where there are two significant subdivisions: Inwood Unit 4 and Inwood Unit 6.

Inwood Unit 4 Subdivision:
In the Inwood Unit 4 Subdivision, the Property Appraiser shows that there is a total of 314 residential lots. Of the 314 total residential lots, the subdivision can be broken down into two categories: mobile home lots and site-built lots. Inwood Unit 4 Subdivision has 45 mobile homes and 269 site-built homes. Based on this information, the placement of mobile homes as residential dwelling units within the Inwood Unit 4 Subdivision equates to 14.33 percent of the total residential lots. The same format can be applied to Inwood Unit 6 Subdivision.

Inwood Unit 6 Subdivision:
In the Inwood Unit 6 Subdivision, the Property Appraiser shows that there is a total of 305 residential lots. Of the 305 total residential lots, the Inwood Unit 6 Subdivision has 45 mobile homes and 269 site-built homes. Based on this information, the placement of mobile homes as residential dwelling units within the Inwood Unit 6 Subdivision equates to 18.68 percent of the total residential lots.

Although the Inwood Unit 4 and Unit 6 Subdivisions do not meet the 50 precent threshold of developed lots as mobile homes, combining the surrounding subdivisions creates a large cluster of mobile homes contributing to the compatibility of the applicant's request. There have been multiple lots previously approved for mobile homes within these surrounding subdivisions in the last year. LDCU-2024-13 was approved for a mobile home on an approximately 0.31-acre lot within the Inwood Unit 6 Subdivision on September 4, 2024. LDCU-2024-26 was also approved for a mobile home to be located in the Inwood Unit 6 subdivision on November 6, 2024.

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 at John Snively Elementary, Denison Middle or Winter Haven Senior High; however, Inwood Elementary is at 78% capacity, Westwood Middle is currently operating at 51% capacity, and Auburndale Senior High is currently operating at 74% capacity. The subject property is located within the City of Winter Haven's public water service area. Subject property will connect to Winter Haven water and provide private septic system in compliance with Polk County standards for wastewater.

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

Table 2

Urban Services and Infrastructure Summary	
Schools (Zoned)	Inwood Elementary, Westwood Middle, and Auburndale Senior High.
Sheriff	Sheriff's response to the site is served by the Central District located at 3635 Ave G NW in Winter Haven. The response times in May 2024 were: Priority 1 Calls – 8:44 and Priority 2 Calls – 19:29.
Fire/EMS	Fire and EMS Response is from Polk County Fire Rescue Station 5 located at 333 American Spirit Rd, Winter Haven, FL 33880. This is located approximately 2.1 miles from the subject site with a response time of eight (8) minutes.
Water	City of Winter Haven
Sewer	Private septic system in compliance with Polk County Standards.
Transportation	The subject site will have ingress and egress access through 42nd Street NW. 42nd Street NW is a paved, Urban Collector, County-maintained roadway. According to the 2025 Roadway Network Database, the nearest monitored roadway SR 544 (6500E) has approximately 1,577 available PM Peak Hour trips; SR 544 (6500W) has approximately 1,539 available PM Peak Hour trips. SR 544 current Level-of-Service (LOS) is "C" with an adopted LOS standard of "C".
Urban Sprawl	Site is located within the UGA and is not considered urban sprawl.

Table 3, below, identifies the anticipated impact of one mobile home on water and sewer services. The site has approximately 482 feet of frontage 42nd Street NW, using a private septic system in compliance with Polk County Standards and the water supply will be provided by the public water system of the City of Winter Haven. 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	250 GPD	7.81 AADT	1.00 PHT
Source: Polk County Concurrency Manual. The proposed development assumes that the potable water rate for a mobile home will consume 360 GPD and generate 250 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.			

Environmental Conditions Analysis:

Current GIS Data Viewer shows wetland and floodplain conditions on the site (See Table 4, below). The parcel has approximately 1.07 acres of wetlands on site and approximately 0.16 acres of floodplains. Although both the County and National Wetlands Inventory show wetlands on site where the mobile home is proposed, they do not correctly reflect the existing conditions on the ground. The applicant provided two Wetland Determination Data Forms for two separate sampling points taken on the property prior to hearing, designated Point A and Point provided with the packet. Exhibit #6 is a parcel map that illustrates where each sample was taken. The data provided by the applicant notes that there are portions of the site that are uplands, creating discrepancy with both County and National Wetland Inventory data viewers. As a result of this, staff has added a second condition stating that a mobile home is approved for this site provided it does not encroach upon designated wetlands and complies with all applicable setback requirements of the LDC.

The subject site is not located within any of the County's identified Wellhead-Protection Areas. The subject property is located within a one-mile radius of Lake Wales Ridge Wildlife and Environmental Area, according to the Florida Natural Areas Inventory Biodiversity Matrix. The property is composed entirely of Placid Myakka fine sands and St. Lucie fine sand soils. The soil is not of such that would limit compliance with applicable LDC regulations for the proposed use. The subject property is relatively flat with an elevation of 153 feet where the mobile home is proposed. Subject site abuts Lake Blue to the east property line. In addition, the subject property is not located within a Historical Preservation area. The subject site is within the Winter Haven Municipal Airport Height Notification and In-Flight Visual Interference Zones.

Table 4

Environmental Conditions Summary	
Surface Water	The property abuts Lake Blue to the rear of the site. There are no surface water ponds on the subject property. The subject property has contour elevations of 153 for the proposed location of the mobile home. The lowest point on site has an elevation of 148 feet at the edge of Lake Blue approximately 131 feet away from elevation 153.
Wetlands/Floodplains	Current GIS Data Viewer shows approximately 1.07 acres of wetlands on site and approximately 0.16 acres of floodplains.
Soils	The property is composed of Placid and Myakka fine sand, St. Lucie fine sand soils which provides poor 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 located within one mile of Lake Wales Ridge Wildlife and Environmental Area, according to the 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 located within the Winter Haven Municipal 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 LDC.

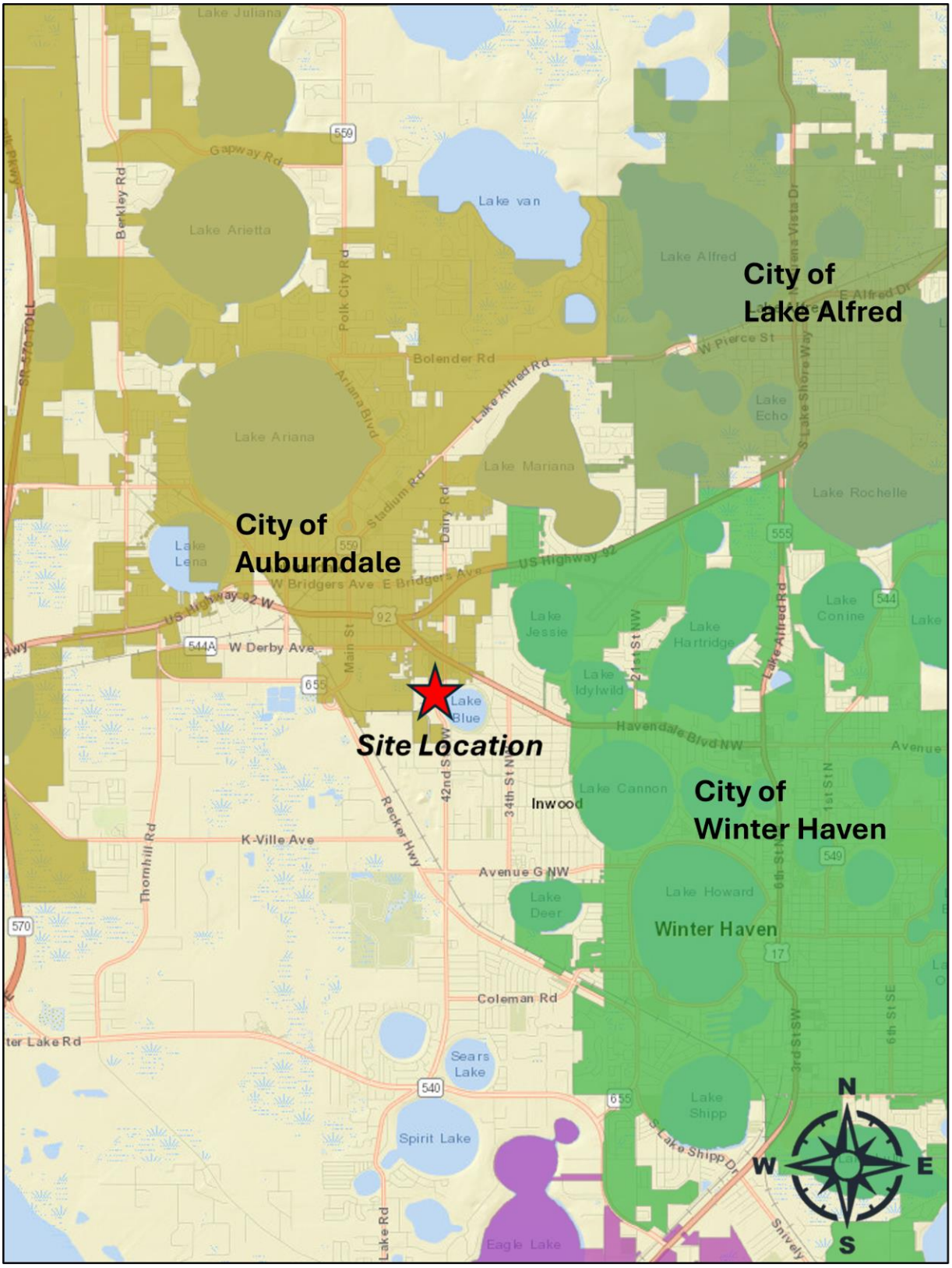
Table 5

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;	*Yes, this request is consistent with the LDC, specifically Section 303 which permits this use upon completion of a Level 3 Review. These can be found in the Findings of Fact on Pages 2 - 4 of the staff report.*
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	*Yes, this request is consistent with the Comprehensive Plan, as reviewed for consistency with SECTION 2.102 GROWTH MANAGEMENT and POLICY 2.203-A2 HOUSING ELEMENT of the Comprehensive Plan.*
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	*Yes, the request is compatible with surrounding uses and the general character of the area. See Pages 5 & 6 of this staff report for data and analysis on surrounding uses and compatibility.*
How the concurrency requirements will be met if the development were built.	*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.*

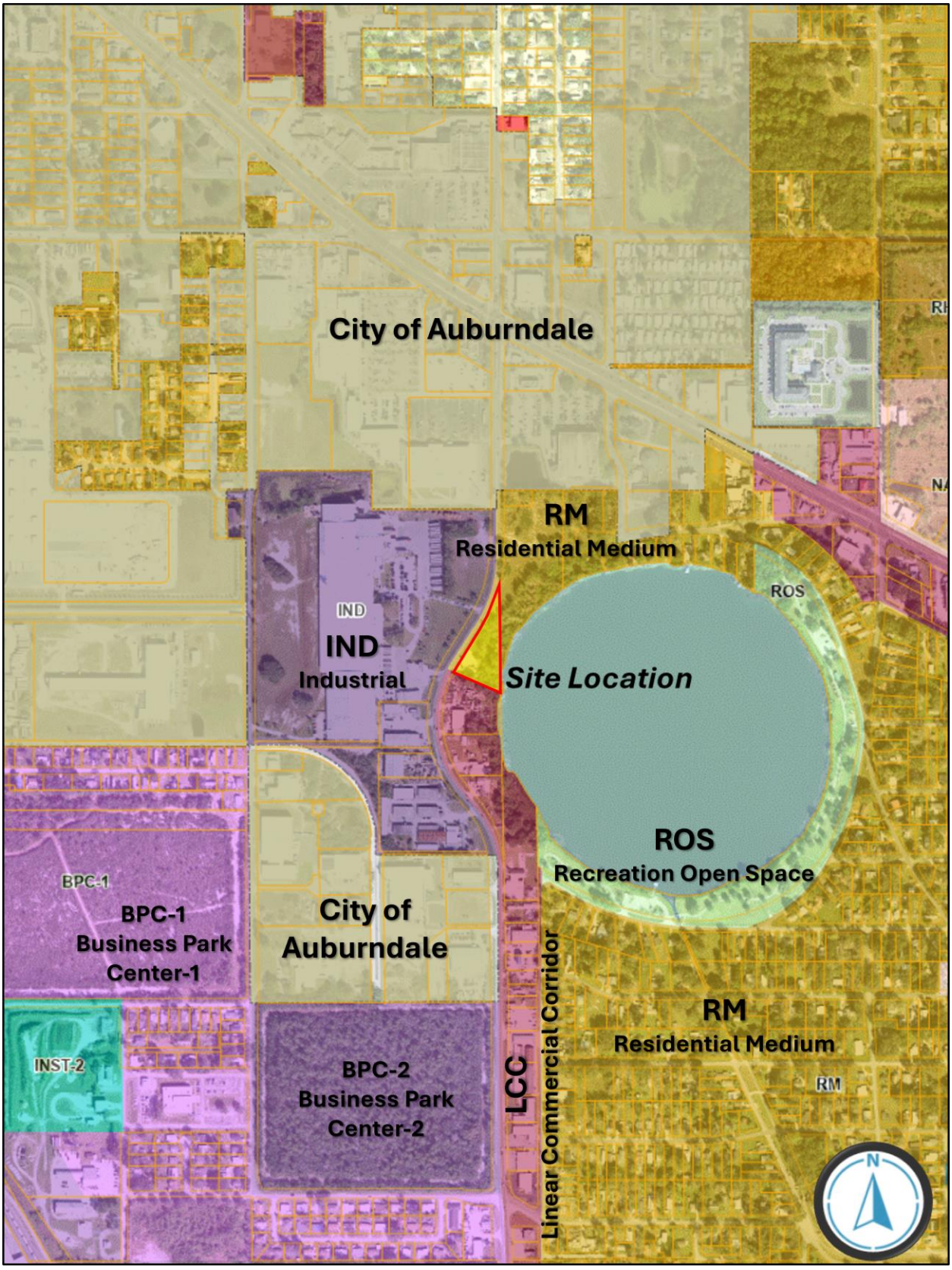
Comments from other Agencies: None

Exhibits:

Exhibit 1 Location Map
Exhibit 2 Future Land Use Map
Exhibit 3 Aerial Imagery (context)
Exhibit 4 Aerial Imagery (close-up)
Exhibit 5 Site Plan
Exhibit 6 Wetland Sampling Map



Location Map



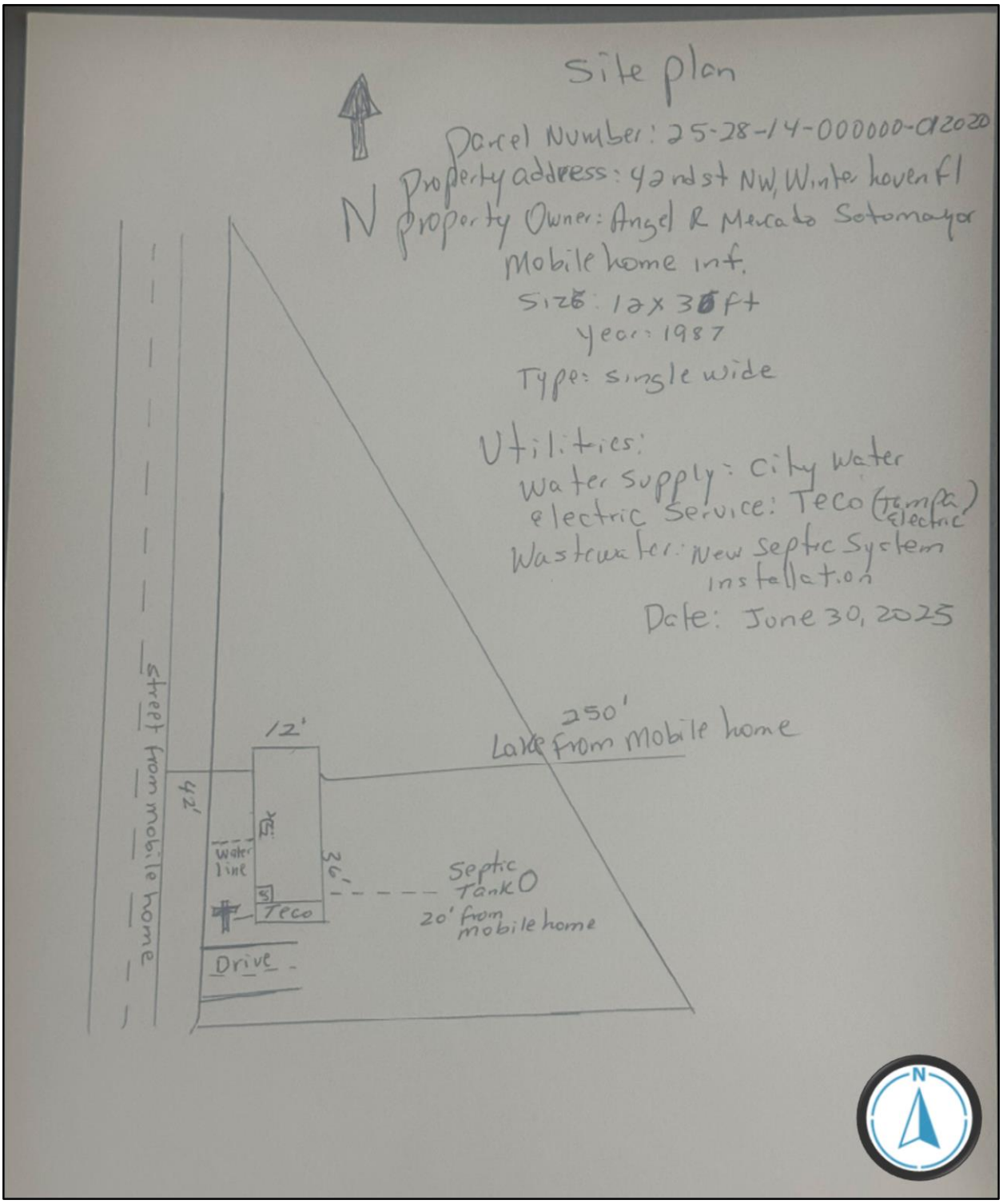
Future Land Use Map



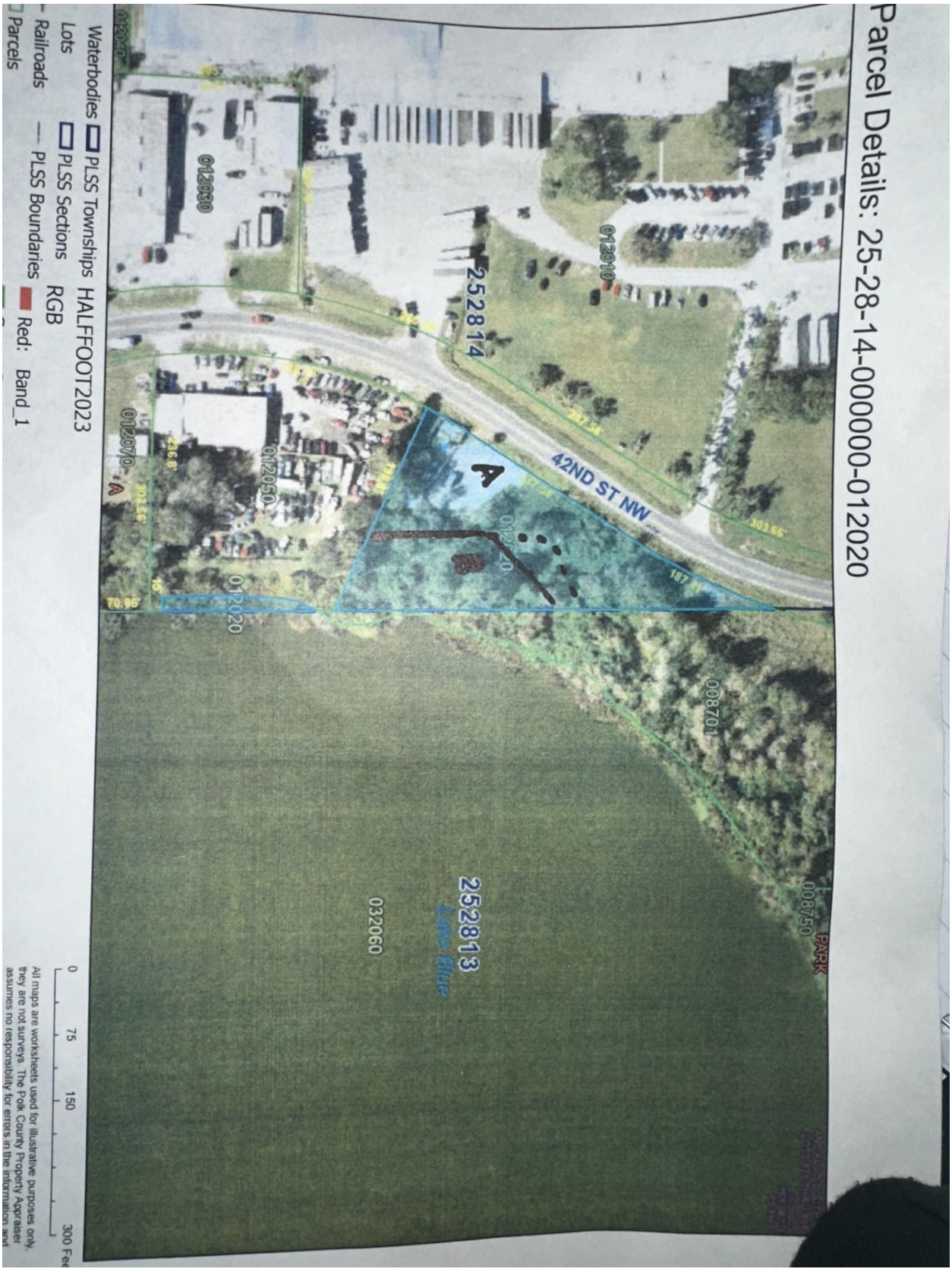
Aerial Imagery (Context)



Aerial Imagery (Close-up)


Site plan
Parcel Number: 25-28-14-000000-012020
N Property address: 42nd st NW, Winter haven fl
Property Owner: Angel R Mercado Sotomayor
Mobile home inf.
Size: 12x30ft
Year: 1987
Type: single wide
Utilities:
Water supply: city water
electric Service: Teco (Tampa Electric)
Wastewater: New septic System installation
Date: June 30, 2025
250'
Lake from Mobile home
12'
42'
36'
Water line
Septic Tank
20' from mobile home
Teco
Drive
street from mobile home
N

Site Plan



Wetland Sampling Map

LDCU-2025-10 - Angel R Mercado Mobile Home

Menu Reports Help

Application Name: Angel R Mercado Mobile Home

File Date: 05/12/2025

Application Type: PC-Conditional Use-New Or Mobile Home

Application Status: Revisions Required

Application Comments:

View ID	Comment	Date

Description of Work: mobile home

Application Detail: Detail

Address: 0 NW 42ND ST, AUBURNDALE, FL 33823

Parcel No: 252814000000012020

Owner Name: SOTOMAYOR ANGEL RAFAEL MERCADO

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Angel Mercado		Engineer	Mailing	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $966.00

Total Fee Invoiced: $966.00

Balance: $0.00

Custom Fields: **LD_GEN_PUB**

PUBLIC HEARINGS

Development Type
Planning Commission

Application Type
Conditional Use
Mobile Home

Brownfields Request
--

Affordable Housing

GENERAL INFORMATION

Expedited Review

Number of Lots
--

Will This Project Be Phased

Acreage
1.45

DRC Meeting
06/26/2025

DRC Meeting Time
11:15 AM

Rescheduled DRC Meeting
--

Rescheduled DRC Meeting Time
--

Green Swamp
No

Number of Units
--

Case File Number
--

Is this Polk County Utilities

Is this Application a result of a Code Violation
No

One Year Extension
--

FS 119 Status
Non-Exempt

Code Violation Case Number
--

ADVERTISING

Legal Advertising Date
--

BOCC1 Advertising Date
--

BOCC2 Advertising Date
--

Advertising Board
Planning Commission

MEETING DATES

Community Meeting
--

Planning Commission Date
09/10/2025

Land Use Hearing Officer 3
--

1st BOCC Date
--

2nd BOCC Date
--

LUHO-Level 3
--

HEARING

PC Hearing Results
--

PC Vote Tally
--

BOCC 1st Hearing Results
--

BOCC 1st Vote Tally
--

BOCC 2nd Hearing Results
--

BOCC 2nd Vote Tally
--

FINAL LETTER

Denovo Appeal
--

Denovo Results
--

Denovo Tally
--

LD_GEN_PUB_EDL

Opening DigEplan List...

DigEplan Document List
--

PLAN REVIEW FIELDS

TMPRecordID
POLKCO-25EST-00000-29922

DocumentGroupforDPC
DIGITAL PROJECTS LD

RequiredDocumentTypes
--

RequiredDocumentTypesComplete
Yes

AdditionalDocumentTypes
Applications,AutoCad File,Binding Site Plans (PDs, and CUs),CSV,Calculations,Correspondence,Design Drawings,Flood/Traffic Studies,Impact Statement,Inspections,Miscellaneous,Plats,Record Drawings,Response Letter Resubmittal Complete,Staff Report/Approval Letter,Survey,Title Opinion

Activate DPC
Yes

Activate FSA
Yes

DigitalSigCheck
Yes

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement
√

SELECTED AREA PLANS

Selected Area Plans

LAND USE

Selected Area Plan **LU Code**

DEVELOPMENT AREA

Development Area

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
PC	1			08/26/2025	

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	06/05/2025	Lyndsay Rathke
Engineering Review				
Fire Marshal Review	Kim Turner	Approve	06/12/2025	Kim Turner
Planning Review	Kyle Rogus	Resubmittal ...	06/19/2025	Kyle Rogus
Surveying Review	Mike Benton	Approve	06/18/2025	Mike Benton
School Board Review	School District	Not Required	06/10/2025	School District
Roads and Drainage Review	Phil Irven	Approve	06/10/2025	Phil Irven
Review Consolidation	Lyndsay Rathke	Resubmittal ...	06/20/2025	Lyndsay Rathke
Staff Report				
Public Notice				
Hearing				
BOCC Hearing				
Final Letter				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

2.0 Impact Assessment Statement FormCompleted IAS form required by Polk County

1. Land and Neighborhood Characteristics

1. How and why is the location suitable for the proposed uses?

The property is located in an area classified as Industrial RM (Residential Medium), which allows for some flexibility in land use, including the placement of mobile homes and low-impact community-based residential purposes, provided zoning requirements and permitting regulations are met. The proposed use — the installation of a mobile home for humanitarian and community support purposes — is low intensity, non-industrial, and non-commercial, and aims to address a local social need that aligns with public interest goals. The site offers sufficient space to accommodate essential utilities such as water, electricity, and septic systems without negatively impacting adjacent properties or traffic flow in the area.

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2. **What incompatibilities might exist with neighbors, and what will you do to avoid conflicts?**

Since the proposed use is residential and the property is located in an RM (Residential Medium) zone, no major incompatibilities are expected. To avoid any possible conflicts with neighbors, the mobile home will be professionally installed and maintained in good aesthetic and functional condition. I will follow all neighborhood rules regarding cleanliness, noise control, and general upkeep to ensure peaceful coexistence.

3. **How will your project influence future development in the area?**

This project is for personal residential use and does not represent a significant change in land use. However, by maintaining the property clean, well-kept, and responsibly occupied, it may have a positive impact on the overall appearance of the area and encourage other property owners to improve and develop their lots in a similar way.

2. Access to Roads and Highways

1. **How many vehicle trips (entries/exits) will be made per day and during the afternoon peak hour?**
This project is for a single mobile home, so it is estimated approximately 8 vehicle trips per day (2 entries and 2 exits), with 2 trips during the afternoon peak hour.

2. **What changes will the existing transportation system require due to your project?**
No significant changes are needed. The existing driveway will be used, and no road widening or new traffic signals are planned.

3. **How many parking spaces will you need according to the law (Section 708 of the Code)?**
One parking space will be required for the mobile home vehicle, complying with the regulation that requires 1-2 parking spaces for single-family residences.

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?
The proposed access will be via direct frontage on an existing public road (42nd St NW), allowing for direct entry and exit to the lot.

Sewage

1. **What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development?**
The mobile home is expected to generate approximately 250 gallons per day of sewage.

2.If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?
Sewage treatment will be via an approved septic system that complies with county standards.

3.If offsite treatment, who is the service provider?
Not applicable, treatment will be on-site via septic system.

4.Where is the nearest sewer line (in feet) to the proposed development?
The nearest sewer line is over 1,000 feet away, so a septic system will be used.

5.What is the provider's general capacity at the time of application?
Not applicable since public sewer system will not be used.

6.What is the anticipated date of connection?
Not applicable, there will be no connection to the public sewer system.

7.What improvements to the providers system are necessary to support the proposed request?
No improvements to the public system are required.

Water Supply

1.What is the proposed source of water supply and/or who is the service provider?
The water supply will be provided by the public water system of the City of Winter Haven.

2.What is the estimated volume of consumption in gallons per day (GPD)?
The estimated water consumption is approximately 250 gallons per day for a single mobile home.

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?
The nearest potable water connection is along 42nd St NW, Auburndale, FL 33823. The reclaimed water connection is not available in the area.

4. Who is the service provider?
The service provider is the public water system of the City of Winter Haven.

5. What is the anticipated date of connection?
The connection is expected to be made as soon as permits are approved and installation is scheduled, estimated within 30–60 days of approval.

6. What is the provider's general capacity at the time of application?
The City of Winter Haven's water system has sufficient capacity to support the proposed mobile home.

7. Is there an existing well on the property(ies)?
No, there is no existing well on the property.

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1. **Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards (describe the drainage of the site and any flooding issues):**

Surface Water Management and Drainage

1. The proposed site is mostly flat and follows the natural topography, allowing stormwater to drain across open areas.

There are no water bodies on the property itself, but there is a lake located approximately 500 feet or more behind the property. This lake does not pose a direct flood risk to the proposed development. The site is not located within a FEMA-designated flood zone and has no known history of flooding. Proper site grading will be performed to ensure that stormwater is directed away from the structure and toward designated drainage areas, preventing water accumulation or erosion. The project is not expected to have a significant negative impact on surface or groundwater quality or quantity.

2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?
Answer:
No alterations to natural drainage features or wetlands are anticipated. The property does not contain any wetlands, and the lake located over 500 feet away will not be impacted. The site will be graded to promote proper stormwater flow while preserving the existing drainage patterns.

Environmental Analysis

1. **Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.**
Answer:
The property is primarily open land with no known environmentally sensitive features on-site. Adjacent properties are residential and vacant. There are no known endangered habitats or protected species present on or near the site.

2.What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.
Answer:
There are no wetlands or floodplains on the subject property. The lake behind the property is located at a safe distance and will not be affected by the proposed development. No alterations to these features are planned.

3.Discuss location of potable water supplies, private wells, public well fields (discuss the location, address potential impacts).
Answer:
Potable water will be connected to the city water system. There is currently no private well on the property. No public well fields are located nearby. The project will not negatively affect any drinking water supplies.

4.Discuss the location of Airport Buffer Zones (if any) (discuss the location and address, potential impacts).
Answer:
There are no known airport buffer zones affecting the property. No impact is expected in this regard.

5.Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.
Answer:
The soil is suitable for residential development and presents no major constraints. A full soil analysis may be completed during permitting if required. The flat topography will facilitate site work and drainage.

Infrastructure Impact Information

What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:

1.Parks and Recreation:
Nearest park is within 3–5 miles, operated by Polk County Parks & Recreation. No significant demand increase is expected.

2.Educational Facilities:
Nearest schools (elementary, middle, high school) are located within a 5–8 mile radius and operated by Polk County Public Schools.

3.Health Care:
Emergency and hospital care is available within 10–12 miles (e.g., Winter Haven Hospital).

4.Fire Protection:
Fire services provided by Polk County Fire Rescue. Nearest station is approximately 5–7 miles away.

5.Police Protection and Security:
Provided by Polk County Sheriff's Office. Response times vary but are typically within 10–15 minutes.

6.Emergency Medical Services (EMS):
Provided by Polk County EMS, average response time is under 15 minutes.

7.Solid Waste (collection and waste generation):
Service provided by Polk County Solid Waste Division. Normal household generation is expected, with weekly collection services available.:

8. How may this request contribute to neighborhood needs?
This request will contribute to neighborhood needs by allowing a local resident

without stable housing to have a safe and dignified place to live. At this moment, I do not have a place to live, and this installation will provide me with stability, safety, and the basic conditions necessary to lead a normal life within the community.

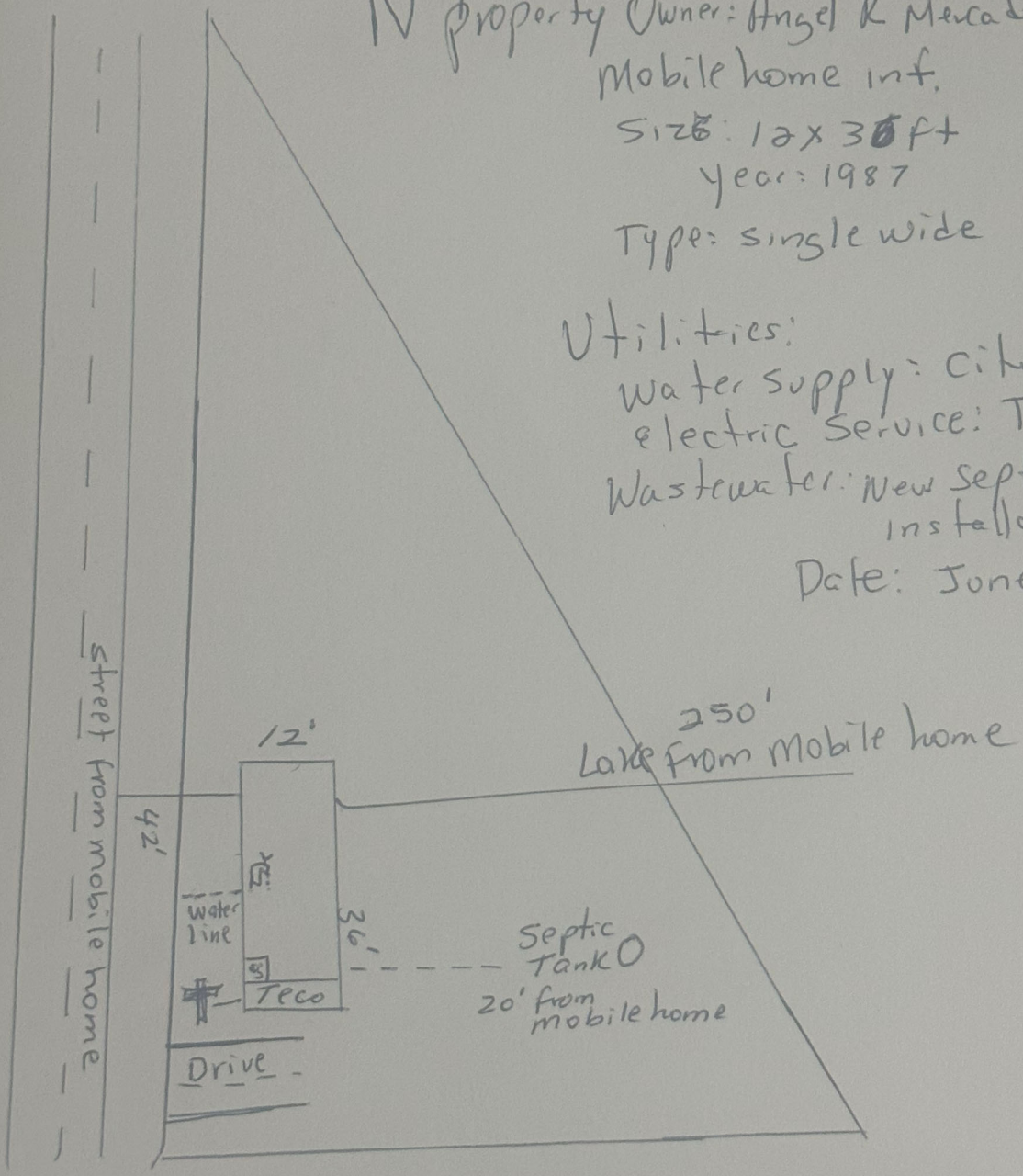
Site plan

N

Parcel Number: 25-28-14-000000-012020
Property address: 42nd st NW, Winter haven fl
Property Owner: Angel R Mercado Sotomayor
Mobile home inf.
Size: 12 x 36 ft
year: 1987
Type: single wide

Utilities:
water supply: city water
electric Service: Teco (Tampa electric)
Wastewater: New septic System installation

Date: June 30, 2025



WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Parcel ID: 252814xxxxxx12020 City/County: Auburndale / Polk Sampling Date: 6/8/25

Applicant/Owner: Angel R. Mercado State: FL Sampling Point: A

Investigator(s): Angel Mercado Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____ No ✓	**Is the Sampled Area within a Wetland?** Yes _____ No ✓
Hydric Soil Present?	Yes _____ No ✓	
Wetland Hydrology Present?	Yes _____ No ✓	

Remarks:

Dry Soil. most grass some trees and palms.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15) **(LRR U)**
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes _____ No ✓	Depth (inches): 0-5
Water Table Present?	Yes _____ No ✓	Depth (inches): 5-10
Saturation Present? (includes capillary fringe)	Yes _____ No ✓	Depth (inches): 10-20

Wetland Hydrology Present? Yes _____ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

most grass
Some trees
and palms.

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: A

Tree Stratum (Plot size: 30ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. Palm Cabbage	10	no	FAC
2. Popcorntree	15	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
	25	= Total Cover	
50% of total cover: 1.25	20% of total cover: 5		
Sapling/Shrub Stratum (Plot size: 15ft)			
1. Urena lobata	10	no	UPL
2. Ludwigia peruviana	15	Yes	UPL
3.			
4.			
5.			
6.			
7.			
8.			
	25	= Total Cover	
50% of total cover: 1.5	20% of total cover: 5		
Herb Stratum (Plot size: 5ft)			
1. Bidens Pilosa	15	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	15	= Total Cover	
50% of total cover: .75	20% of total cover: 3		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
		= Total Cover	
50% of total cover: _____	20% of total cover: _____		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 60.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species	40	x 3 =	120
FACU species		x 4 =	
UPL species	25	x 5 =	125
Column Totals:	65 (A)		245 (B)

Prevalence Index = B/A = 3.76

Hydrophytic Vegetation Indicators:

__ 1 - Rapid Test for Hydrophytic Vegetation

__ 2 - Dominance Test is >50%

__ 3 - Prevalence Index is ≤3.0[1]

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes _____ No ✓

Remarks: (If observed, list morphological adaptations below).

SOIL

Sampling Point: A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-20	7.5YR 7/8		redish yellow		Dry		Dry Sand	Yellow Sand.

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Organic Bodies (A6) **(LRR P, T, U)**
- ___ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ___ Muck Presence (A8) **(LRR U)**
- ___ 1 cm Muck (A9) **(LRR P, T)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Coast Prairie Redox (A16) **(MLRA 150A)**
- ___ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR P, S, T, U)**
- ___ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ___ Thin Dark Surface (S9) **(LRR S, T, U)**
- ___ Loamy Mucky Mineral (F1) **(LRR O)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR U)**
- ___ Depleted Ochric (F11) **(MLRA 151)**
- ___ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ___ Umbric Surface (F13) **(LRR P, T, U)**
- ___ Delta Ochric (F17) **(MLRA 151)**
- ___ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ___ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR O)**
- ___ 2 cm Muck (A10) **(LRR S)**
- ___ Reduced Vertic (F18) **(outside MLRA 150A,B)**
- ___ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ___ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Yellow Sand

Depth (inches): 0-20 inch

Hydric Soil Present? Yes ____ No V

Remarks:

Yellow Sand

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Parcel ID: 252814000000012020 City/County: Auburndale/Polk Sampling Date: 6/9/25

Applicant/Owner: Angel B. Mercado State: FL Sampling Point: B

Investigator(s): Angel Section, Township, Range: _____

Landform (hillslope, terrace, etc.): Slopes (mini) Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No _____	**Is the Sampled Area within a Wetland?** Yes X No _____
Hydric Soil Present?	Yes X	No _____	
Wetland Hydrology Present?	Yes X	No _____	

Remarks:
Mucky Surface

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15) **(LRR U)**
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): _____
Water Table Present?	Yes X	No ___	Depth (inches): 3inch
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): 15inch.

Wetland Hydrology Present? Yes X No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Mucky Surface.
Plant was problematic.

Sampling Point: B

VEGETATION (Four Strata) – Use scientific names of plants.

Tree Stratum (Plot size: 30ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. Schinus terebinthifolius	45	Yes	FAC
2. Quercus nigra	20	no	FACW
3. Pinus palustris	15	no	UPL
4.			
5.			
6.			
7.			
8.			
	80 = Total Cover		
50% of total cover: 40	20% of total cover: 16		

Sapling/Shrub Stratum (Plot size: 15ft)			
1. Schinus terebinthifolius	35	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	35 = Total Cover		
50% of total cover: 17.5	20% of total cover: 7		

Herb Stratum (Plot size: 10ft)			
1. Dryopteris ludoviciana	30	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	30 = Total Cover		
50% of total cover: 15	20% of total cover: 6		

Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.6 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species 50	x 2 =	100
FAC species 80	x 3 =	240
FACU species	x 4 =	
UPL species 15	x 5 =	75
Column Totals: 145	(A)	415 (B)

Prevalence Index = B/A = 2.86

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- ✓ 2 - Dominance Test is >50%
- ✓ 3 - Prevalence Index is ≤3.0[1]
- ✓ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ✓ No ___

Remarks: (If observed, list morphological adaptations below).

is defenetly wetland but plants was problematic.

SOIL

Sampling Point: B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-20+	3/1 5YR	100	very dk gray		MS	PL	SC	Sandy Clay

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Organic Bodies (A6) **(LRR P, T, U)**
- ___ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ___ Muck Presence (A8) **(LRR U)**
- ___ 1 cm Muck (A9) **(LRR P, T)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Coast Prairie Redox (A16) **(MLRA 150A)**
- ___ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ✓ Dark Surface (S7) **(LRR P, S, T, U)**
- ___ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ___ Thin Dark Surface (S9) **(LRR S, T, U)**
- ___ Loamy Mucky Mineral (F1) **(LRR O)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR U)**
- ___ Depleted Ochric (F11) **(MLRA 151)**
- ___ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ___ Umbric Surface (F13) **(LRR P, T, U)**
- ___ Delta Ochric (F17) **(MLRA 151)**
- ___ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ___ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR O)**
- ___ 2 cm Muck (A10) **(LRR S)**
- ___ Reduced Vertic (F18) **(outside MLRA 150A,B)**
- ___ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ___ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✓ No ___

Remarks:

Muck soil

POLK COUNTY PLANNING COMMISSION

FINAL ORDER

Case Number: LDCU-2025-10

Applicant: Angel Mercado

Property Owner: Angel Mercado

Hearing Date: September 10, 2025

I. Request:

The applicant is requesting a Conditional Use (CU) approval to allow a mobile home to be located on ±1.45 acres within a Residential Medium (RM) future land use district.

II. Findings:

The Planning Commission hereby adopts and incorporates herein the DRC staff report and makes the following findings based upon the staff report and other record evidence presented during the hearing:

1. Pursuant to section 906D.7 of the LDC, the Planning Commission shall, in the review of a level 3 application, consider the following factors:
    a. Whether the proposed development is consistent with all relevant requirements of this Code;
    b. Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;
    c. 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
    d. How the concurrency requirements will be met, if the development was built.
2. The Application is consistent with all relevant requirements of the LDC, including without limitation, sections 906 and 303.

3. The Application is consistent with all applicable policies of the Comprehensive Plan.

4. The Application is compatible with surrounding uses and the general character of the area.

5. Concurrency requirements can be met if the development is built.

III. Incorporation of the Record

The record is hereby incorporated by reference into this order and is on file with the Land Development Division. The record consists of the following: the Application, Impact Assessment Statement, the DRC staff report, staff's PowerPoint presentation, and all testimony and evidence presented at the hearing.

IV. Planning Commission's Decision:

Based upon the record and the foregoing findings, the Application is APPROVED, subject to the conditions, if any, set forth in the staff report.

V. Effective Date, Appeals:

This order shall be rendered to the Clerk and becomes effective on the date rendered. The Planning Commission's decision may be appealed to the Board of County Commissioners by filing an application for de novo review with the Land Development Division within 7 calendar days after the Planning Commission hearing. If a de novo application is timely filed, this order shall not be final and effective until final action of the Board of County Commissioners.

DONE AND ORDERED in Bartow, Polk County, Florida, in regular session the 10th day of September, **2025**, by the Polk County Planning Commission.

Polk County Planning Commission **ATTEST:**

By:_____ By: _____
Robert Beltran, Chair Lyndsay Yannone, Recording Secretary

Date rendered to the Clerk: _____

Exhibits to Planning Commission's Order
Exhibit A-Staff Report and Exhibits

cc: Land Development Division Official File
Erin Valle, Clerk of Court (under separate cover)

Agenda Item 4. 9/10/2025

SUBJECT

LDCU-2025-13 (Hatch Event Facility CU)

DESCRIPTION

The applicant is requesting Conditional Use approval for a 2,400 sq. ft. Event Facility on approximately 5 acres within an Agriculture/Residential Rural (A/RR) land use district.

RECOMMENDATION

Conditional Approval

FISCAL IMPACT

No fiscal impact

CONTACT INFORMATION

Andrew Grohowski

Land Development Division

(863) 534-6412

andrewgrohowski@polk-county.net

POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

DRC Date:	July 24, 2025	**Level of Review:**	Level 3 Review
PC Date:	September 10, 2025	**Type:**	Conditional Use
BoCC Date:	N/A	**Case Numbers:**	LDCU-2025-13
		Case Name:	Hatch Event Facility CU
Applicant:	Travis K. Worley	**Case Planner:**	Andrew Grohowski, Planner II

Request:	The applicant is requesting Conditional Use approval for a 2,400 sq. ft. Event Facility on approximately 5 acres within an Agriculture/ Residential Rural (A/RR) land use district.
Location:	5130 Jennings Road, south of Lake Marion Road North, west of Watkins Road, east of Parton Ranch Road, north of Oak Street, southeast of the City of Haines City in Section 20, Township 28, Range 28.
Property Owners:	Travis K. Worley, Caroline Worley
Parcel Size (Number):	282820-935617-000010 (±5.00 acres)
Future Land Use:	Agricultural/Residential Rural (A/RR)
Development Area:	Rural Development Area (RDA)
Nearest Municipality:	City of Haines City
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending Hearing

Location



2023 Aerial Image



Summary:

The applicant is proposing to construct an Event Facility within an Agriculture/Residential Rural (A/RR) land use district (*Exhibit 2*). Per Table 2.1 of the Land Development Code (LDC), this requires a Conditional Level 3 Review. According to the application, the applicant is proposing a "wedding barn" event facility drawing on the area's history and surroundings to provide country-themed weddings and similar events. The applicant estimates attendance to be approximately 200 guests per event.

The subject parcel is currently used residentially. The proposed event facility will utilize a 2,400 square foot structure, to allow events and weddings on site. No outdoor amplified voice, music, or live entertainment will be permitted as conditioned within the staff report. The site is located within the Eastern Utility Service Area, but the applicant is proposing a private well and septic system for potable water and wastewater as no service lines are nearby. The site plan indicates there will be adequate parking based upon parking requirements found in Table 7.10 of the LDC.

Roadway capacity of Lake Hatchineha Road as well as emergency services in the area are adequate. The subject parcel has direct access to Jennings Road, a local road, with frontage on Lake Hatchineha Road, a Major Collector Roadway. A new County fire station, Rescue Station 13, was recently constructed on Watkins Road, and is less than one mile away with improved response times. The site has no wetlands, surface waters, or other environmental limitations. Should approval for the proposed event facility be granted, the applicant will be required to submit for a Level 2 staff review, during which engineered site plans must be submitted to address Conditional Use requirements, stormwater, parking needs, and site design for compatibility.

Staff has noted a marked increase in such event facilities providing more rustic settings for weddings and special events. The parcels directly surrounding the subject property are residential land uses. The acreage of the site, natural trees and required landscaping to buffer the events from offsite make this request compatible. Through site design and the conditions of approval, staff finds the request is compatible with the surrounding area and consistent with the LDC and Comprehensive Plan. Staff recommends approval of this application with the provided conditions of approval.

Findings of Fact

- *This is a Conditional Use request for a 2,400 square foot Event Facility on approximately 5 acres within an Agriculture/Residential Rural (A/RR) land use district and in the Rural Development Area (RDA).*
- *Chapter 10 of the Land Development Code (LDC) defines Event Facility as "An enclosed place of assembly offered to the general public for accommodating events, which may include amplified voice, music, or live entertainment, but without permanent alcohol service."*
- *Fire response to this project is from the newly constructed Polk County Fire Rescue Station 13, located at 2021 Watkins Road, Haines City less than one mile from the site with a response time of 3-5 minutes. EMS response is from Polk County Fire Rescue Station 45, located at 9500 Marigold Road, Poinciana about 3.4 miles from the site with a response time of 7-9 minutes.*
- *The site is located within the Polk County Sheriff's Office Southeast District, located at 4011 Sgt Mary Campbell Way in Lake Wales. Response times for SE in July 2025 were: Priority 1 Calls – 13:35 and Priority 2 Calls – 27:46.*

- *The property is located at the intersection of Jennings Road (Road No. 882905) and Lake Hatchineha Road (Road No. 872102) with direct ingress/egress to Jennings Road, a County-maintained Local Road with a pavement width of 22 feet. Lake Hatchineha Road is a Rural Major Collector Road with a pavement width of approximately 26 feet and monitored for Level of Service for traffic counts or concurrency by the Polk County Transportation Organization's Roadway Network Database.*
- *Section 303 of the Land Development Code (LDC) states that the following standards shall apply to Event Facilities:*

  "In addition to other applicable regulations, the following standards shall apply:

  1. All Event Facilities shall submit an Event Management Plan to include and address the following criteria:
  a. All parking areas shall be identified;
  b. A traffic circulation plan in narrative and graphic form shall be provided;
  c. Security measures;
  d. Identification of public safety needs (i.e. EMS/Fire, Sheriff's Office, Florida Highway Patrol, etc.);
  e. The number of anticipated attendees;
  f. Hours of operation; and
  g. Signage

  The above referenced may be further restricted or lessened by the Planning Commission or Board of County Commissioners through a condition of approval.

  2. An Event Facility with outdoor amplified voice, music, or live entertainment shall also comply with the Outdoor Concert Venue use criteria;

  3. On-premises alcohol consumption may not be licensed to the property or establishment."

- *Table 7.10 of the LDC requires Event Facilities to provide a minimum of 1 space per 3 seats or 150 square feet Gross Floor Area (GFA), whichever is greater.*
- *The applicant has submitted an event management plan that has been reviewed by County Staff.*
- *The subject parcel is located in the Eastern Regional Utility Service Area (ERUSA). There is no water or wastewater services to the subject parcel. A private well and septic tank will be utilized.*
- *The property is zoned for Sandhill Elementary, Lake Marion Creek Middle, and Haines City Senior High.*
- *The property contains no wetlands or flood zones.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of endangered species.*
- *The property is comprised of Astatula Sand 0 to 8% slopes.*
- *The subject property is not located within an Airport Impact Zone.*
- *The subject parcel is not located within one of the County's Wellhead-Protection Areas.*

- *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.*
- *Section 204.A.1 of the LDC states, "The purpose of the A/RR district is to provide lands for the continuation of productive agricultural uses and to provide for very low-density residential development within unincorporated rural areas. The A/RR district permits agricultural activities, agricultural support facilities, multi-family dwelling units, farm labor housing, group living facilities, and community facilities."*
- *The site is located in the Rural Development Area (RDA) which is the area "characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments" according to POLICY 2.108-A1 of the Comprehensive Plan.*
- *POLICY 2.125-E1 of the Comprehensive Plan states that "Community Facilities shall be allowed in all land use classifications, unless specifically prohibited elsewhere in this Comprehensive Plan" and that Type E facilities are all types of recreation activities and associated infrastructure.*
- *POLICY 2.121-A1 of the Comprehensive Plan states "Institutional uses, Community Facilities and essential services will be allowed as conditional uses, in accordance with policies of this Plan and the guidelines of the County's Land Development Code" in the Agricultural/Residential Rural districts.*
- *Per 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:*

  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."*

- *This request has been reviewed for consistency with Tables 2.1 & 2.2 and Section 303 of the LDC.*
- *This request has been reviewed for consistency with SECTION 2.102 GROWTH MANAGEMENT and SECTION 2.108 RURAL-DEVELOPMENT AREA (RDA); of the Comprehensive Plan.*

Development Review Committee Recommendation: Based on the information provided by the applicant, the findings of fact, a recent site visit, and the staff report, the Development Review Committee (DRC) finds that the proposed request **IS COMPATIBLE** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Polk County Comprehensive Plan; therefore, the DRC recommends **APPROVAL of LDCU-2025-13.**

CONDITIONS OF APPROVAL

Based upon the findings of fact the Development Review Committee recommends **APPROVAL** of **LDCU-2025-13** with the following Conditions:

1. The property shall be approved for a ±2,400 square foot Event Facility within an Agriculture/Residential Rural (A/RR) land use district. Any modifications to LDCU-2025-13, except for those listed in Section 906.E of the LDC, shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission. [PLG]

2. No amplified voice, music, or live entertainment is permitted outside the enclosed structure. [PLG]

3. Type-B Buffers will be required along any property lines adjacent to residential land use districts. A Type-A Buffer will be required along Jennings Road and Lake Hatchineha Road. [PLG]

4. Prior to site clearing or grubbing, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law. [PLG]

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 Commission's 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

Table 1

Northwest: Agriculture/Residential Rural (A/RR) ± 4.85 acres Single-family residence	**North:** Agriculture/Residential Rural (A/RR) ± 5.16 acres Vacant	**Northeast:** Agriculture/Residential Rural (A/RR) ± 5.16 acres Vacant
West: Agriculture/Residential Rural (A/RR) ± 8.69 acres Single-family residence	**Subject Property:** Agriculture/Residential Rural (A/RR) ± 5.00 acres Single-family residence	**East:** Agriculture/Residential Rural (A/RR) ± 10.94 acres Single-family residence
Southwest: Agriculture/Residential Rural (A/RR) ± 133 acres Vacant	**South:** Agriculture/Residential Rural (A/RR) ± 4.98 acres Single-family residence	**Southeast:** Agriculture/Residential Rural (A/RR) ± 4.98 acres Single-family residence

The property is at the intersection of Lake Hatchineha Road and Jennings Road which makes this an ideal location for a venue such as this. The property is considered lot 5 of the Hatchwood Estates which was platted and recorded in 1999 (PB 109, PGS 46 and 47). Single-family residences were subsequently built in the mid 2000s. The subject site remained vacant until a 3,944 single-family residence was constructed in 2024. The area is rural in nature as the surrounding parcels are all within an Agriculture/Residential Rural land use district. Site-built homes are dispersed amongst orange groves and vacant pieces of timber forest. A new fire station was recently constructed off of Watkins Road, approximately six (6) miles southeast of the subject site. The nearest non-residential use is a cell tower located about ¼ mile to the west.

Compatibility with the Surrounding Land Uses and Infrastructure:

A. Land Uses:

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.*"

This site lies within the heart of a rural residential land use district which currently has a single-family residence. Large tracts of single-family homes are found south along Jennings Road, and with frontage along Lake Hatchineha Road. The nearest home is approximately 100 feet to the west. A few vacant parcels to the north and southeast could be developed with residential dwelling units. With these factors in mind, Staff is requesting Type-B Buffers along the eastern property line and a Type-A Buffer along the frontages of Lake Hatchineha Road and Jennings Road to address compatibility issues between the adjacent residential land uses. The applicant has also provided twenty (20) parking spaces which buffers the southernmost extent of the property.

The property is located at the intersection of Lake Hatchineha Road, a County-maintained 26-foot-wide paved Rural Major Collector (RMC) Roadway and Jennings Road, a local roadway. Although residential rooftops can be found along this roadway of intra-county importance, this classification as well as the intersection location is suitable for commercial development. According to the applicant's site plan, access for ingress/egress operations will be off of Jennings Road from an existing driveway, immediately after turning off of Lake Hatchineha Road.

Unlike most event facilities, this location will not have any outdoor gatherings or amplified sound. As such, this facility will not be utilized as an outdoor concert venue. If the applicant wishes to introduce outdoor sound in the future, a modification to this Conditional Use will be required in accordance with the Outdoor Concert Venue requirements located in Chapter 3, Section 303 of the LDC. Until then, all amplified sound shall remain indoors which will alleviate potential noise concerns from the surrounding neighbors. Of the potential nonresidential uses permitted in the A/RR district, the proposed event facility is least impactful when compared to an Outdoor Facility or Agritourism, which the site does not qualify for.

B. Infrastructure:

The subject property is located within a Rural Development Area (RDA), and the area is very limited for infrastructure and public services. The property will be serviced by a private well and septic system, as there are no connections available to public potable water or wastewater systems. There are public safety services within a short driving distance. The site is far from public schools, but there is a school bus stop located at the intersection of Lake Hatchineha Road and Jennings Road. There are no mass transit stops within a reasonable distance. There are no sidewalks in the area. The use is not anticipated to have an adverse effect on any public services.

Nearest and Zoned Elementary, Middle, and High School

The property is zoned for Sandhill Elementary, Lake Marion Creek Middle, and Haines City Senior High. The closest school is Sandhill Elementary School located almost two (2) miles to the west of the subject site. The proposed event facility is not expected to have any impact on school concurrency as the use will not generate the need for children to attend school. Therefore, the proposed use is not likely to have any adverse impacts upon school operations.

Table 2

Name of School	Distance from subject site
Sandhill Elementary	±1.8 miles driving distance
Lake Marion Creek Middle	±6.1 miles driving distance
Haines City Senior High	±8.4 miles driving distance

Source: Polk County GIS

Event facilities do not generate a demand for school capacity. Therefore, such data is not provided in this report.

Nearest Sheriff, Fire, and EMS Station

Fire response to this project is from Polk County Fire Rescue Station 13, located at 2021 Watkins Road in Haines City. The travel distance is less than 1 mile with an average response time of 3-5 minutes. EMS response is from Polk County Fire Rescue Station 45 located at 9500 Marigold Avenue in Poinciana. The travel distance is approximately 3.4 miles with an average response time of 7-9 minutes. There are no fire hydrants within the immediate area.

Sheriff's response to the site is served by the Southeast District, located at 4011 Sgt Mary Campbell Way in Lake Wales. The response times for SE were: P1 – 13:35 minutes; P2 – 27:46 minutes. Priority 1 Calls are considered to be true emergencies, in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered. Sheriff's response times are not as much

a function of the distance to the nearest Sheriff's substation but more a function of the overall number of patrol officers within the County.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Northeast District Headquarters (4011 Sgt. Mary Campbell Way)	±7.8 miles	P-1: 13:35 P-2: 27:46
Fire	Polk County Fire Rescue Station 13 (2021 Watkins Road)	±0.74 miles	3-5 minutes
EMS	Polk County Fire Rescue Station 45 (9500 Marigold Road)	±3.4 miles	7-9 minutes

Source: Polk County Sheriff's Office Response Times for July 2025 Polk County Fire Rescue Response Times for August 2025

Water and Wastewater Demand and Capacity:

This site is located within the Rural Development Area (RDA) and the County serves potable water to this area through its East Regional Utility Service Area (ERUSA) at the Waverly Public Water System. According to the County's 5-year capital improvements plan, the ERUSA will expand wastewater services in the area. However, the closest water line is over ½ mile away and is not anticipated to be extended. Wastewater lines are not nearby. Similar to the existing single-family residence, the property will utilize a private well and septic system for water and wastewater service.

A. Estimated Demand and Service Provider:

The closest 8-inch potable water main is approximately 0.5 miles from the subject site. The event facility will be entirely serviced by an on-site well and septic system. The conditional use of an event facility does not generate a significant amount of demand for water and wastewater given the limited hours of operation for such a use. The property will be required to permit a private well and septic tank to address water or wastewater needs., If the facility were to connect to ERUSA, an analysis of estimated impacts is provided in Table 4, below.

Table 4

Subject Property	Estimated Impact Analysis		
±5.00 acres A/RR	**Demand as Currently Permitted**	**Maximum Permitted in the District**	**Proposed Plan**
Permitted Intensity	One (1) single-family residence	5 single-family residential units with approval of a RRD with the maximum amount of Density Bonus Points	Event Facility with 200 Attendees
Potable Water Consumption (GPD)	360 GPD	1,800 GPD	1,000 GPD
Wastewater Generation (GPD)	270 GPD	1,350 GPD	800 GPD

Source: Polk County Concurrency Manual & Polk County Utilities

Single-family residential Consumption/Generation numbers are based on the most intense use allowed in the district at 360 GPD/unit for water consumption and 270 GPD/unit for wastewater generation. Proposed Plan Consumption/Generation numbers are based on Assembly Halls with Food Service at 5 GPD for per seat and 80% of water consumption for wastewater generation,

B. Available Capacity:

The ERUSA potable water system has a permitted capacity of 884,000 gallons per day (GPD). Current usage is approximately 444,000 GPD. Water and wastewater services will be provided by the property owners. Connection to centralized water or wastewater is not available.

C. Planned Improvements:

According to the Polk County's 5-year capital improvements plan, the ERUSA will expand wastewater services in the area. While wastewater services will be expanded, the extension of the potable water main off Watkins Road toward the subject site is not anticipated at this time.

Roadways/ Transportation Network

Event facilities operate similar to the methodology used for religious institutions with regard to traffic generation. The events are often held outside of peak travel hours, and most events are held evenings and weekends. The standard measure for transportation impacts, along with the size of the venue, indicate the Average Annual Daily Trips (AADT) will likely be below 50 trips, therefore not requiring a minor traffic study. Attendees will travel to the event facility from Lake Hatchineha Road, also known as County Road 542 (Road Number 872102). The property is at the intersection of this Rural Major Collector Roadway, and Jennings Road, a County-maintained Local Roadway. While access will come from Jennings Road, given the property's location at an intersection, vehicles will not pass any residential homes or developments along Jennings Road. The facility will have to construct a driveway to commercial standards and should not cause any significant disruptions in the system.

A. Estimated Demand:

Similar to religious facilities, events are often held in the evenings and weekends, and the trips are outside of the peak travel hours. According to the applicant, the venue will provide space for up to 200 attendees. While trip counts are typically low on average throughout the year, staff anticipates congestion for a short period of time as an event commences and concludes. Additionally, attendees of weddings or special events are likely to travel together in the same vehicle, reducing the overall number of trips to the site. Table 5, below, provides the current demands for the parcel with permitted uses and the demand for the proposed use.

Table 5

Subject Property	**Estimated Impact Analysis**		
±5.18 acres A/RR	**Demand as Currently Permitted**	**Maximum Permitted in the District**	**Proposed Plan**
Permitted Intensity	One (1) single-family dwelling unit	One (1) single-family dwelling unit	2,400 sq. ft. Event Facility
Average Annual Daily Trips (AADT)	7.81	7.81	16
PM Peak Hour Trips	1.00	1.00	1

Source: Polk County Concurrency Manual

As Table 5 demonstrates, the traffic generated from this project is anticipated to be less than 50 AADT of which 1 trip will take place during the peak hours. A minor or major traffic study will not be required during the Level 2 Review process. These events are typically held on weekends or after Peak PM hours.

B. Available Capacity:

Attendees to the event facility will likely be arriving from the west on Lake Hatchineha Road. Lake Hatchineha Road is monitored for concurrency by the Transportation Planning Organization. Currently, Lake Hatchineha Road has current levels of service (LOS) of "C" with an acceptable LOS

of “D”. There is ample capacity along the monitored segments. Table 6, to follow provides the available information for the closest monitored segments.

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
4042E	CR 542 (Lake Hatchineha Road) From: SR 17 (Scenic Hwy) To: Lake Hatchineha	C	455	D
4042W	CR 542 (Lake Hatchineha Road) From: SR 17 (Scenic Hwy) To: Lake Hatchineha	C	441	D

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database 2025

C. Roadway Conditions:

Ingress/egress to the site is from Jennings Road (Road Number 882905). According to Polk County’s Road Inventory, Jennings Road is a County-maintained Local Road with a 22-foot-wide paved surface and 60 feet of ROW. Jennings Road is not monitored for concurrency by Polk County TPO but meets County roadway standards. Lake Hatchineha Road (Road Number 872102) is a County-maintained 26-foot-wide paved Rural Major Collector (RMC) Roadway. There is existing residential access off Jennings Road for the subject property. Additionally, a school bus stop is located nearby at the intersection of Jennings Road and Lake Hatchineha Road. However, given access from Jennings Road and the operation is typically held outside of regular school hours, the proposed facility should not be a cause for any concern. The existing residential driveway will need to be upgraded to commercial standards.

D. Sidewalk Network:

No sidewalks are present on Jennings Road or Lake Hatchineha Road at this location. No sidewalk improvements will be required for the proposed event facility.

E. Planned Improvements:

Staff has not identified any planned improvements to the local roadway or sidewalk network near the subject site.

F. Mass Transit:

There are no mass transit services provided to the area. There are no Citrus Connection routes within a reasonable distance of the subject parcel.

Park Facilities and Environmental Lands:

This event facility is not dependent upon park facilities and is not located in proximity to a park such that it would be disruptive to its function. The closest parks are Poinciana Community Park to the east and East Central Park to the southwest. The closest environmental lands are Catfish Creek Preserve State Park located to the east. The proposed event facility is not expected to impact the surrounding parks and preserves.

A. Location

East Central Park is located at 11 Lake Mabel Loop Road in Dundee, approximately 3.9 miles from the subject property. Poinciana Community Park is located at 5109 Allegheny Road, approximately

2.2 miles to the east, and Catfish Creek Preserve State Park is approximately five miles to the east of the subject site.

B. Services

East Central Park consists of football fields, baseball fields, playground, tennis, volleyball, restrooms a picnic shelter, exercise stations and multi-purpose fields. The Poinciana Community Park consists of a playground, multipurpose fields and a dog park. Catfish Creek Preserve State Park provides primitive camping, fishing, hunting, hiking and biking trails, picnic shelters and equestrian trails.

C. Multi-use Trails:

Multi-use trails can be found at East Central Park and Catfish Creek Preserve State Park.

D. Environmental Lands:

Allen David Broussard Catfish Creek Preserve State Park is located to the east of the subject parcel. The 8,000-acre reserve adjoins Lake Kissimmee State Park and was acquired through the CARL land acquisition program, beginning with the original acquisition in of the Preserve in 1991. The lands protect a portion of the Lake Wales Ridge, a unique scrub ridge that provides valuable community habitat.

E. Planned Improvements:

Staff has not identified any planned improvements to the County parks near the subject site.

Environmental Conditions

The property is currently used as residential. There are no wetlands or floodplains on or near the property, nor other environmental conditions which exist that would hinder development at this site. Stormwater features are proposed to the east of the property.

A. Surface Water:

No surface water is found onsite. The closest lake is Lake Marion approximately one (1) mile to the north.

B. Wetlands/Floodplains:

The subject property is not located within any flood zone and there are no wetlands present on site.

C. Soils:

According to the Soil Survey of Polk County, the site is made up of Astatula Sand, 0 to 8 percent slopes, Table 7, to follow, summarizes the soil type and limitations for development activity on-site, but wastewater generation is minimal for the site.

Table 7

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site *(approximate)*
Astatula Sand 0-8% Slopes	Slight: Poor Filtration	Moderate: Slope	100%

Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service

D. Protected Species

According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of any endangered animal species. Prior to site clearing or grubbing, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state and local law.

E. Archeological Resources:

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.

F. Wells (Public/Private)

This site is not within any of the County's Wellhead Protection Districts. According to the applicant, a private well was placed on the property about two years ago.

G. Airports:

The site is not within any Airport Buffer Zones.

Economic Factors:

Event facilities typically rely on outside vendors to supply food and beverages to serve guests attending special events. Vendors can range from florists, photographers, videographers, musicians, and bakers. The addition of an event facility within the area may provide a long-term impact to the local economy with the contracting of such vendors. Additionally, attendees from outside of Polk County may take advantage of hotels, restaurants, and retail during their stay for the special event. While the event facility is not immediately central to such amenities, Lake Hamilton, Haines City and Dundee are within a reasonable driving distance for such services.

Consistency with the Comprehensive Plan and Land Development Code:

The Event Facility use was added to Table 2.1 of the LDC in 2017 as a Level 3 Conditional Use approval within A/RR land use districts (Ord. No. 17-067). This was based upon a framework provided in the Comprehensive Plan for this type of use that transcends all land use categories termed "Community Facility" listed in POLICY 2.125-E. Because of the communal, social and recreational qualities of these types of uses, the Event Facility use fits best into the Type "E" Community Facility, which is described as "all types of recreation activities and associated infrastructure" because it remains a recreational use, just not one related to sports as other types of community facilities include. The addition of Event Facilities as a Conditional Use within A/RR land use districts is consistent with POLICY 2.121-A1 of the Comprehensive Plan that states "Institutional uses, Community Facilities and essential services will be allowed as conditional uses, in accordance with

policies of this Plan and the guidelines of the County's Land Development Code" within an A/RR district.

Table 8, to follow, provides an analysis of the proposed request when compared to typical policies of the Comprehensive Plan selected by staff for evaluation of development proposals. Based upon this analysis, the proposed request is consistent with relevant policies of the Polk County Comprehensive Plan.

Table 8

Comprehensive Plan Policy	Consistency Analysis
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.*	The site is located in the Rural Development Area (RDA) in an area where urban services are limited. The event facility will be required to provide their own sources for potable water and wastewater and will be self-sustained. Community Facilities are specifically noted within this policy to be allowed as a conditional use within A/RR land use districts.
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.*	Staff finds this CU request is compatible with neighboring properties. As noted within the staff report, buffers will be required along the southern and eastern property lines to help screen the site from potential future development. The main structure is a significant distance from other residences.
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 requirements and the County's concurrency management system.*	The proposed request is not anticipated to create a Level-of-Services (LOS) deficiency upon existing services provided by the County. Such services were analyzed as part of this report.
POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - *The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost effective response times from the Fire Department, Sheriff's Department, and Emergency Management Service (EMS).*	The subject property is located within an area of the County that has adequate public safety services as identified in the staff report. The subject property will provide a private well and septic tank for potable water and wastewater and will be self-sustained for these purposes.

The Planning Commission, in the review of development plans, shall consider the following factors listed in Table 9 in accordance with Section 906.D.7 of the Land Development Code.

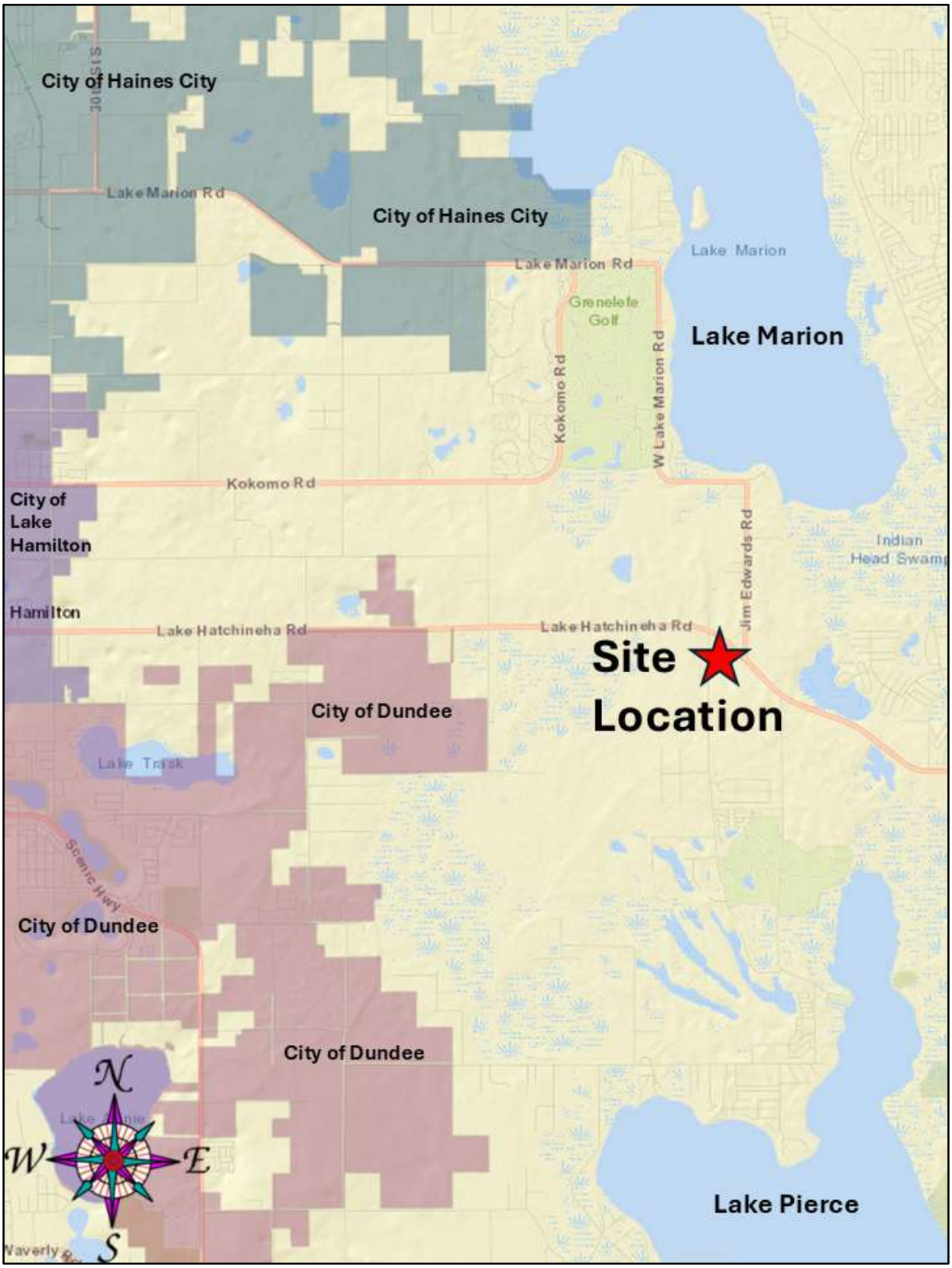
Table 9

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;	*Yes, this request is consistent with the LDC, specifically Table 2.1 which permits this use upon completion of a Level 3 Review. Many of the conditions required in Section 303 will be enforced after a Level 3 Review. These can be found in the Findings of Fact on Pages 2-4 of the staff report.*
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	*Yes, this request is consistent with the Comprehensive Plan, as reviewed in Table 8.*
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	*Yes, the request is compatible with surrounding uses and the general character of the area and the site will further be made compatible through the Conditions of Approval. See Pages 6-7 of this staff report for data and analysis on surrounding uses and compatibility.*
How the concurrency requirements will be met if the development were built.	*This request will not require concurrency determinations from the School Board, or TPO. The impact on public services can be found in the analysis found on Pages 6-11 of the staff report.*

Comments from other Agencies: None.

Exhibits

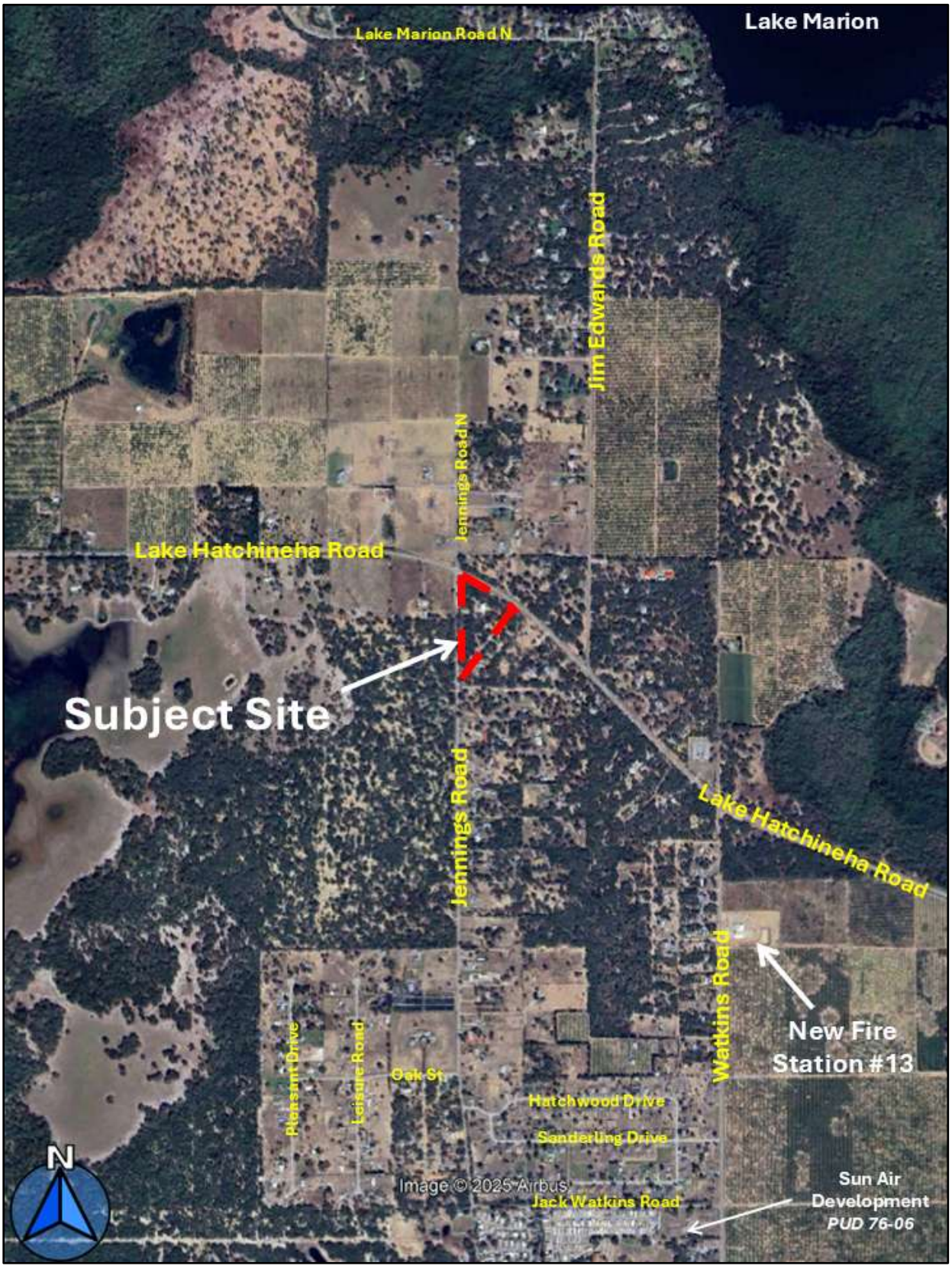
Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – 2024 Satellite Image (Context)
Exhibit 4 – 2023 Aerial Photo (Close-up)
Exhibit 5 – Event Management Plan



Location Map



Future Land Use



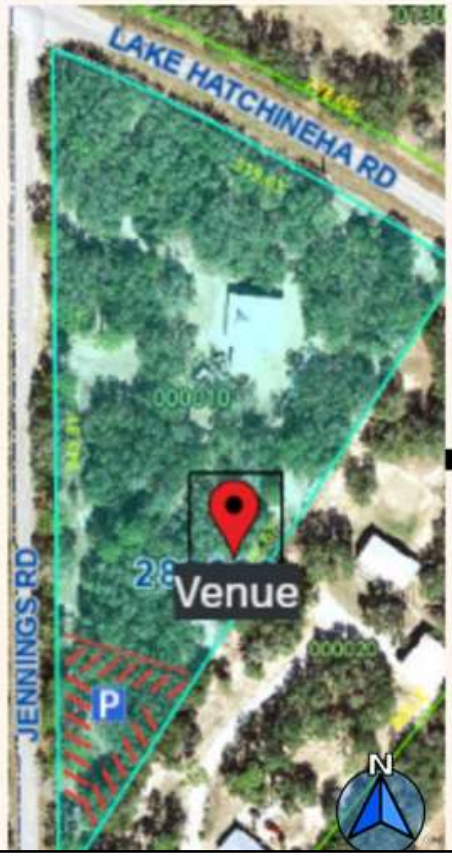
2024 Satellite Image (Context)



2023 Aerial Photo (Close-up)

THE STORMY OAK

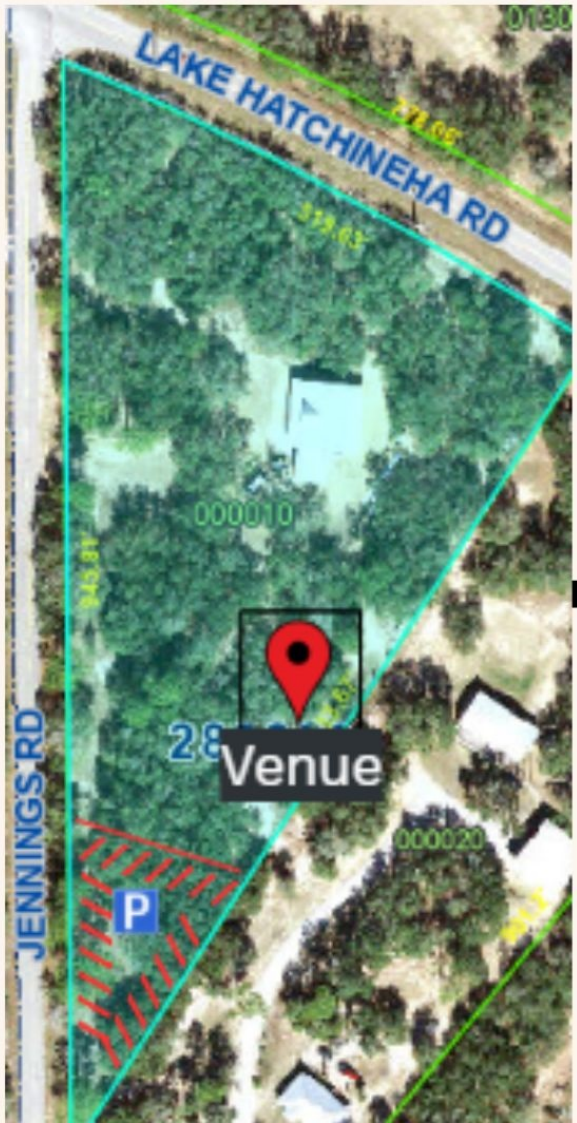
VEHICLES WILL ENTER FROM 5130 JENNINGS ROAD S. THE SOUTH CORNER OF THE PROPERTY WILL BE USED FOR THE PARKING OF APPROXIMATELY 20 VEHICLES AT ONE TIME WHICH WILL BE MORE THAN ADEQUATE FOR THE 1 SPACE REQUIRED FOR EVERY 150 SQ FT OF BUILDING SPACE PER VEHICLE (16 SPACES). BELOW IS A DRAWING OF THE PARKING LOCATION ON THE PROPERTY. ALL HANDICAPPED PARKING SPACES WILL BE PAVED WITH PAVEMENT LEADING TO AND FROM THE VENUE. ALL VEHICLES WILL BE ABLE TO ENTER AND EXIT FROM THE DESIGNATED DRIVE AND THEN PROCEED EITHER NORTH TO HATCHINEHA ROAD OR SOUTH ON JENNINGS ROAD. THERE IS A POLK COUNTY FIRE STATION APPROXIMATELY 1 MILE AWAY ON WATKINS ROAD. SECURITY WILL BE PROVIDED BY THE POLK COUNTY SHERIFF'S OFFICE. AN EXTRA DUTY DETAIL WILL BE IN PLACE FOR EACH EVENT PAID FOR AND PROVIDED BY THE STORMY OAK LLC. SIGNAGE FOR THIS VENUE WILL BE PLACED ON THE PROPERTY AT THE CORNER OF HATCHINEHA RD AND JENNINGS RD AND ALSO AT THE ENTRANCE TO THE PROPERTY. THIS VENUE WILL PROVIDE SPACE FOR UP TO 200 ATTENDEES IF NEEDED. HOURS OF OPERATION WILL BE FROM 8:00 A.M. UNTIL NO LATER THAN 11:00 P.M. THERE WILL BE NO OUTDOOR AMPLIFIED VOICE, MUSIC OR LIVE ENTERTAINMENT. THE VENUE WILL BE USED BETWEEN 14 AND 18 TIMES PER CALENDAR YEAR. THERE IS CURRENTLY A WELL IN PLACE ON THE PROPERTY THAT WAS PLACED APPROXIMATELY 2 YEARS AGO BY FUSSELL WELL DRILLING INC. THE BUILDING PLAN IS IN THE POWER POINT PREVIOUSLY DOWNLOADED TO OUR APPLICATION.



Applicant's Site Plan

THE STORMY OAK

VEHICLES WILL ENTER FROM 5130 JENNINGS ROAD S. THE SOUTH CORNER OF THE PROPERTY WILL BE USED FOR THE PARKING OF APPROXIMATELY 20 VEHICLES AT ONE TIME WHICH WILL BE MORE THAN ADEQUATE FOR THE 1 SPACE REQUIRED FOR EVERY 150 SQ FT OF BUILDING SPACE PER VEHICLE (16 SPACES). BELOW IS A DRAWING OF THE PARKING LOCATION ON THE PROPERTY. ALL HANDICAPPED PARKING SPACES WILL BE PAVED WITH PAVEMENT LEADING TO AND FROM THE VENUE. ALL VEHICLES WILL BE ABLE TO ENTER AND EXIT FROM THE DESIGNATED DRIVE AND THEN PROCEED EITHER NORTH TO HATCHINEHA ROAD OR SOUTH ON JENNINGS ROAD. THERE IS A POLK COUNTY FIRE STATION APPROXIMATELY 1 MILE AWAY ON WATKINS ROAD. SECURITY WILL BE PROVIDED BY THE POLK COUNTY SHERIFF'S OFFICE. AN EXTRA DUTY DETAIL WILL BE IN PLACE FOR EACH EVENT PAID FOR AND PROVIDED BY THE STORMY OAK LLC. SIGNAGE FOR THIS VENUE WILL BE PLACED ON THE PROPERTY AT THE CORNER OF HATCHINEHA RD AND JENNINGS RD AND ALSO AT THE ENTRANCE TO THE PROPERTY. THIS VENUE WILL PROVIDE SPACE FOR UP TO 200 ATTENDEES IF NEEDED. HOURS OF OPERATION WILL BE FROM 8:00 A.M. UNTIL NO LATER THAN 11:00 P.M. THERE WILL BE NO OUTDOOR AMPLIFIED VOICE, MUSIC OR LIVE ENTERTAINMENT. THE VENUE WILL BE USED BETWEEN 14 AND 18 TIMES PER CALENDAR YEAR. THERE IS CURRENTLY A WELL IN PLACE ON THE PROPERTY THAT WAS PLACED APPROXIMATELY 2 YEARS AGO BY FUSSELL WELL DRILLING INC. THE BUILDING PLAN IS IN THE POWER POINT PREVIOUSLY DOWNLOADED TO OUR APPLICATION.



Growth Management Department
Land Development Division
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
(863)534-6792
FAX (863) 534-6407

www.polk-county.net

IMPACT ASSESSMENT STATEMENT FORM

An Impact Assessment Statement is required for all Level 3 and Level 4 Reviews, with the exception of text amendment requests. The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern.

A sufficient Impact Assessment Statement must address all of the following ***(Note: N/A is an insufficient comment, if N/A an explanation must be included)***:

Land and Neighborhood Characteristics

Assess the compatibility of the requested land use with adjacent properties and evaluate the suitability of the site for development. At a minimum, address the following specific questions in your response:

1. How and why is the location suitable for the proposed uses?

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?

3. How will the request influence future development of the area?

Access to Roads and Highways

Assess the impact of the proposed development on the existing, planned and programmed road system. At a minimum, address the following specific questions in your response:

1. What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed[1] methodology and calculations.

2. What modifications to the present transportation system will be required as a result of the proposed development?

---

[1]A minor traffic study will suffice for a detailed methodology and calculations for most applications.

3. What is the total number of parking spaces required pursuant to Section 708 of the Land

Development Code?

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?

NOTE: *Applications for projects attributing 50 or fewer Average Annual Daily Trips (AADT) according to the latest Institute of Transportation Engineers (ITE) manual may provide a written explanation and justification of why impacts will not be significant in lieu of the required information for* ***"Infrastructure Impacts"*** *items 3 through 9 above.*

Sewage

Determine the impact caused by sewage generated from the proposed development. At a minimum, address the following specific questions in your response:

1. What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development? (*Response may be based on Section 703.F of the LDC*)

2. If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?

3. If offsite treatment, who is the service provider?

4. Where is the nearest sewer line (in feet) to the proposed development (*Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement or right-of- way under certain conditions listed in Section 702E.3 of the Land Development Code*)

5. What is the provider's general capacity at the time of application?

6. What is the anticipated date of connection?

7. What improvements to the providers system are necessary to support the proposed request *(e.g., lift stations, line extensions/expansions, interconnects, etc.)*?

Water Supply

Determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area. At a minimum, address the following specific questions in your response:

1. What is the proposed source of water supply and/or who is the service provider?

2. What is the estimated volume of consumption in gallons per day (GPD)? (*Response may be based on Section 703 of the LDC*)

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?

4. Who is the service provider?

5. What is the anticipated date of connection?

6. What is the provider's general capacity at the time of application?

7. Is there an existing well on the property(ies)?

Yes What type? _____

Permit Capacity_____

No

Location: _____

Water Use Permit #: _____

Constructed prior to Water Management District Permitting: Yes _____ No _____

Type of Use: __Ag __Public __Industrial or Commercial

__Recreation or Aesthetic __Mining

Permitted Daily Capacity: _____

Average Peak Monthly Withdrawal Rate: _____

Location: _____

Casing Diameter: _____

Mainline Diameter: _____

Surface Water Management and Drainage

Determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development. At a minimum, address the following specific questions in your response:

1. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding issues);

2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?

Environmental Analysis

Provide an analysis of the character of the subject property and surrounding properties, and further assess the site's suitability for the proposed land use classification based on soils, topography, and the presence of wetlands, floodplain, aquifer recharge areas, scrub or other threatened habitat, and historic resources, including, but not limited to:

1. Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.

3. Discuss location of potable water supplies, private wells, public well fields *(discuss the location, address potential impacts)*, and;

4. Discuss the location of Airport Buffer Zones (if any) *(discuss the location and address, potential impacts).*

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.

Infrastructure Impact Information

What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:

1. Parks and Recreation;

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);

3. Health Care (e.g., emergency, hospital);

4. Fire Protection;

5. Police Protection and Security;

6. Emergency Medical Services (EMS);

7. Solid Waste (collection and waste generation); and

8. How may this request contribute to neighborhood needs?

Maps

Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scale shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following **maps shall 8 1/2" x 11"** and accompany Impact Assessment Statements:

Map A: A location map (center the site on the map) showing the relationship of the development to cities, highways, and natural features;

Map B: Map depicting the site boundary (properties included in the request)

Map C: A site plan consistent with ***Site Plan Standards*** [2] (multiple sheets may be used). In addition to the required number of copies please **include an 8½" x 11" copy.** Applications for district changes alone are not required but are encouraged to submit a Development Plan; and

NOTE: *Applications for text amendments are not required to submit a complete Impact Assessment Statement, however, all relevant information requested must be addressed. Use this form and the "Demonstration of Need" form as a guide for assessing the impact of a text amendment.*

[2] See *Site Plan Standards* checklist form (GM LDD 11).

Land and Neighborhood Characteristics

1) This location is suitable due to the fact there is adequate land to use for all purposes.
2) There are no special efforts needed.
3) This development is located between Winter Haven, Lake Wales, Haines City and Poinciana. There is development near this location, which will make it centrally located and accessible to the whole county.

Access Roads and Highways

1) This venue could cultivate approximately 30-50 vehicles on a weekly basis.
2) There will be no modifications needed.
3) There is space for up to 100 parking places, which this number will never be needed.
4) The closest intersection is Hatchineha Road and Jennings Road.

Sewage

1) The sewage will be minimal based on the low amount of visitors.
2) There will be a private septic system implemented.
3) On-Sight
4) Not applicable
5) New Construction
6) June 1st, 2026
7) New Construction

Water Supply

1) Private Well
2) Consumption will be minimal, as this will only be used for drinking water and possibly irrigation.
3) Private Well
4) Not Applicable
5) June 1st, 2026
6) Not Applicable
7) Yes
8) There is a machine drilled well already placed.

Surface Water Management and Drainage

1) This location is in the center of the state of Florida. Which is known as the ridge or the highest point in Florida.
2) No altercations needed.

Environmental Analysis

1) This site has mainly oak trees and pine trees. There is no protected vegetation or wetlands on this location.
2) Dry land
3) There is a private well approximately 90-100 feet from the building location.

4) Not Applicable
5) Dry sandy soil.

Infrastructure Impact Information.

1) Recreation, park, ball fields at Hatchineha Road and Marigold.
2) Sand Hill Elementary approximately 2 miles west.
3) Haines City Hospital, Lake Wales hospital.
4) Fire Department one block away.
5) Polk County Sheriff Office will be approximately 5 miles away.
6) Fire Department.
7) Normal waste pick up.
8) There is a large demand for a venue in the immediate area. Poinciana, Haines City and Lake Wales all have a large amount of subdivision being built which is bringing a vast number of people to this side of the county.

LDCU-2025-13 - Hatch Event Facility

Menu Reports Help

Application Name: Hatch Event Facility

File Date: 06/02/2025

Application Type: PC-Conditional Use-New Or Mobile Home

Application Status: Approved For Hearing

Application Comments:

View ID	Comment	Date

Description of Work: I am requesting to rezone my 5-acre residential property to a business classification in order to establish a seasonal, small-scale wedding venue. The natural beauty and open layout of the land make it a perfect setting for intimate celebrations, and the property's size offers ample space for parking without impacting nearby residences. My wife and I both have careers in law enforcement and deeply understand the responsibilities that comes with creating an environment that supports a peaceful atmosphere. The venue will operate seasonally and host only a limited number of events each year, ensuring minimal traffic and disruption. Importantly, the neighbors are family members who are fully supportive of this endeavor. This business will rely exclusively on local vendors, supporting the Polk County economy and fostering community connections. Rezoning the property will allow us to responsibly develop a scenic and well-managed venue that enhances the area while maintaining its rural charm. By converting the property to a permitted business use, I intend to create a space that supports local economic growth, provides a new amenity for the community, and generates employment opportunities, all while preserving the aesthetics and integrity of the surrounding environment. Thank you so much for taking the opportunity to consider this request. We look forward to being business owners in Polk County and we give our utmost thanks in-advance.

Application Detail: Detail

Address: 5130 JENNINGS RD, HAINES CITY, FL 33844

Parcel No: 282820935617000010

Owner Name: WORLEY TRAVIS K

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Travis Worley		Engineer	Mailing, 5130 Jennigs ...	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $4,473.00

Total Fee Invoiced: $4,473.00

Balance: $0.00

Custom Fields: **LD_GEN_PUB**

PUBLIC HEARINGS

Development Type Planning Commission	**Application Type** Conditional Use New
Variance Type --	**Brownfields Request** N/A
Affordable Housing	**Type of Acreage** --

GENERAL INFORMATION

Expedited Review	**Number of Lots** --
Will This Project Be Phased	**Acreage** 5
DRC Meeting 07/24/2025	**DRC Meeting Time** --
Rescheduled DRC Meeting --	**Rescheduled DRC Meeting Time** --
Green Swamp No	**Number of Units** --
Case File Number --	**Is this Polk County Utilities** / **Is this Application a result of a Code Violation** No
One Year Extension --	**FS 119 Status** Non-Exempt / **Code Violation Case Number** --

ADVERTISING

Legal Advertising Date --	**BOCC1 Advertising Date** --
BOCC2 Advertising Date --	**Advertising Board** Planning Commission

MEETING DATES

Community Meeting --	**Planning Commission Date** 09/10/2025
Land Use Hearing Officer 3 --	**1st BOCC Date** --
2nd BOCC Date --	**LUHO-Level 3** --

HEARING

PC Hearing Results --	**PC Vote Tally** --
BOCC 1st Hearing Results --	**BOCC 1st Vote Tally** --
BOCC 2nd Hearing Results --	**BOCC 2nd Vote Tally** --

FINAL LETTER

Denovo Appeal --	**Denovo Results** --
Denovo Tally --	

LD_GEN_PUB_EDL

Opening DigEplan List...

DigEplan Document List

--

PLAN REVIEW FIELDS

TMPRecordID POLKCO-25EST-00000-28189	**DocumentGroupforDPC** DIGITAL PROJECTS LD	**RequiredDocumentTypes** --
RequiredDocumentTypesComplete Yes	**AdditionalDocumentTypes** Applications,AutoCad File,Binding Site Plans (PDs and CUs),CSV,Calculations,Correspondence,Design Drawings,Flood/Traffic Studies,Impact Statement,Inspections,Miscellaneous,Plats,Record Drawings,Response Letter,Resubmittal Complete,Staff Report/Approval Letter,Survey,Title Opinion	**Activate DPC** Yes
Activate FSA Yes	**DigitalSigCheck** Yes	

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

√

SELECTED AREA PLANS

Selected Area Plans

LAND USE

Selected Area Plan **LU Code**

DEVELOPMENT AREA

Development Area

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
PC	2			08/25/2025	

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	06/10/2025	Lyndsay Rathke
Engineering Review				
Fire Marshal Review	Kim Turner	Not Required	06/12/2025	Kim Turner
Surveying Review	Mike Benton	Approve	06/11/2025	Mike Benton
School Board Review	School District	Not Required	06/10/2025	School District
Roads and Drainage Review	Phil Irven	Approve	06/10/2025	Phil Irven
Planning Review	Andrew Grohowski	Conditional ...	07/29/2025	Andrew Grohowski
Review Consolidation	Lyndsay Rathke	Approved for...	07/30/2025	Lyndsay Rathke
Staff Report				
Public Notice				
Hearing				
BOCC Hearing				
Final Letter				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

POLK COUNTY PLANNING COMMISSION

FINAL ORDER

Case Number: LDCU-2025-13 Hatch Event Facility CU

Applicant: Travis K. Worley

Property Owner: Travis K. Worley & Caroline Worley

Hearing Date: September 10, 2025

I. Request:

The applicant is requesting approval for a 2,400 square foot Event Facility on approximately 5 acres of residential property within an Agriculture/Residential Rural (A/RR) land use district.

II. Findings:

The Planning Commission hereby adopts and incorporates herein the DRC staff report and makes the following findings based upon the staff report and other record evidence presented during the hearing:

1. Pursuant to section 906D.7 of the LDC, the Planning Commission shall, in the review of a Level 3 application, consider the following factors:

    a. Whether the proposed development is consistent with all relevant requirements of this Code;
    b. Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;
    c. 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
    d. How the concurrency requirements will be met if the development was built.

2. The Application is consistent with all relevant requirements of the LDC, including without limitation, Sections 303 and 906.

3. The Application is consistent with all applicable policies of the Comprehensive Plan.

4. The Application is compatible with surrounding uses and the general character of the area.

5. Concurrency requirements can be met if the development is built.

III. Incorporation of the Record

The record is hereby incorporated by reference into this order and is on file with the Land Development Division. The record consists of the following: the Application, Impact Assessment Statement, the DRC staff report, staff's PowerPoint presentation, and all testimony and evidence presented at the hearing.

IV. Planning Commission's Decision:

Based upon the record and the foregoing findings, the Application is APPROVED, subject to the conditions, if any, set forth in the staff report.

V. Effective Date, Appeals:

This order shall be rendered to the Clerk and becomes effective on the date rendered. The Planning Commission's decision may be appealed to the Board of County Commissioners by filing an application for de novo review with the Land Development Division within 7 calendar days after the Planning Commission hearing. If a de novo application is timely filed, this order shall not be final and effective until final action of the Board of County Commissioners.

DONE AND ORDERED in Bartow, Polk County, Florida, in regular session this 10th day of September **2025**, by the Polk County Planning Commission.

Polk County Planning Commission **ATTEST:**

By: _____ By: _____
Robert Beltran, Chair Lyndsay Yannone, Recording Secretary

Date rendered to the Clerk: _____

Exhibits to Planning Commission's Order
Exhibit A-Staff Report and Exhibits

cc: Land Development Division Official File
Erin Valle, Clerk of Court (under separate cover)

Agenda Item 5. 9/10/2025

SUBJECT

LDCU-2025-15 (Tiger Creek Preserve CU)

DESCRIPTION

The owner is requesting Conditional Use approval to provide private lodging for staff in an Agriculture/Residential Rural (A/RR) land use district in the Nature Conservancy's Tiger Creek Nature Preserve.

RECOMMENDATION

Conditional Approval

FISCAL IMPACT

No fiscal impact

CONTACT INFORMATION

Andrew Grohowski

Land Development Division

(863) 534-6412

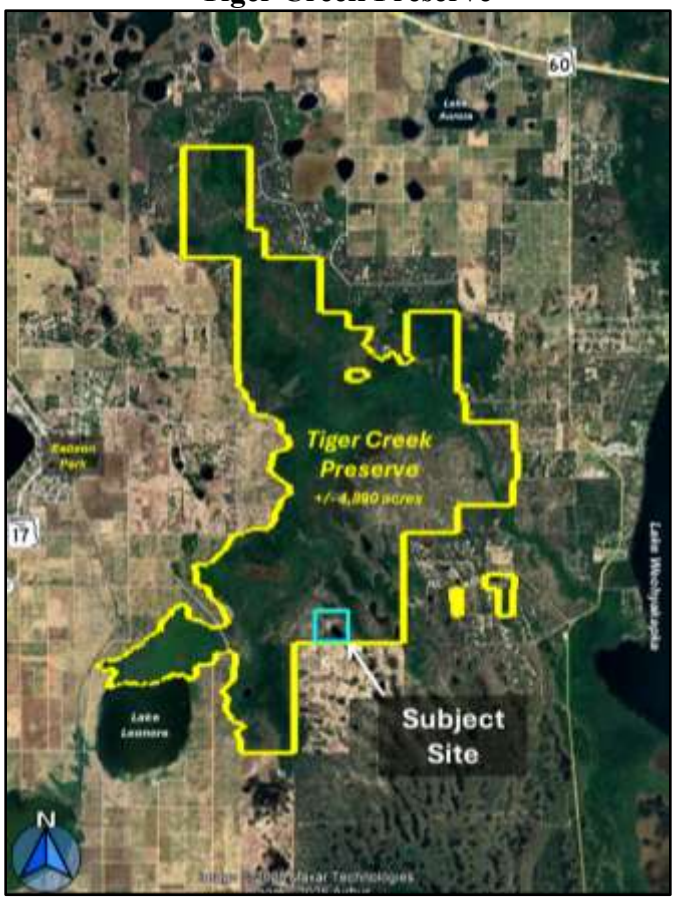
andrewgrohowski@polk-county.net

POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

DRC Date:	July 24, 2025	**Level of Review:**	Level 3 Review
PC Date:	September 10, 2025	**Type:**	Conditional Use
BoCC Date:	N/A	**Case Numbers:**	LDCU-2025-15
		Case Name:	Tiger Creek Preserve CU
Applicant:	NV5, Inc.	**Case Planner:**	Andrew Grohowski, Planner II

Request:	The owner is requesting Conditional Use approval to provide private lodging for staff in an Agriculture/Residential Rural (A/RR) land use district in the Nature Conservancy's Tiger Creek Nature Preserve.
Location:	674 Pfundstein Road, east of Scenic Highway and Wardlaw Road, south of Murray Road, west of Jewell Lane, north of Sultenfuss Road, northeast of the City of Frostproof in Section 02, Township 31, Range 28.
Property Owners:	The Nature Conservancy
Parcel Size (Number):	283102-000000-021010 (±60.84 acres)
Future Land Use:	Agriculture/Residential Rural (A/RR)
Development Area:	Rural Development Area (RDA)
Nearest Municipality:	City of Frostproof
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending Hearing

Tiger Creek Preserve



2023 Aerial Image



Summary:

The applicant, on behalf of The Nature Conservancy (TNC), is requesting Conditional Use (CU) approval for the placement of five (5) private cabins in an Agriculture/Residential Rural (A/RR) land use district. The subject property is approximately 60 acres and is part of the approximately 4,980-acre conservation area of Tiger Creek and its surrounding uplands. The parcel has existing buildings in operation on site and wishes to place five (5) 12'x42' cabins to provide lodging for staff, volunteer workers, scientists and seasonal interns who perform land conservation and maintenance activities within the preserve on a short-term and temporary basis. These facilities will be used by staff only and not for public use.

Tiger Creek Preserve, managed and operated by TNC, is one of four campus preserves under TNC Florida's Center for Conservation Initiatives. As with other conservation sites throughout the County, the location provides County citizens with the importance of habitat conservation through educational opportunities and self-guided tours. The large site is open to the public year-round and requires ongoing upkeep and security by its volunteers and staff.

TNC staff have a variety of job demands ranging from habitat restoration, wildfire response, and providing aid to lost hikers. This is especially not an easy undertaking given the vast 4,980 acres of land and over ten miles of hiking trails. Per Table 2.1 of the Land Development Code (LDC), these private cabins are considered "Private Lodges and Retreats" which requires a Conditional Level 3 Review with a public hearing with the Planning Commission. The cabins will cut down on lengthy travel times to Tiger Creek Preserve for workers and enable vital management and operational coverage for the preservation.

The proposed cabins will not be located in any environmentally sensitive areas, including wetlands or floodplains, to warrant any impacts. Additionally, a species survey was conducted by the applicant which indicated an active Sand Skink burrow near the site. According to the submitted site plan, the cabins will provide necessary buffer requirements from the burrow to protect from any impacts (*Exhibit 6*). Should approval for the proposed cabins be granted, the applicant will be required to submit for a Level 2 staff review, during which engineered site plans must be submitted to address Conditional Use requirements, stormwater, parking needs, and site design for compatibility.

The request is relatively benign in intensity and meets all conditional requirements outlined in Chapter 3, Section 303 of the LDC. The substantial property size further insulates the use from any potential offsite concerns. Through site design and the conditions of approval, staff finds the request is compatible with the surrounding area and consistent with the LDC and Comprehensive Plan. Staff recommends approval of this application with the provided conditions of approval.

Findings of Fact

- *This is a Conditional Use request to place five (5) 12'x42' cabins, or Private Lodges, that will be placed on approximately 60 acres within an Agriculture/Residential Rural (A/RR) land use district in the Rural Development Area (RDA).*
- *Chapter 10 of the Land Development Code (LDC) defines Private Lodges and Retreats as "Gathering places, such as a company retreat or a fraternal lodge, which are not open to the general public and whose use is limited to the membership, and their guests, of the owning organization. These sites are intended to provide a meeting place and resource-based recreational site for the organization, and typically provide lodging and kitchen facilities, as well as meeting rooms."*

- *The property has access to Pfundstein Road (Road No. 181102), a Local Residential Roadway with a pavement width of 20 feet. The nearest monitored roadway for Level of Service tracked for traffic counts or concurrency by the Polk County Transportation Organization's Roadway Network Database is State Road 17 (Scenic Highway) (Road No. 009011), approximately 2.8 miles west.*
- *Otto Pfundstein and Doris Pfundstein were the original owners of the property since at least December 21, 1959, according to the Quit Claim Deed for ROW dedication to Polk County under O.R. Book 343, Page 319.*
- *Dora Pfundstein distributed the subject property to their first party, Ulrich Schoenfeldt, after their passing through a Distributive Deed on February 19, 1987, according to O.R. Book 2507, Pages 554 to 556.*
- *On January 10, 1997, The Nature Conservancy purchased the subject property through a Warranty Deed with Ulrich Schoenfeldt according to O.R. Book 3786, Pages 636 and 637.*
- *There is no water or wastewater services to the subject parcel. A private well and septic tank will be utilized.*
- *The property contains no wetlands or flood zones.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is located within an identified one-mile radius for multiple endangered animal species. A species survey was conducted on the property which found one (1) Sand Skink burrow nearby. The applicant will adhere to appropriate buffer requirements and will be required to demonstrate at Level 2 Review how any impacts have been minimized or mitigated.*
- *According to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey, the subject site contains Astatula Sand and Hontoon Muck. The proposal will be located on Astatula Sand. This soil has slight limitations for septic tank absorption fields and slight limitations for small dwellings.*
- *The subject property is not located within an Airport Impact Zone or a Wellhead-Protection Area.*
- *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.*
- *Section 303, Private Lodges, of the LDC requires the following criteria to be met:*

  "1. All vehicle access points shall be on a paved road.

  2. No outdoor public address systems or speakers shall be used within 500 feet of any residential property line.

  3. The proposed parking facilities shall be setback at least 25 feet from adjacent residential property.

  4. Off-street parking areas shall be surfaced and maintained to provide a durable, dust free surface and shall provide adequate drainage facilities for disposal of all collected surface water. Surfacing materials may include pavement, gravel, wood chips, pervious paving materials, or grass.

  5. Outdoor activities involving 250 or more persons shall be limited to operation from 6:00 a.m. to 11:00 p.m.

6. No activity shall be conducted that produces noise, odors, dust, fumes, fire hazard, or other nuisance beyond the property boundaries.

7. Any proposal for a religious institution within a lodge or retreat in a location that will render a legal use nonconforming shall require a Level 3 Review.

8. Recreational Camping is permitted within a retreat consistent with the standards for Recreational Camping in this Code.

9. RV spaces shall be considered accessory if stays are limited to no more than 30 days within the facility and comprise no more than 10% of the habitational units. RV spaces providing for stays of longer durations shall only be permitted as an RV Park as required by this Code.

10. In A/RR and RS districts, facilities shall be scaled similar to surrounding development with regard to both structure size and intensity."

- *Per Table 7.10 of the LDC, Lodges and Retreats warrant a site-specific determination for parking requirements. A total of five (5) unpaved parking spaces is proposed to accommodate the five (5) cabins.*

- *The property is zoned for Frostproof Ben Hill Griffin, Jr. Elementary and Frostproof Middle and Senior High.*
- *Fire response to this project is from Polk County Fire Rescue Station #1, located at 714 North Scenic Highway, Babson Park. Ambulance response is handled from a separate location at Fire Rescue Station 12, located at 1385 Fort Meade Road, Frostproof. Fire and EMS are located approximately 4.7 miles and 11.8 miles away, with an estimated response time of 12-15 minutes for Fire and 22-25 minutes for EMS. (11) minutes. The nearest municipal fire hydrant is approximately 3.5 miles away.*
- *The site is located within the Polk County Sheriff's Office Southeast District, located at 4011 Sgt Mary Campbell Way in Lake Wales. Response times for SE in July 2025 were: Priority 1 Calls – 13:35 and Priority 2 Calls – 27:46.*
- *Section 204.A.1 of the LDC states, "The purpose of the A/RR district is to provide lands for the continuation of productive agricultural uses and to provide for very low-density residential development within unincorporated rural areas. The A/RR district permits agricultural activities, agricultural support facilities, multi-family dwelling units, farm labor housing, group living facilities, and community facilities."*
- *The site is located in the Rural Development Area (RDA) which is the area "characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments" according to POLICY 2.108-A1 of the Comprehensive Plan.*
- *POLICY 2.125-E1 of the Comprehensive Plan states that "Community Facilities shall be allowed in all land use classifications, unless specifically prohibited elsewhere in this Comprehensive Plan" and that "Type B facilities may be permitted in all areas of Polk County in accordance with the policies of this Plan and in accordance with the Land Development Code adopted by the County in accordance with Section 163.3201(1), F.S."*

- *POLICY 2.121-A1 of the Comprehensive Plan states "Institutional uses, Community Facilities and essential services will be allowed as conditional uses, in accordance with*

policies of this Plan and the guidelines of the County's Land Development Code" in the Agricultural/Residential Rural districts.

- *Per 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:*

  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."*

- *This request has been reviewed for consistency with Tables 2.1 & 2.2 and Section 303 of the LDC.*

- *This request has been reviewed for consistency with SECTION 2.102 GROWTH MANAGEMENT and SECTION 2.108 RURAL-DEVELOPMENT AREA (RDA); of the Comprehensive Plan.*

Development Review Committee Recommendation: Based on the information provided by the applicant, the findings of fact, a recent site visit, and the staff report, the Development Review Committee (DRC) finds that the proposed request **IS COMPATIBLE** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Polk County Comprehensive Plan; therefore, the DRC recommends **APPROVAL of LDCU-2025-15.**

CONDITIONS OF APPROVAL

Based upon the findings of fact the Development Review Committee recommends **APPROVAL** of **LDCU-2025-15** with the following Conditions:

1. The property shall be approved for five (5) cabins within an Agricultural/Residential Rural (A/RR) land use district. Any modifications to LDCU-2025-15, except for those listed in Section 906.E of the LDC, shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission. [PLG]

2. The cabins will be for private purposes only and not for public use. [PLG]

3. Prior to site clearing or grubbing, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law. [PLG]

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 Commission's 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

Table 1

Northwest: Preservation (PRESV) Tiger Creek Preserve ± 578 acres	**North:** Preservation (PRESV) Tiger Creek Preserve ± 578 acres	**Northeast:** Preservation (PRESV) Tiger Creek Preserve ± 321 acres
West: Preservation (PRESV) Tiger Creek Preserve ± 578 acres	**Subject Property:** Agriculture/Residential Rural (A/RR) ± 60.84 acres	**East:** Preservation (PRESV) Tiger Creek Preserve ± 321 acres
Southwest: Agriculture/Residential Rural (A/RR) Tiger Creek Groves Subdivision Single-family residences	**South:** Agriculture/Residential Rural (A/RR) Tiger Creek Groves Subdivision Single-family residences	**Southeast:** Agriculture/Residential Rural (A/RR) Tiger Creek Groves Subdivision Single-family residences

The area is rural in nature as the surrounding properties are in a Preservation (PRESV) or Agriculture/Residential Rural (A/RR) land use district. The Preservation district is associated with the Tiger Creek Nature Preserve. The subject site as well as a few other properties nearby were not within the preserve's initial confined boundaries when it was established in 1971. In January 1997, the 60-acre property was purchased by TNC through a warranty deed, with the A/RR designation remaining unchanged since the Comprehensive Plan adoption in 1991 (O.R. Book 3786, Pages 636 and 637). According to the Property Appraiser, a 3,175 sq. ft. Administrative Office, 2,350 sq. ft. storage warehouse, 1,626 sq. ft. equipment shed, and 1,540 sq. ft. storage garage are currently on site.

Pfundstein Road extends further past the conservation entrance and provides access to the Tiger Creek Groves subdivision to the south. The subdivision was platted in 1983 (P.B. 75, Page 37) and consists of 144 residential lots ranging from two (2) to ten (10) acres with only about half having been developed. Further east, Walk in Water Lake Estates and Tiger Creek Forest subdivisions along the shoreline of Lake Weohyakapka were neighborhoods platted and developed in the 1980s. The large tracts of land in the immediate area of the subject property are owned by either Alico Incorporated, TNC or the State of Florida.

Compatibility with the Surrounding Land Uses and Infrastructure:

A. Land Uses:

The surrounding areas are either conservation which is part of Tiger Creek Preserve, or agricultural use such as citrus or pasture. Large tracts of residential lots are found to the south of the site, also known as the Tiger Creek Groves subdivision. The nearest home is almost ¼ mile south of the proposal, with substantial surface

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.*"

water and vegetation to aid in screening efforts. There is adequate buffering with existing vegetation and distance from the request to the residences. Almost half the subdivision consists of vacant properties which could be developed with residential units. The proposal includes five (5) unpaved parking spaces located to the north to accommodate the five (5) 12'x42' cabins, each of which is a one-bedroom mobile home park model. Given the property's large size, the cabin's private usage, as well as proximity to the preserve's office and main parking area, Staff finds this number of spaces sufficient for this request. The proposal will meet all of the conditions outlined in Section 303 of the LDC including setbacks and noise. Since the cabins are for TNC workers and staff only, large gatherings or intensive activities are not applicable to this request.

The proposed conditional use for the five (5) private lodges will have no impact on future development of the area. Installation of the cabins will enable TNC staff to more efficiently operate and maintain the onsite natural conservation lands by providing on-site short-term/temporary housing for some of the workers, scientists, interns and volunteers. These improvements will not generate any additional traffic or trips to the preserve and in fact will reduce the number of trips on the road network because the workers who utilize the short-term/temporary housing will no longer have to travel to and from the preserve to engage in their on-site activities. If the property was designated to reflect the current functions of TNC, such as "Recreation and Open Space" or "Leisure/Recreation," conditional use approval would not be necessary for Lodges and Retreats.

B. Infrastructure:

The subject property is located within a Rural Development Area (RDA), and the area is very limited for infrastructure and public services. The property will be serviced by a private well and septic system, as there are no connections available to public potable water or wastewater systems. There are public safety services within a short driving distance. There are no mass transit stops within a reasonable distance. There are no sidewalks in the area. The use is largely self-sustaining and is not anticipated to have an adverse effect on any public services. The property will likely need to provide above ground fire protection tanks for immediate fire coverage. The request is not anticipated to require the extension or improvements to existing roadways or utilities.

Nearest and Zoned Elementary, Middle, and High School

The property is zoned for Frostproof Ben Hill Griffin, Jr. Elementary and Frostproof Middle and Senior High. The proposed private lodges are not expected to have any impact on school concurrency as the use will not generate the need for children to attend school. Therefore, the proposed use is not likely to have any adverse impacts upon school operations.

Table 2

Name of School	Distance from subject site
Frostproof Ben Hill Griffin, Jr. Elementary	±6.2 miles driving distance
Lake Marion Creek Middle	±6.8 miles driving distance
Haines City Senior High	±6.8 miles driving distance

Source: Polk County GIS

Private lodges do not generate a demand for school capacity. Therefore, such data is not provided in this report.

Nearest Sheriff, Fire, and EMS Station

Fire response to this project is from Polk County Fire Rescue Station 1, located at 714 North Scenic Highway in Babson Park. The travel distance is about 4.7 miles with an average response time of 12-15 minutes. Meanwhile EMS response is from Polk County Fire Rescue Station 12 located at 1385 Fort Meade Road in Frostproof. The travel distance is approximately 11.8 miles with an average response time of 22-25 minutes. There are no fire hydrants within the immediate area. The closest municipal fire hydrant is approximately 3.5 miles away. The property will likely need to provide above ground fire protection tanks for immediate fire coverage.

Sheriff's response to the site is served by the Southeast District, located at 4011 Sgt Mary Campbell Way in Lake Wales. The response times for SE were: P1 – 13:35 minutes; P2 – 27:46 minutes. Priority 1 Calls are considered to be true emergencies, in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered. Sheriff's response times are not as much a function of the distance to the nearest Sheriff's substation but more a function of the overall number of patrol officers within the County.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Northeast District Headquarters (4011 Sgt. Mary Campbell Way)	±7.8 miles	P-1: 13:35 P-2: 27:46
Fire	Polk County Fire Rescue Station 1 (714 North Scenic Highway)	±4.7 miles	12-15 minutes
EMS	Polk County Fire Rescue Station 12 (1385 Fort Meade Road)	±11.8 miles	22-25 minutes

Source: Polk County Sheriff's Office Response Times for July 2025 Polk County Fire Rescue Response Times for August 2025

Water and Wastewater Demand and Capacity:

The site is fairly remote from the nearest County service area. This site is located within the Rural Development Area (RDA) with no services nearby. The closest service area is the Southeast Regional with potable water lines over 2.5 miles away.

A. Estimated Demand and Service Provider:

Development on the property will not impact the minimum LOS for the existing facilities. This site is located in a Rural Development Area (RDA) which does not require new development to connect to centralized water and wastewater. The private cabins will be entirely serviced by an on-site well and private septic system.

B. Available Capacity:

The addition of the proposed cabins will not result in a significant increase in water usage or wastewater generation.

C. Planned Improvements:

The general area is not served by an existing utility provider. Staff is unaware of any improvements that will provide services to this site.

Roadways/ Transportation Network

The cabins are not for public use, therefore not generating any external trips. The cabins will provide necessary upkeep and cut down on lengthy travel times to Tiger Creek Preserve for workers. The standard measure for transportation impacts, along with the private usage, indicate the Average Annual Daily Trips (AADT) will fall below 50 trips, therefore not requiring a minor traffic study. Given the rural nature of this location, there are no mass transit stops nor sidewalks within a reasonable distance.

A. Estimated Demand:

Based on the ITE Trip Generation Manual, Campground/Recreational Vehicle Parks (ITE Code 416) generate 0.41 Annual Average Daily Trips (AADT) and 0.27 Peak PM Trips per site/space. Hypothetically speaking, the five cabins could generate approximately 2 AADT and 1 Peak PM Trips. It is important to note that the cabins are for private use by TNC staff, scientists, and workers on a short-term and temporary basis which is not a factor in concurrency calculations.

B. Available Capacity:

The subject site gains access from Pfundstein Road, a two-lane local roadway. The proposal is not anticipated to generate additional trips. However, if they did, there is ample capacity on the surrounding roadways. The nearest monitored roadway is Scenic Highway, approximately 2.8 miles west of the site.

Table 4

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
5202N	SR 17 (Scenic Highway) From: CR 630 To: Seminole Ave	B	1,070	D
5202S	SR 17 (Scenic Highway) From: CR 630 To: Seminole Ave	B	1,064	D
4064E	CR 630 (Indian Lakes Cutoff) From: US 27 To: SR 60	C	574	C
4064W	CR 630 (Indian Lakes Cutoff) From: US 27 To: SR 60	C	566	C

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database 2025

C. Roadway Conditions:

The site is served by an existing driveway from Pfundstein Rd (Road Number 181102) and access to the cabins will be provided from the existing private roadways within the subject property. According to Polk County's Road Inventory, Pfundstein Road is a County-maintained Local Road with a 20-foot-wide paved surface and 65 feet of ROW. Pfundstein Road is not monitored for concurrency by Polk County TPO but meets County roadway standards.

D. Sidewalk Network:

No sidewalks are present on Pfundstein Road. No sidewalk improvements will be required for the proposed private lodges and retreats.

E. Planned Improvements:

Staff has not identified any planned improvements to the local roadway or sidewalk network near the subject site.

F. Mass Transit:

The population concentration is relatively low in the area and will likely remain so with the lack of services present. This is not an area of the County that is planned for transit services. The nature of this request does not demand the need for mass transit, either.

Park Facilities and Environmental Lands:

Tiger Creek Preserve serves as existing conservation lands through the private ownership of TNC. Lake Wales Ridge State Forest (Walk in Water Tract) is directly to the southeast and provides additional recreational activities. Tiger Creek is home to two high-quality, seepage blackwater streams including Patrick Creek. A seepage stream gets its water from the surrounding uplands; the blackwater comes from the leaching of tannins from falling vegetation. Only two or three such streams with an intact hardwood floodplain exist in Florida.

A. Location:

Lake Wales Ridge State Forest is located at 851 County Road 630 East in Frostproof. While the conservation boundaries are adjacent to Tiger Creek Preserve, the entrance is approximately 3.3 miles south from the subject property.

B. Services:

Tiger Creek Preserve offers hiking through guided trails. Lake Wales Ridge State Forest provides primitive camping, fishing, hunting, hiking and biking trails, picnic shelters and equestrian trails.

C. Multi-use Trails:

Over ten miles of hiking trails are found in Tiger Creek Preserve. Lake Wales State Forest offers hiking and horseback riding trails.

D. Environmental Lands:

Besides Tiger Creek Preserve, additional conservation lands are found throughout the area. Lake Wales Ridge State Forest is immediately to the southeast of the preserve. Both TNC and State Forest protect a portion of the Lake Wales Ridge, a unique scrub ridge that provides valuable community habitat.

E. Planned Improvements:

Staff has not identified any planned improvements to the County parks near the subject site.

Environmental Conditions

There are wetlands and floodplains on the property, however these environmental conditions are not located where the cabins are proposed. The private lodging and associated parking will result in a de

minimis increase in impervious area to the site and will not cause any adverse impacts to the flood stage of the pond. According to Florida Natural Areas Inventory Biodiversity Matrix, multiple documented species have been found within a one-mile radius of the site, emphasizing the importance of continued conservation efforts. The applicant has stated a Sand Skink has been observed near the proposed cabins and will provide appropriate buffers from the burrow to ensure no impact.

A. Surface Water:

The site currently slopes downhill to a small lake, informally known as Lake Otter. Elevation contours are approximately 108' near the proposed cabins and slope to about 86' at the edge of the lake.

B. Wetlands/Floodplains:

There are wetlands associated with a small lake located south of the project site which will remain undisturbed by this project.

C. Soils:

According to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey, the subject site where the cabins will be located is comprised of Astatula Sand, 5 to 12 percent slopes. The limitation on septic tank absorption fields is in regard to a potential ground water contamination hazard in areas that have a concentration of homes with septic tanks due to poor filtration. The soil is well-drained and should not pose any negative effects.

Table 5

Soil Name	**Septic Tank Absorption Field Limitations**	**Limitations to Dwellings w/o Basements**	**% of Site** *(approximate)*
Astatula Sand 0-8% Slopes	Slight: Poor Filtration	Slight	55%
Astatula Sand 5-12% Slopes	Slight: Poor Filtration	Slight	30%
Hontoon Muck	Severe: subsides, ponding	Severe: subsides, ponding	2.4%
Water			12.6%

Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service

D. Protected Species

According to the Florida Natural Areas Inventory Biodiversity Matrix, multiple endangered and threatened plant and animals species have been documented nearby. Species include the Gopher Tortoise, Sand Skink and Scrub Plum. The applicant's Impact Statement mentions wildlife surveys for listed species identified one (1) active sand skink burrow. The project proposes to meet the required undisturbed buffer zone of 80-feet for this burrow (*Exhibit 6*).

E. Archeological Resources:

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.

F. Wells (Public/Private)

This site is not within any of the County's Wellhead Protection Districts.

G. Airports:

The site is not within any Airport Buffer Zones. FlyJivefly Airport (f.k.a. David Wine's Airstrip) and Timmer Heliport are private airports located along the western shores of Lake Weohyakapka. Both are approximately 3.5 miles from the subject site.

Economic Factors:

Tiger Creek Preserve is a priceless nature preserve that provides opportunities for County citizens and visitors to escape the hustle of everyday life. Everyone has a right to access to green spaces and the positive impacts it provides. The preserve and its trails are open year-round during daylight hours for visitors to enjoy Florida's natural habitat within the Lake Wales Ridge. While the cabins are private and not open for public use, they cater to staff and workers that help continue the preserve's operations and ongoing maintenance. When visitors are not enjoying the recreational amenities Tiger Creek Preserve has to offer, they can utilize hotels, restaurants, and businesses nearby. While not immediately central to such amenities, Frostproof and Lake Wales are within a reasonable driving distance for such services.

Consistency with the Comprehensive Plan and Land Development Code:

Lodges and Retreats are considered Community Facilities based upon a framework provided in the Comprehensive Plan for this type of use listed in POLICY 2.125-E. Because of the communal, social and recreational qualities of these types of uses, Lodges and Retreats fall under a Type "B" Community Facility, which is described as "non-governmental facilities which provide needed public services". Designating Lodges and Retreats, or Community Facilities, as a Conditional Use within A/RR land use districts is consistent with POLICY 2.121-A1 of the Comprehensive Plan that states "Institutional uses, Community Facilities and essential services will be allowed as conditional uses, in accordance with policies of this Plan and the guidelines of the County's Land Development Code" within an A/RR district.

Table 6, to follow, provides an analysis of the proposed request when compared to typical policies of the Comprehensive Plan selected by staff for evaluation of development proposals. Based upon this analysis, the proposed request is consistent with relevant policies of the Polk County Comprehensive Plan.

Table 6

Comprehensive Plan Policy	Consistency Analysis
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.*	The site is located in the Rural Development Area (RDA) in an area where urban services are limited. The event facility will be required to provide their own sources for potable water and wastewater and will be self-sustained. The proposed cabins will help sustain TNC's ongoing preservation and conservation research efforts.
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.*	The proposed conditional use is not expected to create incompatibility with the surrounding uses since the preserve has been in existence for over fifty years. The neighboring properties are either part of the Tiger Creek Nature Preserve or currently in agricultural use such as citrus or pasture. Large tracts of residential lots are in Tiger Creek Groves to the south. There is adequate buffering with existing vegetation and distance from the request to the residences.

Comprehensive Plan Policy	Consistency Analysis
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 requirements and the County's concurrency management system.*	The proposed request is not anticipated to create a Level-of-Services (LOS) deficiency upon existing services provided by the County. Such services were analyzed as part of this report.
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.*	The CU is being proposed within the RDA. There are no municipality water or wastewater lines directly available to the site. The applicant will use a septic tank and a potable well. Public safety services are somewhat nearby, and above ground fire protection tanks will be provided for immediate fire coverage.
POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - *The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost effective response times from the Fire Department, Sheriff's Department, and Emergency Management Service (EMS).*	The request for cabins is to ensure vital management and operational coverage for the preservation. These housing facilities will provide the necessary lodging for TNC works and staff alike to continue operations.

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

Table 7

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;	*Yes, this request is consistent with the LDC, specifically Table 2.1 which permits this use upon completion of a Level 3 Review. The conditions required in Section 303 and are applicable will be enforced after a Level 3 Review. These can be found in the Findings of Fact on Pages 2-5 of the staff report.*
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	*Yes, this request is consistent with the Comprehensive Plan, as reviewed in Table 8.*
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	*Yes, the request is compatible with surrounding uses and the general character of the area and the site will further be made compatible through the Conditions of Approval. See Pages 6-7 of this staff report for data and analysis on surrounding uses and compatibility.*
How the concurrency requirements will be met if the development were built.	*This request will not require concurrency determinations from the School Board, or TPO. The impact on public services can be found in the analysis found on Pages 7-10 of the staff report.*

Comments from other Agencies:

Fire Marshalls Office

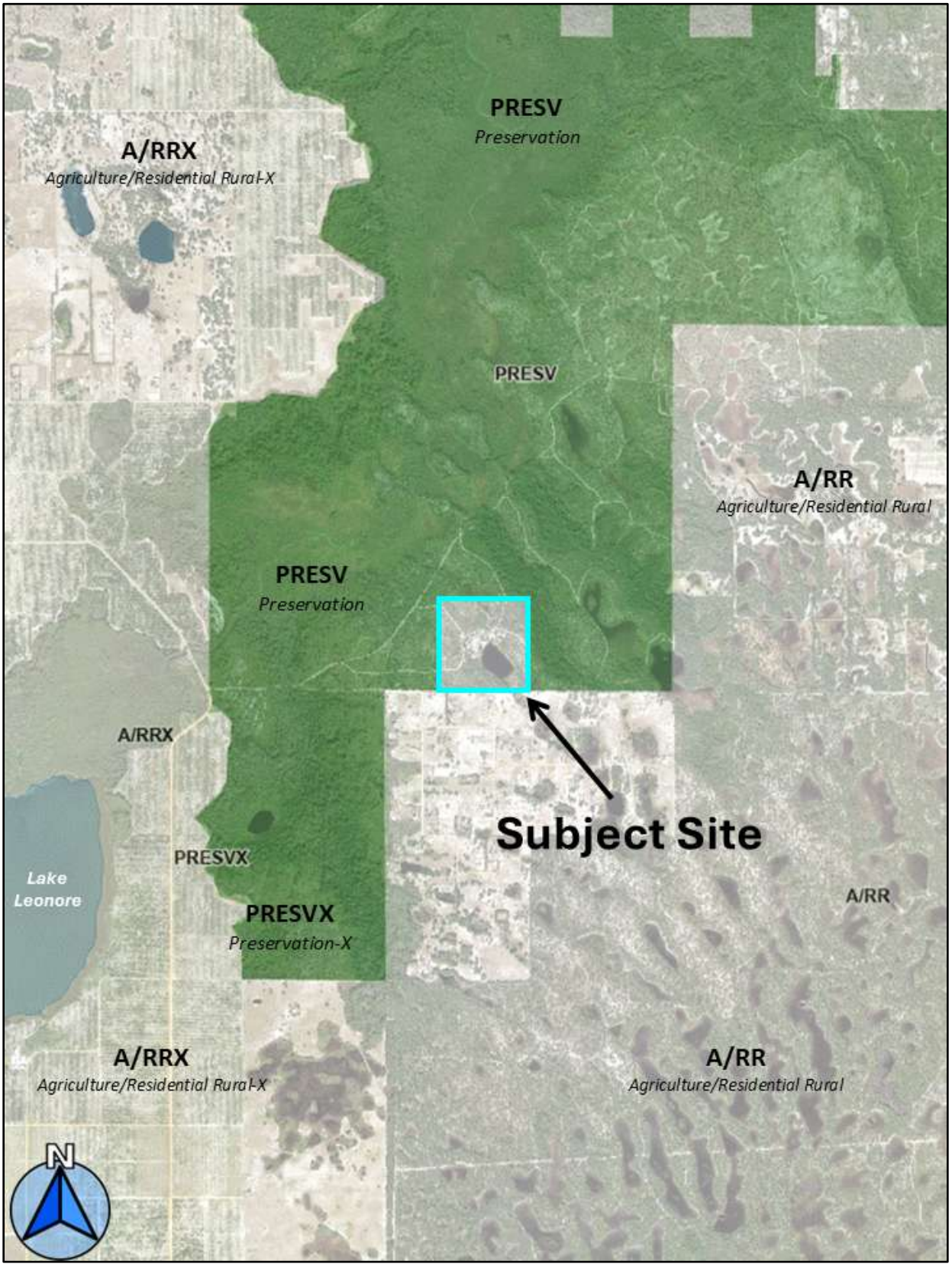
Polk County Fire Rescue has confirmed that above ground storage tanks are required to be installed for adequate fire coverage. Requirements will be outlined further during the Level 2 Review.

Exhibits

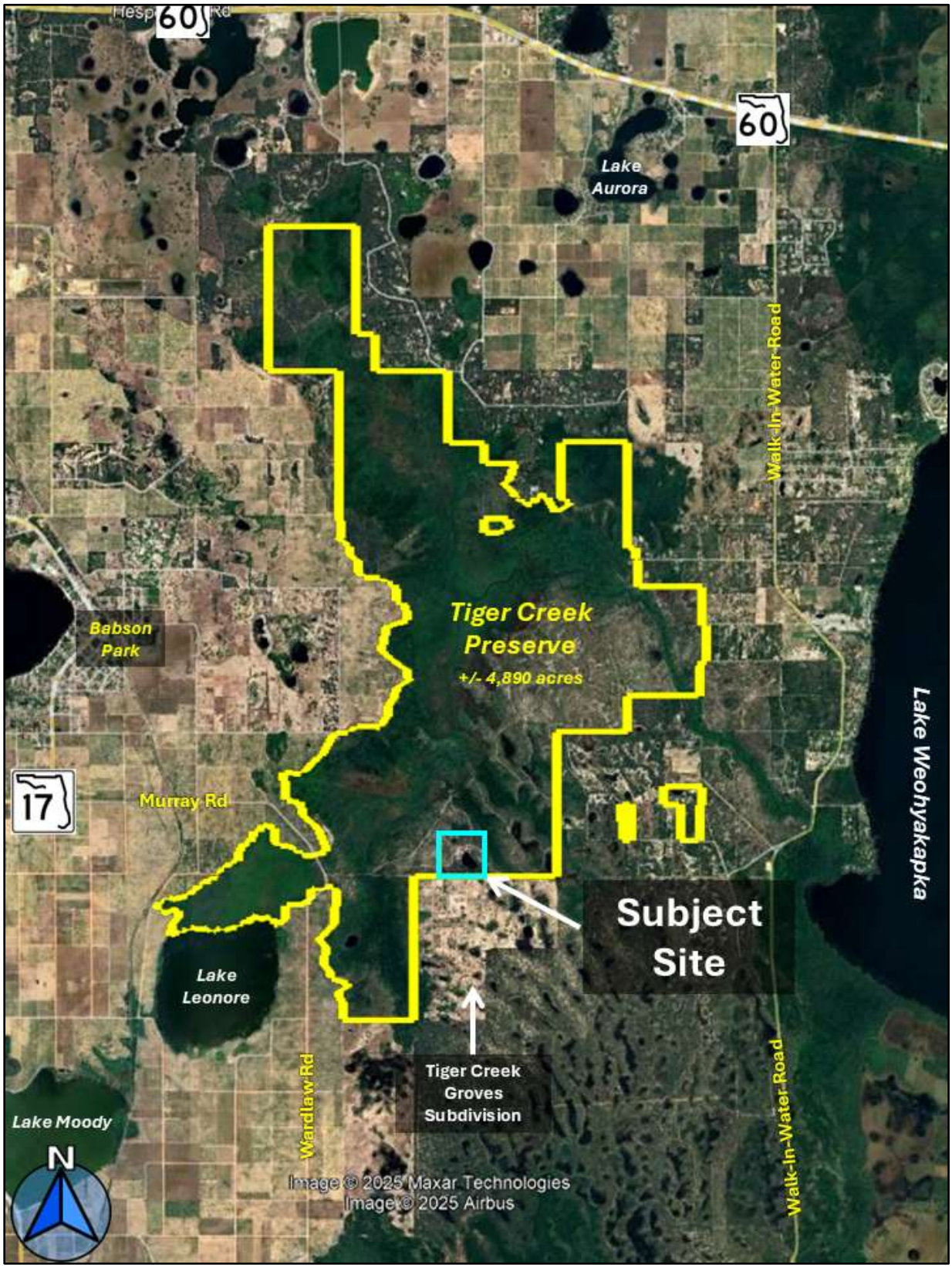
Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – Tiger Creek Preserve
Exhibit 4 – 2025 Satellite Image (Context)
Exhibit 5 – 2023 Aerial Photo (Close-up)
Exhibit 6 – Site Plan



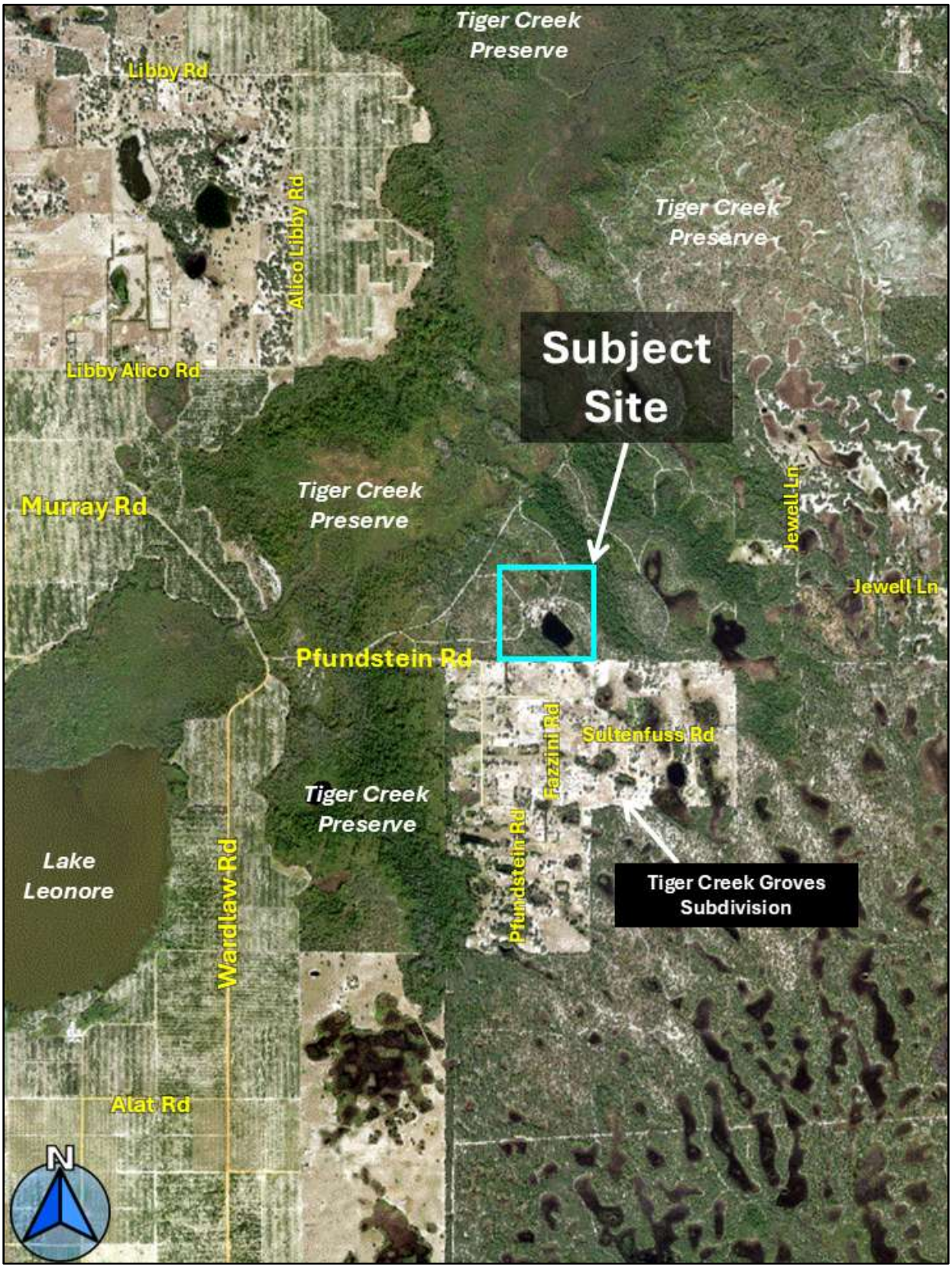
Location Map



Future Land Use



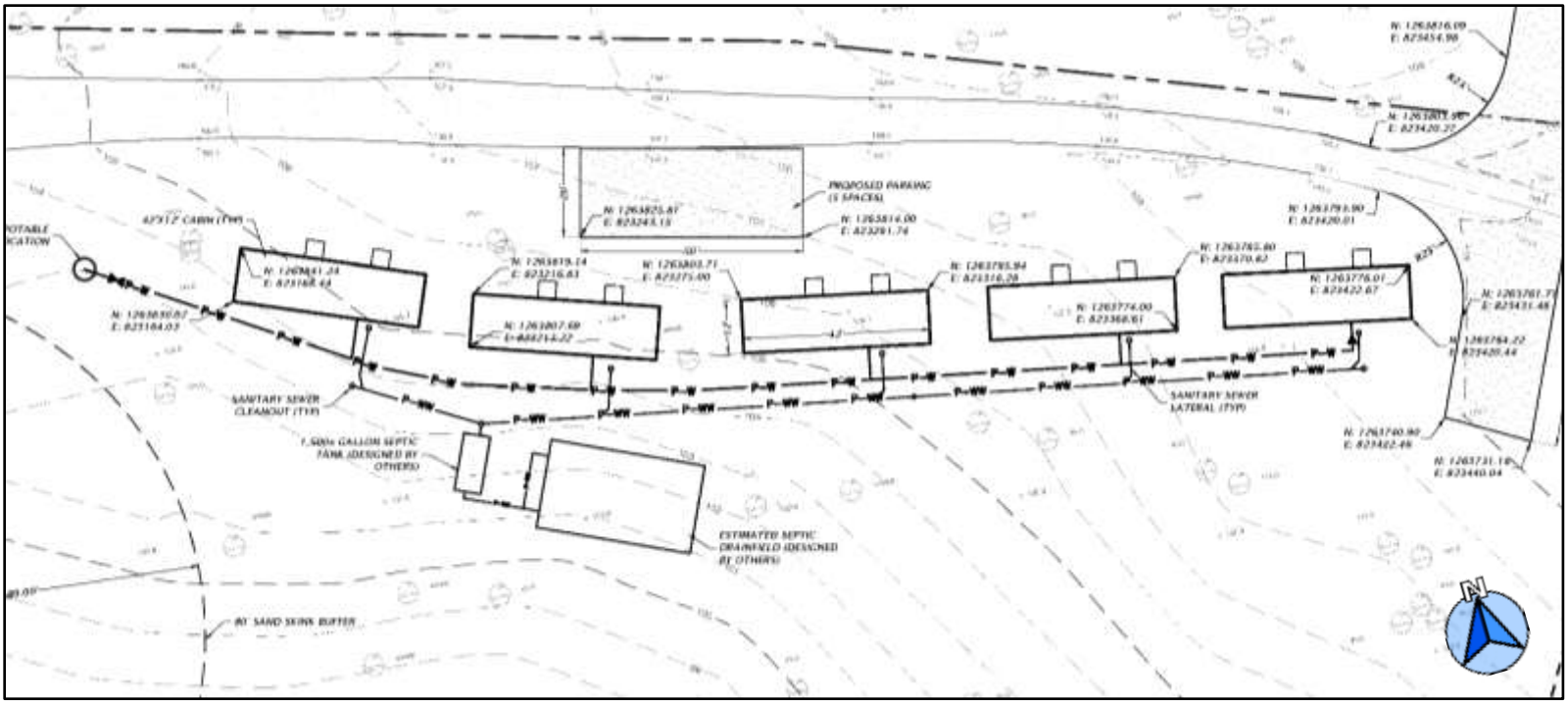
Tiger Creek Preserve



2025 Satellite Image (Context)



2023 Aerial Photo (Close-up)


PROPOSED PARKING
(5 SPACES)
SANITARY SEWER
CLEANOUT (TYP)
1,500± GALLON SEPTIC
TANK (DESIGNED BY
OTHERS)
ESTIMATED SEPTIC
DRAINFIELD (DESIGNED
BY OTHERS)
80' SAND SKINK BUFFER
SANITARY SEWER
LATERAL (TYP)
N

Site Plan

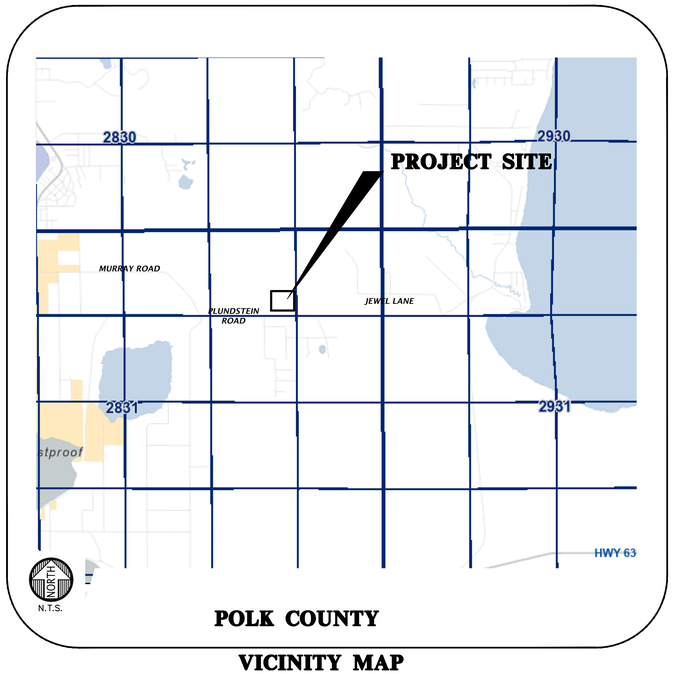
DEVELOPMENT PLANS
FOR
TIGER CREEK
PRESERVE CABINS

POLK COUNTY, FLORIDA
SECTIONS 02 TOWNSHIP 31 SOUTH, RANGE 28 EAST

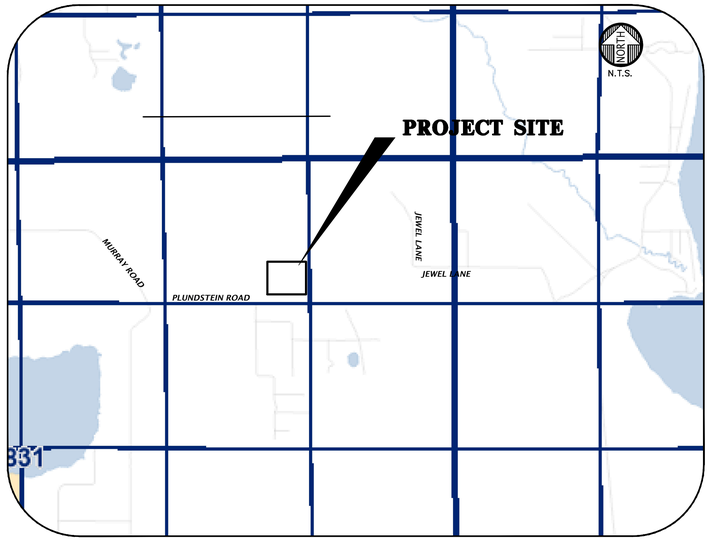
SUBMITTED TO
POLK COUNTY
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

DEVELOPER
THE NATURE CONSERVANCY
1035 S. SEMORAN BLVD, STE 2-1021B
WINTER PARK, FL 32792-5526

CIVIL ENGINEER
NV5
11801 RESEARCH DRIVE
ALACHUA, FLORIDA 32615
(352) 331-1976



POLK COUNTY
VICINITY MAP



SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0.00	COVER & INDEX SHEET
C0.10	GENERAL NOTES
C0.11	LEGEND
C0.30	DEMOLITION & TREE PROTECTION PLAN
C1.10	DETAILED HORIZONTAL CONTROL & SITE PLAN
C2.10	DETAILED GRADING & DRAINAGE PLAN
C3.10	DETAILED UTILITY PLAN

11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nv5.com
NV5

SCALE: 1"=20'
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
6/5/2025: SUBMITTAL TO POLK COUNTY

CLIENT: THE NATURE CONSERVANCY
PROJECT: TIGER CREEK PRESERVE CABINS
SHEET TITLE: COVER & SHEET INDEX

TECHNICIAN: AJR
DESIGNER: MM
QUALITY CONTROL: RO
PROJECT NUMBER: 25-0187

MITCHELL G. MASON
LICENSE No. 92335 STATE OF FLORIDA PROFESSIONAL ENGINEER
FL PE No. 92335

SHEET NO.
C0.00

This item has been digitally signed and sealed by Mitchell G. Mason, FL PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Tech: matthew.robinson Plot Date: May 30,2025 9:46am Filename: N:\2025\25-0187\Department\04_Engineering\02_DWGs\Production Files\C0.00 CVR 25-0187.dwg

GENERAL NOTES

1. THE TOPOGRAPHIC AND EXISTING INFORMATION SHOWN HEREON WERE TAKEN FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY NVS, AND DATED 03-25-2025.
2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. THE RESPECTIVE UTILITY COMPANIES SHALL RELOCATE ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING THE RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE APPROPRIATE UTILITY COMPANIES IN ORDER TO ALLOW MARKING OF THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES IN ADVANCE OF CONSTRUCTION BY CALLING THE FLORIDA SUNSHINE STATE ONE-CALL CENTER, INC. AT 1-800-432-4770 OR 811. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "SUNSHINE" 48 HOURS PRIOR TO ANY CLEARING OF CONSTRUCTION TO IDENTIFY ALL UTILITY LOCATIONS. NO CONSTRUCTION ACTIVITY MAY OCCUR UNTIL THE UTILITIES HAVE BEEN PROPERLY MARKED.
4. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL LOCATION AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF THE PROJECT ENVELOPE SHOWN PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CALL ALL UTILITY COMPANIES TO HAVE THE LOCATIONS OF ALL UTILITIES FIELD MARKED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
6. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION WORK, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.
7. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK INCLUDING LANDSCAPING.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY AND/OR MUNICIPALITY INSTRUCTIONS.
9. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED, AND PERMITTED THROUGH LOCAL GOVERNMENTAL AGENCIES AND WATER MANAGEMENT DISTRICT PER CURRENT REGULATIONS AT THE SOLE COST OF THE CONTRACTOR.
11. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT AND BORINGS PRIOR TO BIDDING THE PROJECT AND FOLLOW OUTLINED CONSTRUCTION TECHNIQUES.
12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SERVICES OF AN APPROVED TESTING LABORATORY AND/OR SOILS ENGINEER, APPLICABLE REGULATORY AGENCIES, AND AS MAY BE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS OR SPECIFICATIONS. CONTRACTOR TO VERIFY ALL TESTING WITH THE OWNER PRIOR TO COMMENCING CONSTRUCTION. UPON COMPLETION OF THE WORK, THE TESTING LABORATORY AND/OR SOILS ENGINEER MUST SUBMIT TO THE OWNER'S ENGINEER CERTIFICATIONS STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
13. INSTALL SILT FENCE PRIOR TO SITE DEMOLITION OR NEW SITE CONSTRUCTION. INSTALL SILT FENCE PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL AND PROVIDE TOE-IN. THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE PROJECT SILT FENCE SHALL BE INSPECTED DAILY AND ANY CORRECTIVE MEASURES SHALL BE COMPLETED WITHIN 24 HOURS.
14. THE CONTRACTOR SHALL CONTACT THE COUNTY FOR A TREE BARRICADE INSPECTION PRIOR TO BEGINNING ANY CONSTRUCTION.
15. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
16. ALL DELETERIOUS MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER'S ENGINEER OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED AND REMOVED FROM THE SITE. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE AREAS.
17. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS SHALL BE SODDED, SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, AS DIRECTED BY THESE PLANS, IMMEDIATELY FOLLOWING CONSTRUCTION PER LOCAL INSPECTOR.
18. WORK BEING PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON THE SITE BY OTHER CONTRACTORS AND/OR UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
19. ALL PAVEMENT DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
20. THE GOVERNING STANDARDS AND SPECIFICATIONS, UNLESS STATED OTHERWISE SHALL BE PER FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS (FY 2024-25) ROAD CONSTRUCTION) AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FY 2024-25, AS AMENDED BY CONTRACT DOCUMENTS. ALL MATERIALS AND METHODS SHALL MEET FDOT SPECIFICATIONS AND SHALL BE PRODUCED OR OBTAINED FROM AN FDOT APPROVED SOURCE.
21. ALL NEW TRAFFIC CONTROL DEVICES (SIGNS AND PAVEMENT MARKINGS) SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARDS.
22. ALL STRIPING WITHIN THE CITY AND COUNTY RIGHT OF WAY SHALL BE PLACED FIRST AS TEMPORARY STRIPING FOLLOWED BY APPLICATION OF THERMOPLASTIC STRIPING 30 DAYS LATER.
23. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER BENCHMARKS ON-SITE. EXISTING BENCH MARKS SCHEDULED FOR REMOVAL SHALL BE RELOCATED AT CONTRACTORS EXPENSE AND RE-ESTABLISHED BY A LICENSED SURVEYOR.
24. ALL HANDICAP RAMPS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE AND AMERICANS WITH DISABILITIES ACT.
25. A PRE-CONSTRUCTION CONFERENCE SHALL BE REQUIRED. THE CONTRACTOR, ENGINEER OF RECORD, AND THE OWNER SHALL MEET WITH THE POLK COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO INITIATION OF SITE CONSTRUCTION.
26. ANY CHANGE ORDER REQUESTS, SITE REVISIONS, AND PAY REQUESTS MUST BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD.
27. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING AS NEEDED THROUGHOUT ALL CONSTRUCTION ACTIVITIES COVERED BY THESE PLANS. DEWATERING SHALL BE DONE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, FY 2024-25, SECTION 120.
28. THE CONTRACTOR IS RESPONSIBLE FOR THE PERFORMANCE AND COST OF ALL CLEARING AND GRUBBING AND ALL WORK OF REMOVAL, DISPOSAL, AND REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS WHERE SHOWN IN THE PLANS, OR ORDERED BY THE ENGINEER TO BE REMOVED, OR WHERE REQUIRED BECAUSE OF THE CONSTRUCTION OPERATIONS, IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS (THIS INCLUDES BUT IS NOT LIMITED TO PROPOSED PIPING, STRUCTURES, UTILITIES, PAVING, CURBING, ETC.).
29. AN AS-BUILT SURVEY MAY BE REQUIRED BY REGULATORY AGENCIES. CONTRACTOR TO COORDINATE WITH PROJECT OWNER FOR COMPLETION OF AS-BUILT SURVEYS PRIOR TO PROJECT / PERMIT CLOSE-OUT.

MAINTENANCE OF TRAFFIC (MOT) NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CREATING A MAINTENANCE OF TRAFFIC (MOT) PLAN FOR CONSTRUCTION ACTIVITY THAT OCCURS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO SIDEWALK WORK AND ACTIVITIES THAT REQUIRE A LANE (OR ROAD) CLOSURE, SUCH AS CONNECTION TO SEWER MANHOLES AND WATER MAINS. THE MOT PLAN MUST BE CREATED BY A REGISTERED PROFESSIONAL ENGINEER WHO IS CERTIFIED TO DO SO BY THE FDOT MOT CERTIFICATION TRAINING. THE MOT PLAN MUST ALSO BE IN ACCORDANCE WITH FDOT DESIGN STANDARDS , FDOT STANDARD SPECIFICATIONS, ACPWD SPECIFICATIONS AND/OR POLK COUNTY MOT REQUIREMENTS PLANS AND MUST BE REVIEWED AND APPROVED BY POLK COUNTY AS REQUIRED.
2. THE CONTRACTOR SHALL SUBMIT THE MOT TO THE APPROPRIATE REGULATORY AUTHORITY PRIOR TO WORK REQUIRING THE MOT FOR APPROVAL. NO WORK IN THE ROW SHALL OCCUR UNTIL THE MOT IS APPROVED.

DEMOLITION GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL DEMOLITION MATERIALS IN A SAFE AND LAWFUL MANNER. THE CONTRACTOR SHALL SALVAGE TO THE OWNER ANY ITEM AS DETERMINED BY THE OWNER. ONCE DEMOLISHED, MATERIAL SHALL BE DISPOSED OF PROPERLY AND IMMEDIATELY.
2. REMOVE ALL IMPROVEMENTS DEFINED ON THE DEMOLITION PLAN. SALVAGE ITEMS TO OWNER AS DEFINED BY THE OWNER'S REPRESENTATIVE AND CONSTRUCTION DOCUMENT SPECIFICATIONS.
3. EXISTING PAVEMENT AND SIDEWALK EDGES THAT BORDER NEW CONSTRUCTION OR DEMOLITION ARE TO BE SAW-CUT TO PROVIDE A SMOOTH TRANSITION.
4. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.
5. ROOTS LARGER THAN 1 INCH IN DIAMETER ON TREES TO BE PRESERVED THAT ARE ENCOUNTERED DURING CONSTRUCTION MUST BE CUT CLEANLY AND COVERED OVER WITH SOIL BY THE END OF THE WORKING DAY.
6. ALL ASPHALT AND LIMEROCK WILL BE COMPLETELY REMOVED FROM AREAS THAT WILL BE LANDSCAPED. IN PARTICULAR, AREAS WHERE ASPHALT WILL BE REMOVED MUST HAVE THE TOP HARD SURFACE, LIMEROCK, AND COMPACTED SOIL REMOVED. REPLACEMENT SOIL SHALL BE CLEAN DEEP FILL OF PH 5.5 - 6.5. THE DEPTH OF UNCOMPACTED SOIL PRIOR TO PLANTING MUST BE AT LEAST 3 FEET TO ACCOMMODATE FUTURE TREE ROOT GROWTH. NO LIMEROCK, LARGE STONES, OR OTHER CONSTRUCTION DEBRIS CAN REMAIN IN AREAS TO BE LANDSCAPED.

PAVING, GRADING, AND DRAINAGE GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL PRACTICES DURING CONSTRUCTION TO MINIMIZE ON-SITE EROSION/SEDIMENTATION AND TO PROTECT AGAINST DAMAGE TO OFF SITE PROPERTY. THE FOLLOWING PRACTICES SHALL BE EMPLOYED:

   A. EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AREAS OF OFF-SITE DISCHARGE DURING CONSTRUCTION SHALL BE PROTECTED WITH A SEDIMENT BARRIER PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL TO PREVENT OFF-SITE DISCHARGE OF SEDIMENTS. A SILT BARRIER SHALL SPECIFICALLY BE REQUIRED, CONSTRUCTED, AND MAINTAINED AS INDICATED ON THIS SHEET. TEMPORARY SEED AND MULCH SHOULD BE USED TO CONTROL ON-SITE EROSION WHEN IT IS NOT PRACTICAL TO ESTABLISH PERMANENT VEGETATION. SOD SHALL BE PLACED AS EARLY AS POSSIBLE ON ALL SLOPES STEEPER THAN 5 (FT) HORIZONTAL TO 1 (FT) VERTICAL. SOD SHALL BE PINNED AS REQUIRED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE CONTRACTOR SHALL INSPECT AND REPAIR AS NECESSARY THE EROSION/SEDIMENTATION PROTECTION AT THE END OF EACH WORKING DAY.

   NOTE: EROSION/SEDIMENTATION CONTROL SHALL BE PLACED PRIOR TO SITE EXCAVATION AND SHALL REMAIN IN PLACE UNTIL SITE VEGETATION AND LANDSCAPING IS COMPLETE.

   B. ALL INLET STRUCTURES AND PIPE SHALL BE PROTECTED FROM SILTATION BY CONSTRUCTING INLET PROTECTION AS DEFINED BY THESE PLANS OR IN THE FDOT STANDARDS. IF SILTATION OCCURS, THE CONTRACTOR IS RESPONSIBLE TO REMOVE SILTATION AS PART OF THE BASE CONTRACT AT NO ADDITIONAL COST TO THE OWNER.

   C. EXCAVATED STORMWATER FACILITIES SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION. THE FACILITIES SHALL BE ROUGH GRADED TO THE DESIGN ELEVATIONS. AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED. THE FACILITIES BOTTOM SHALL BE OVER-EXCAVATED BY SIX INCHES, SCARIFIED, BACKFILLED WITH ARCHER FILL (HAVING NO MORE THAN 5% PASSING NO. 200 SIEVE), AND GRADED TO FINAL DESIGN GRADES. EXCESS AND UNSUITABLE SOILS SHALL BE REMOVED FROM THE BASIN (REMOVE ALL ACCUMULATED SILTS, CLAYS, ORGANIC, AND DEBRIS). FINALLY, SCARIFY AND RAKE BOTTOM AND VEGETATE.

   D. PERMANENT VEGETATIVE STABILIZATION SHALL BE APPLIED ON FINE GRADED SITES AS SOON AS PRACTICAL. TEMPORARY SEEDING SHOULD BE EMPLOYED TO PREVENT EXPOSURE OF BARREN SOILS UNTIL PERMANENT VEGETATION CAN BE APPLIED.

   E. ALL SLOPES 1:3 OR STEEPER REQUIRE LAPPED OR PEGGED SOD.

   F. EROSION, SEDIMENT AND TURBIDITY CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DELINEATED MEASURES ARE THE MINIMUM REQUIRED, WITH ADDITIONAL CONTROLS TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.

   G. ALL SYNTHETIC BALES, SILT FENCE, AND OTHER EROSION CONTROL MEASURES SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.

2. THE CONTRACTOR SHALL MAINTAIN IN HIS POSSESSION A COPY OF THE WATER MANAGEMENT DISTRICT CONSTRUCTION PERMIT. HE SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL CONDITIONS CONTAINED IN THE PERMIT.
3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
4. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.
5. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.
6. GENERAL CONTRACTOR TO CONTACT ENGINEER OF RECORD AND THE OWNER REPRESENTATIVE 48 HOURS IN ADVANCE PRIOR TO BACKFILLING TRENCHES FOR FIELD INSPECTION AND PRIOR TO LAYING ASPHALT FOR FIELD INSPECTION.
7. CONTRACTOR IS TO SUBMIT POLK COUNTY APPROVED ASPHALT DESIGN MIXES TO THE OWNER'S REPRESENTATIVE AND ENGINEER OF RECORD BEFORE ANY WORK IS TO COMMENCE ON PROJECT. THE MIXTURE AT THE PLANT OR ON THE ROAD SHALL NOT EXCEED 335 DEGREES. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND PROVIDE TEMPERATURE READINGS PRIOR TO LAYING ASPHALT.
8. AS DETERMINED NECESSARY AND DIRECTED BY POLK COUNTY OR ENGINEER OF RECORD, THE CONTRACTOR SHALL UNDERCUT ALL UNSUITABLE MATERIAL 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED LIMEROCK BASE, AND SHALL BACKFILL WITH FILL MATERIAL MEETING FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SEE FDOT INDEX 120-001 AND 120-002.
9. PROVIDE LEVEL PLATFORM IN FRONT OF ALL EGRESS DOORS. THE FLOOR SURFACE ON BOTH SIDES OF A DOOR SHALL BE AT THE SAME ELEVATION. THE FLOOR SURFACE OR LANDING ON EACH SIDE OF THE DOOR SHALL EXTEND FROM THE DOOR IN THE CLOSED POSITION A DISTANCE EQUAL TO THE DOOR WIDTH AND SHALL COMPLY WITH SECTION 4.13.6 MANEUVERING CLEARANCES AT DOORS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
10. RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN. CURB RAMPS ARE NOT REQUIRED TO HAVE LANDINGS. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:

    A. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.

    B. ALL LANDINGS ON RAMPS SHALL BE NOT LESS THAN 60" CLEAR, AND THE BOTTOM OF EACH RAMP SHALL HAVE NOT LESS THAN 72" OF STRAIGHT AND LEVEL CLEARANCE.

    C. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60"X60". IF A RAMP RUN HAS A RISE GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 72" THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. HANDRAILS SHALL BE SHOWN ON THE SITE PLAN.

11. THE CONTRACTOR SHALL STOCKPILE TOPSOIL AND CONSTRUCTION MATERIALS IN AREAS DESIGNATED BY THE OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS OR AS-BUILT SURVEY AS NOTED IN NOTE #29 UNDER SITE GENERAL NOTES.
13. ALL CONCRETE USED SHALL BE 3,000 PSI MINIMUM.
14. ALL WELLS, CLEANOUTS, MANHOLE TOPS, PULL BOX COVERS AND OTHER UTILITY APPURTENANCES IN THE AREA OF REDEVELOPMENT SHALL BE PROTECTED AND TOPS ADJUSTED TO MATCH PROPOSED GRADES.
15. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS ANY EXISTING PAVEMENT.
16. SOD SHALL BE PLACED AROUND ALL STRUCTURES AS DIRECTED BY FDOT INDEX 524-001 AND FDOT INDEX 425- AND 430- SERIES AS APPROPRIATE. ALL OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR AS SHOWN ON PLANS.
17. ALL STORM SEWER CURB AND DITCH BOTTOM INLETS SHALL CONFORM TO THE APPLICABLE FDOT STANDARD PLANS ALL DRAINAGE STRUCTURES WITH GRATES THAT ARE LOCATED IN GRASSED AREAS SHALL HAVE THE GRATE CHAINED TO THE STRUCTURE USING AN EYE BOLT AND CHAIN.
18. ALL CONCRETE STRUCTURES SHALL HAVE ALL EXPOSED EDGES CHAMFERED 3/4" AND CLASS I SURFACE FINISH.
19. ALL HDPE FITTINGS AND CONNECTORS SHALL BE WATER TIGHT. SEE SPECIFICATIONS FOR MORE INFORMATION.
20. COMPACTION OF ALL MATERIALS SHALL BE LIMITED TO STATIC MODE ONLY, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OF RECORD.
21. ALL RCP PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 430.

ELECTRIC SERVICE GENERAL NOTES

1. ALL ELECTRICAL UTILITIES AND INFORMATION SHOWN ON THE CIVIL PLANS ARE FOR LOCATION AND COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS BY OTHERS FOR THE ELECTRICAL DESIGN AND DETAILS.
2. ELECTRIC DESIGN PROVIDED BY OTHERS.

11801 Research Drive
Alachua, Florida 32615
(352)332-1676
www.nvs.com

NVS

SCALE: N/A
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
6/5/2025 SUBMITTAL TO POLK COUNTY

CLIENT: THE NATURE CONSERVANCY
PROJECT: TIGER CREEK PRESERVE CABINS
SHEET TITLE: GENERAL NOTES

TECHNICIAN: AJR
DESIGNER: MM
QUALITY CONTROL: RO
PROJECT NUMBER: 25-0187

MITCHELL G. MASON

MITCHELL G. MASON LICENSE No. 92335 STATE OF FLORIDA PROFESSIONAL ENGINEER
FL PE No. 92335

SHEET NO.: C0.10

This item has been digitally signed and sealed by Mitchell G. Mason, FL PE on the date adjacent to the seal.

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ABBREVIATIONS

	SYMBOLS
'	*FEET (WHEN USED WITH LENGTHS)*
°	*DEGREES*
'	*MINUTES (WHEN USED WITH ANGLES)*
"	*SECONDS*
%	*PERCENT*
@	*AT*
	A
AASHTO	*ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS*
AC	*ACRES*
ADA	*AMERICAN WITH DISABILITIES ACT*
ANSI	*AMERICAN NATIONAL STANDARDS INSTITUTE*
ARCH	*ARCHITECT*
ARV	*AIR RELEASE VALVE*
ASTM	*AMERICAN SOCIETY FOR TESTING AND MATERIALS*
AWWA	*AMERICAN WATER WORKS ASSOCIATION*
	B
BC	*BACK OF CURB*
BFP	*BACKFLOW PREVENTER*
BLDG	*BUILDING*
BM	*BENCHMARK*
BMP	*BEST MANAGEMENT PRACTICE*
BOC	*BACK OF CURB*
BVCS	*BEGIN VERTICAL CURVE STATION*
BVCE	*BEGIN VERTICAL CURVE ELEVATION*
BW	*BOTTOM OF WALL*
BSL	*BUILDING SETBACK LINE*
	C
CATV	*CABLE TELEVISION*
CI	*CURB INLET*
CIP	*CAST IRON PIPE*
CLDIP	*CEMENT LINE DUCTILE IRON PIPE*
CMP	*CORRUGATED METAL PIPE*
CO	*CLEANOUT*
CONC	*CONCRETE*
COORD	*COORDINATE*
CR	*COUNTY ROAD*
C/O	*CLEANOUT*
	D
DBH	*DIAMETER AT BREAST HEIGHT*
DE	*DRAINAGE EASEMENT*
DEG	*DEGREE*
DIA	*DIAMETER*
DIP	*DUCTILE IRON PIPE*
DWG	*DRAWING*
	E
e	*RATE OF ELEVATION*
E	*EAST*
EA	*EACH*
EL	*ELEVATION*
ELEV	*ELEVATION*
EOP	*EDGE OF PAVEMENT*
EOR	*ENGINEER OF RECORD*
ERCP	*ELLIPTICAL REINFORCED CONCRETE PIPE*
ESMT	*EASEMENT*
EVCS	*END VERTICAL CURVE STATION*
EVCE	*END VERTICAL CURVE ELEVATION*
EX	*EXISTING*
	F
FAC	*FLORIDA ADMINISTRATIVE CODE*
FBR	*FLORIDA BEARING RATIO*
FC	*FRICTION COURSE*
FDEP	*FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION*
FDOT	*FLORIDA DEPARTMENT OF TRANSPORTATION*
FFE	*FINISHED FLOOR ELEVATION*
FH	*FIRE HYDRANT*
FHWA	*FLORIDA HIGHWAY ADMINISTRATION*
FIG	*FIGURE*
FM	*FORCE MAIN*
FOC	*FACE OF CURB*
FS	*FLORIDA STATUTES*
FT	*FEET*
	G
GALV	*GALVANIZED*
GM	*GAS MAIN*
GV	*GATE VALVE*
	H
HDPE	*HIGH DENSITY POLYETHYLENE*
HP	*HIGH POINT*
	I
ID	*IDENTIFICATION*
INV	*INVERT*
INV EL	*INVERT ELEVATION*
IP	*IRON PIPE*
	K
K	*VERTICAL CURVE RATE OF CHANGE*
	L
L	*LENGTH*
LA	*LANDSCAPE ARCHITECT*
LBR	*LIMEROCK BEARING RATIO*
LDR	*LAND DEVELOPMENT REGULATION*
LF	*LINEAR FEET*
LP	*LOW POINT*
LT	*LEFT*
	M
MAX	*MAXIMUM*
ME	*MATCH EXISTING*
MH	*MANHOLE*
MIN	*MINIMUM*
MISC	*MISCELLANEOUS*
MJ	*MECHANICAL JOINT*
MUTCD	*MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES*
	N
N	*NORTH*
N-E	*NORTHING - EASTING*
N/A	*NOT APPLICABLE*
NAVD	*NORTH AMERICAN VERTICAL DATUM OF 1988*
NGVD	*NATIONAL GEODETIC VERTICAL DATUM OF 1929*
NO	*NUMBER*
NPDES	*NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM*
NTS	*NOT TO SCALE*
	O
OC	*ON CENTER*
OHW	*OVERHEAD WIRE*
ORB	*OFFICIAL RECORDS BOOK*
OSHA	*OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION*
	P
PAVT	*PAVEMENT*
PC	*POINT OF CURVATURE*
PCC	*POINT OF COMPOUND CURVE*
PE	*POLYETHYLENE*
PERF	*PERFORATED*
PROP	*PROPOSED*
PT	*POINT OF TANGENCY*
PVC	*POLYVINYL CHLORIDE*
PUE	*PUBLIC UTILITY EASEMENT*
PVI	*POINT OF VERTICAL INTERSECTION*
	R
R	*RADIUS*
RCP	*REINFORCED CONCRETE PIPE*
RPM	*RAISED REFLECTIVE PAVEMENT MARKER*
RPZ	*REDUCED PRESSURE ZONE*
RT	*RIGHT*
RWM	*RECLAIMED WATER MAIN*
R/W	*RIGHT-OF-WAY*
	S
S	*SOUTH*
SAN	*SANITARY*
SHWE	*SEASONAL HIGH WATER ELEVATION*
SF	*SILT FENCE*
SL	*SLOPE*
SP	*SUPERPAVE*
SR	*STATE ROAD*
SS	*SANITARY SEWER*
ST	*STORM*
STA	*STATION*
STD	*STANDARD*
	T
TB	*TREE BARRICADE*
TCE	*TEMPORARY CONSTRUCTION EASEMENT*
TEMP	*TEMPORARY*
TOB	*TOP OF BANK*
TV	*TELEVISION*
TW	*TOP OF WALL*
TYP	*TYPICAL*
	U
USF	*UNITED STATES FOUNDRY*
USGS	*UNITED STATES GEOLOGICAL SURVEY*
UTIL	*UTILITY*
	V
V	*VERTICAL*
VC	*VERTICAL CURVE*
VCP	*VITRIFIED CLAY PIPE*
	W
W	*WEST*
W	*WATER*
W/	*WITH*
WM	*WATER MAIN*
WW	*WASTEWATER*
WWF	*WELDED WIRE FABRIC*

SIGNAGE

SIGNS ARE PER FDOT SPECIFICATIONS OR PER MUTCD. SIGN POSTS AND INSTALLATION SHALL BE PER FDOT INDEX NO. 700-010. SIGN PLACEMENT SHALL BE PER FDOT INDEX NO. 700-101.



FTP-20-06 (12" X 18") PER FDOT INDEX NO. 700-102



R1-1 "STOP" - SEE PLANS FOR SIZE

SITE INFORMATION

EX. PROPERTY LINE

LANDSCAPE BUFFER LINE

BUILDING SETBACK LINE

WETLAND LIMITS LINE

WETLAND SETBACK LINE

CENTER LINE

EASEMENT LINE

RIGHT-OF-WAY LINE

SF — SF *SILT FENCE LINE*

TB — TB *TREE BARRICADE LINE*

EX. STRUCTURE OR BUILDING

PROPOSED BUILDING

PROPOSED ASPHALTIC PAVEMENT

PROPOSED CONCRETE PAVEMENT

PROPOSED DETECTABLE WARNING SURFACE

DIRECTIONAL TRAFFIC ARROW PER FDOT INDEX NO. 17346

WATERSHED DIVIDE

EX. ELEVATION CONTOUR

PROPOSED CONTOUR

EX. SPOT ELEVATION

93.23 *PROPOSED SPOT ELEVATION*

DIRECTION OF SURFACE DRAINAGE FLOW

PROPOSED SWALE LINE

x — x *EX. FENCE*

PROPOSED FENCE

12" PINE *EX. TREE (SIZE & TYPE)*

1234 *EX. TREE (TREE ID)*

12" PINE *EX. TREE TO BE REMOVED (SIZE & TYPE)*

1234 *EX. TREE TO BE REMOVED (TREE ID)*

PROJECT BENCHMARK

STORMWATER

THE PROPOSED STORMWATER STRUCTURES DEPICTED BELOW ARE DRAWN PER FDOT SPECIFICATIONS AND TO SCALE WHEN SHOWN ON THE PLAN SHEETS.

ST — ST *EX. GRAVITY STORMWATER MAIN*

P–ST *PROPOSED GRAVITY STORMWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)*

EX. STORMWATER MANHOLE

N-E LOCATION TOP/RIM ELEV. LOCATION — *PROPOSED 48" DIA. STORMWATER MANHOLE PER FDOT INDEX. NO. 425-001 AND 425-010*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED CIRCULAR AREA DRAIN*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED SQUARE AREA DRAIN*

N-E LOCATION TOP ELEV. LOCATION — *PROPOSED TYPE 1 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION — *PROPOSED TYPE 2 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION — *PROPOSED TYPE 3 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION — *PROPOSED TYPE 4 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION — *PROPOSED TYPE 5 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION — *PROPOSED TYPE 6 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 9 CURB INLET TOP PER FDOT INDEX NO. 425-024 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'C' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'D' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'E' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'F' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'G' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'H' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'J' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-054 (SEE PLANS FOR BOTTOM SPECIFICATION)*

PIPE INV. LOCATION, N-E LOCATION — *PROPOSED U-TYPE CONCRETE ENDWALLS WITH GRATES PER FDOT INDEX NO. 430-010 (SEE PLANS FOR SIZE)*

N-E LOCATION INV. ELEV. LOCATION — *PROPOSED FLARED END SECTION PER FDOT INDEX NO. 430-020 (SEE PLANS FOR SIZE)*

N-E LOCATION PIPE INV. ELEV. LOCATION — *PROPOSED CROSS DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-021 (SEE PLANS FOR SIZE)*

N-E LOCATION PIPE INV. ELEV. LOCATION — *PROPOSED SIDE DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-022 (SEE PLANS FOR SIZE)*

S-10 *PROPOSED STORMWATER STRUCTURE ID TAG*

POTABLE AND RECLAIMED WATER

W — W *EX. POTABLE WATER MAIN*

P–W *PROPOSED POTABLE WATER MAIN*

RCW — RCW *EX. RECLAIMED WATER MAIN*

P–RCW *PROPOSED RECLAIMED WATER MAIN*

11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

45° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

90° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

TEE (POTABLE AND RCW)

CROSS (POTABLE AND RCW)

BLOWOFF ASSEMBLY (POTABLE AND RCW)

REDUCER (POTABLE AND RCW)

EX. GATE VALVE AND BOX (POTABLE AND RCW)

PROPOSED GATE VALVE AND BOX (POTABLE AND RCW)

EX. AIR RELEASE VALVE (POTABLE AND RCW)

PROPOSED AIR RELEASE VALVE (POTABLE AND RCW)

EX. FIRE HYDRANT ASSEMBLY

PROPOSED FIRE HYDRANT ASSEMBLY

PROPOSED SAMPLE POINT

EX. WATER METER (POTABLE AND RCW)

PROPOSED POTABLE WATER METER

PROPOSED POTABLE WATER BACK FLOW PREVENTER

PROPOSED RECLAIMED WATER METER

W *EX. WATER WELL*

EX, HOSE BIB (POTABLE AND RECLAIMED)

PROPOSED HOSE BIB (POTABLE AND RECLAIMED)

11 *PROPOSED FITTING ID TAG (POTABLE AND RECLAIMED)*

WASTEWATER

WW — WW *EX. GRAVITY WASTEWATER MAIN*

P–WW *PROPOSED GRAVITY WASTEWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)*

FM — FM *EX. WASTEWATER FORCE MAIN*

P–FM *PROPOSED WASTEWATER FORCE MAIN*

S1 *EX. WASTEWATER MANHOLE*

N-E LOCATION RIM ELEV. LOCATION — *PROPOSED WASTEWATER MANHOLE*

EX. WASTEWATER CLEANOUT

PROPOSED WASTEWATER CLEANOUT

PROPOSED WASTEWATER GREASE TRAP

MH# *PROPOSED WASTEWATER MANHOLE ID*

11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

45° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

90° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

WYE W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

EX. PLUG VALVE AND BOX (WW FORCE MAIN)

PROPOSED PLUG VALVE AND BOX (WW FORCE MAIN)

EX. AIR RELEASE VALVE (WW FORCE MAIN)

PROPOSED AIR RELEASE VALVE (WW FORCE MAIN)

MISCELLANEOUS UTILITIES

THE PROPOSED UTILITIES BELOW ARE DESIGN BY OTHERS AND ARE DEPICTED FOR COORDINATION PURPOSES ONLY. REFER TO PLANS BY OTHERS FOR EXACT LOCATIONS, DIMENSION, AND DETAILS.

P–ATT *PROPOSED AT&T LINE*

BC — BC *EX. BURIED CABLE LINE*

P–BC *PROPOSED BURIED CABLE LINE*

BTEL *EX. BURIED TELEPHONE LINE*

P–TEL *PROPOSED TELEPHONE LINE*

CATV *EX. CABLE TELEVISION LINE*

P–TV *PROPOSED CABLE/TELEVISION LINE*

FO — FO *EX. FIBER OPTIC LINE*

UGTEL *EX. UNDERGROUND TELEPHONE LINE*

TE *EX. TELEPHONE PEDESTAL*

EX. TELEVISION/CABLE PEDESTAL

CHW — CHW *EX. CHILLED WATER MAIN*

P–CHW *PROPOSED CHILLED WATER MAIN*

FIRE *EX. FIRE MAIN*

P–FIRE *PROPOSED FIRE MAIN*

IRR — IRR *EX. IRRIGATION LINE*

P–IRR *PROPOSED IRRIGATION LINE*

STEAM *EX. STEAM LINE*

P–STEAM *PROPOSED STEAM LINE*

P–CLAY *PROPOSED CLAY ELECTRIC LINE*

E — E *EX. ELECTRIC LINE*

P–E *PROPOSED ELECTRIC LINE*

EN — EN *EX. ENERGY LINE*

P–LIGHT *PROPOSED PRIVATE LIGHTING LINE*

OHW — OHW *EX. OVERHEAD WIRE LINE*

UGE — UGE *EX. UNDERGROUND ELECTRIC LINE*

EX. LIGHT

EX. UTILITY POLE

EX. UTILITY POLE

EX. WOOD POWER POLE

EX. GUY ANCHOR

T *PROPOSED TRANSFORMER*

GAS — GAS *EX. GAS LINE*

P–GAS *PROPOSED GAS LINE*

EX. GAS MARKER

EX. GAS MARKER

NOTES:
1. THIS LEGEND IS ALL INCLUSIVE AND MAY INCLUDE ITEMS NOT A PART OF THIS PLAN SET.

2. SYMBOLS SHOWN ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. UNLESS NOTED OTHERWISE, SYMBOLS IN THESE PLANS MAY NOT BE REPRESENTATIVE OF SIZE.

1180L Research Drive
Alachua, Florida 32615
(352)234-5676
www.nv5.com

NV5

SCALE: N/A

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:

CLIENT: NATURE CONSERVANCY
PROJECT: TIGER PRESERVE
SHEET TITLE: C0.11

TECHNICIAN: AJR
DESIGNER: DV
QUALITY CONTROL: TC
PROJECT NUMBER: 25-0187

MITCHELL G. MASON

MITCHELL G. MASON LICENSE No. 92335 STATE OF FLORIDA PROFESSIONAL ENGINEER

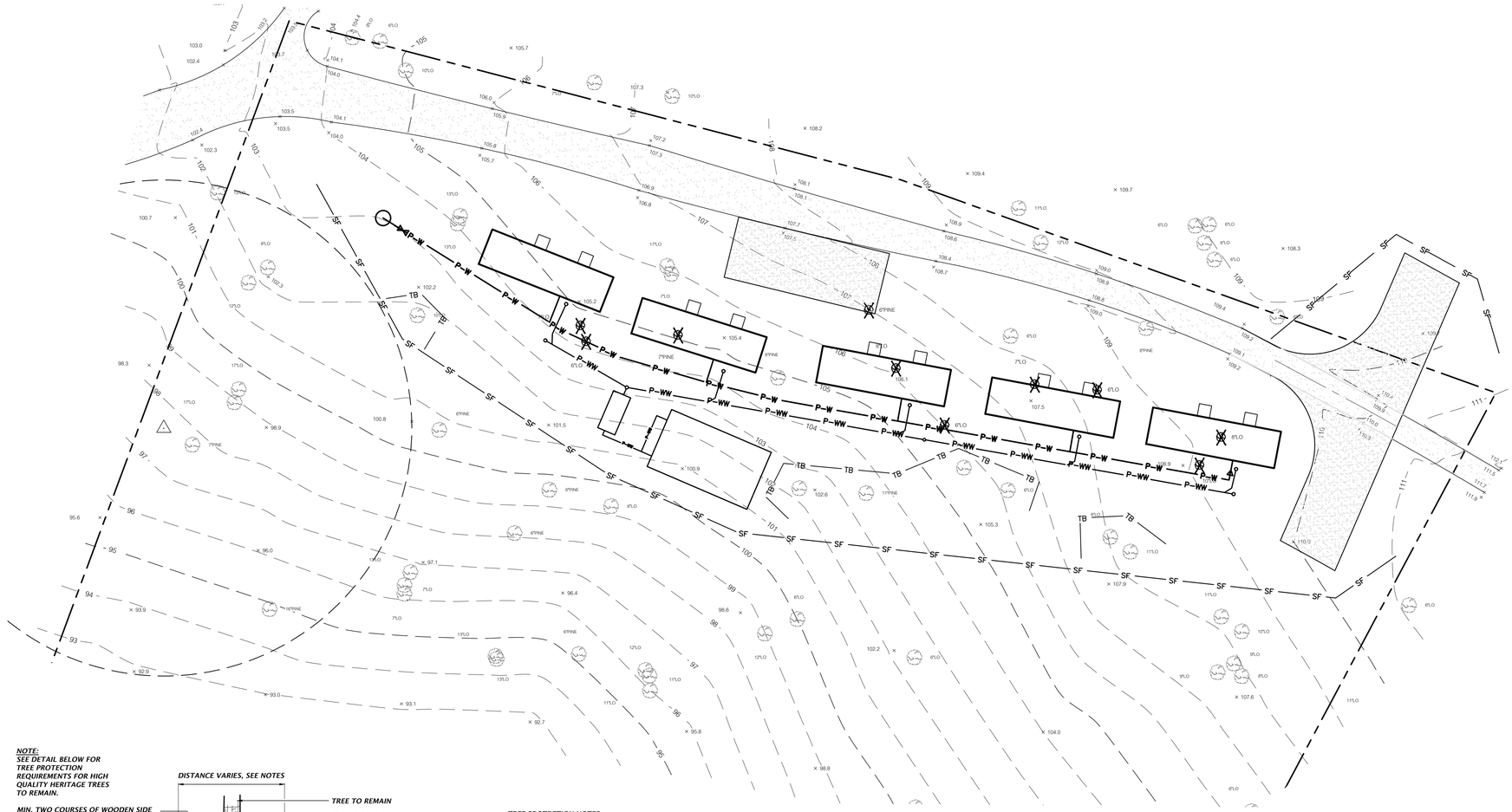
FL PE No. 92335

SHEET NO.: ----

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GOPHER TORTOISES ARE A THREATENED WILDLIFE SPECIES AND ARE PROTECTED BY STATE LAW, CHAPTER 68A-27.003, FLORIDA ADMINISTRATIVE CODE. IT IS AGAINST THE LAW TO KILL, HARASS OR DESTROY GOPHER TORTOISES, THEIR EGGS OR BURROWS.

AN ILLEGAL TAKE OF A GOPHER TORTOISE BURROW INCLUDES, BUT IS NOT LIMITED TO: DAMAGING, COLLAPSING OR COVERING A GOPHER TORTOISE BURROW FROM LAND CLEARING, BULLDOZING, GRADING, PAVING, OR BUILDING CONSTRUCTION ASSOCIATED WITH LAND DEVELOPMENT, WITHOUT A PERMIT. GOPHER TORTOISES MUST BE RELOCATED BEFORE ANY LAND CLEARING OR DEVELOPMENT TAKES PLACE, AND PROPERTY OWNERS MUST OBTAIN PERMITS FROM FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION BEFORE THEY CAN MOVE THEM.

A FWC PERMIT IS NOT REQUIRED IF DEVELOPMENT ACTIVITY ON A PROJECT SITE AVOIDS IMPACTS TO TORTOISE BURROWS BY 25 FEET IN ALL DIRECTIONS FROM THE MOUTH OF ALL BURROWS. DEVELOPMENT ACTIVITY MUST NOT HARM GOPHER TORTOISES NOR VIOLATE RULES PROTECTING THEM. LEAVING A 50-FOOT DIAMETER (25-FOOT RADIUS) CIRCLE OF HABITAT AROUND EACH BURROW (E.G., UNDISTURBED ISLANDS OR CROP CIRCLES) AND DEVELOPING THE REST OF A PROJECT SITE DOES NOT QUALIFY AND REQUIRES A PERMIT TO ENSURE THAT GOPHER TORTOISES ARE NOT HARMED.

PROPERTIES SHOULD BE INSPECTED FOR GOPHER TORTOISE BURROWS BEFORE LAND CLEARING ACTIVITIES BEGIN. IF GOPHER TORTOISES BURROWS ARE FOUND WITHIN AREAS PROPOSED FOR DEVELOPMENT, CONTACT THE NORTH CENTRAL REGION GOPHER TORTOISE PERMITTING OFFICE TO MAKE SURE THAT THE APPROPRIATE PERMITS ARE SECURED BEFORE COMMENCING DEVELOPMENT:

SOUTHWEST REGION
SPECIES CONSERVATION PLANNING SECTION
FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
(863) 648-3856

IF YOU SUSPECT A WILDLIFE LAW VIOLATION. REPORT IT TO THE FWC'S WILDLIFE ALERT REWARD PROGRAM AT 888-404-FWCC, 24-HOURS A DAY OR ONLINE AT HTTP://MYFWC.COM/CONTACT

DEMOLITION LEGEND:

EXISTING TREE TO BE REMOVED

TB — *TREE BARRICADES*

SF — *SILT FENCE*

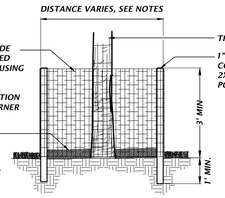
NOTES:

1. *CONTRACTOR SHALL HAVE ALL SILT FENCE & TREE BARRICADES INSTALLED PRIOR TO ANY SITE WORK.*
2. *CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING OR BETTER CONDITION.*
3. *CONTRACTOR TO USE EXTREME CAUTION WHEN WORKING AROUND EXISTING ABOVE AND UNDERGROUND UTILITIES.*
4. *CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH UTILITY COMPANY AS NEEDED TO SUPPORT POLES DURING CONSTRUCTION.*
5. *VERIFY WITH UTILITY THAT GAS (IF PRESENT) HAS BEEN CUT AND CAPPED PRIOR TO DEMOLITION.*
6. *CONTRACTOR SHALL CONTACT UTILITY (21) DAYS PRIOR TO THE START OF DEMOLITION.*
7. *CONTRACTOR SHALL LOCATE, PROTECT & MAINTAIN 36" MIN. COVER OVER EXISTING UTILITY MAINS & SERVICE LINES DURING DEMOLITION AND CONSTRUCTION.*
8. *CONTRACTOR SHALL CONTACT UTILITY FOR THE REMOVAL OF ANY METERS FOUND ON SITE.*

NOTE:
SEE DETAIL BELOW FOR TREE PROTECTION REQUIREMENTS FOR HIGH QUALITY HERITAGE TREES TO REMAIN.

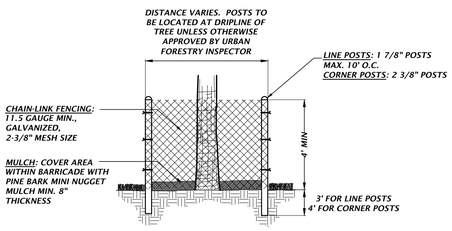
MIN. TWO COURSES OF WOODEN SIDE SLATS AT LEAST 1X4, WITH COLORED FLAGGING OR MESH ATTACHED (IF USING WOODEN CORNER POSTS)
OR
BRIGHTLY COLOR MESH CONSTRUCTION FENCING (IF USING ANGLE IRON CORNER POSTS)

EXISTING GRADE TO REMAIN UNDISTURBED
MULCH: COVER AREA WITHIN BARRICADE WITH PINE BARK MINI NUGGET MULCH MIN. 8" THICKNESS



STANDARD TREE PROTECTION DETAIL REGULATED, NON HIGH-QUALITY HERITAGE

NTS



HIGH-QUALITY HERITAGE TREE PROTECTION DETAIL

NTS

TREE PROTECTION NOTES

ALL REGULATED TREES IN AREAS OF DEMOLITION OR CONSTRUCTION THAT HAVE NOT BEEN PERMITTED NOR DESIGNATED FOR REMOVAL BY EITHER THE TERMS OF THE PERMIT OR APPROVED DEVELOPMENT ORDER SHALL BE PROTECTED BY BARRIER ZONES ERECTED AND INSPECTED PRIOR TO CONSTRUCTION OF ANY STRUCTURES, ROAD, UTILITY SERVICE OR OTHER IMPROVEMENTS. BARRICADES SHALL COMPLY WITH THE FOLLOWING: PROTECTION.

1) PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES THAT ARE LOCATED WITHIN 50 FEET OF ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS.

2) PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT BY MACHINERY, VEHICLES OR STORED MATERIALS.

3) NO TRENCHING ALLOWED WITHIN THE PROTECTIVE BARRIER ZONE. HAND DIG TO INSTALL UTILITY IF APPROVED BY CITY MANAGER OR DESIGNEE. WHERE ROOTS GREATER THAN ONE INCH IN DIAMETER ARE DAMAGED OR EXPOSED, THEY SHALL BE CUT CLEANLY AND RE-COVERED WITH SOIL WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.

4) PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL SUCH TIME AS LANDSCAPE OPERATIONS BEGIN. IF CONSTRUCTION NEEDS DICTATE A TEMPORARY REMOVAL (FOR LESS THAN 24 HOURS), THE CITY MANAGER OR DESIGNEE, MAY APPROVE OR DENY THE TEMPORARY REMOVAL OF PROTECTIVE BARRIERS.

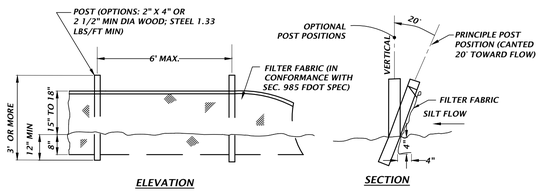
5) LANDSCAPE PREPARATION IN THE PROTECTED AREA SHALL BE LIMITED TO SHALLOW DISCING OF THE AREA. DISCING SHALL BE LIMITED TO A DEPTH OF 4 INCHES UNLESS SPECIFICALLY APPROVED OTHERWISE BY THE CITY MANAGER OR DESIGNEE.

6) NO BUILDING MATERIALS, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS, EXCEPT SHORT-DURATION PLACEMENTS OF CLEAN FILL SOIL THAT WILL NOT HARM THE TREE. SUCH SHORT DURATION PLACEMENTS SHALL NOT EXCEED SEVEN CALENDAR DAYS. THE CITY MANAGER OR DESIGNEE SHALL BE NOTIFIED OF THE DATES THE SHORT DURATION PLACEMENT WILL BEGIN AND END. THE ORIGINAL SOIL GRADE THAT EXISTED WITHIN THE PROTECTED AREAS PRIOR TO THE PLACEMENT OF SUCH FILL SHALL BE RESTORED.

7) THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300 PART V: MANAGEMENT OF TREES AND SHRUBS DURING SITE PLANNING, SITE DEVELOPMENT, AND SITE CONSTRUCTION OR OTHER NATIONALLY RECOGNIZED ARBORICULTURAL STANDARDS APPROVED BY THE CITY MANAGER OR DESIGNEE SHALL BE USED AS GUIDELINES FOR TREE PROTECTION, PLANTING, PRUNING AND CARE DURING DEVELOPMENT AND CONSTRUCTION.

8) POSTS TO BE LOCATED AT DRIPLINE OF TREE FOR REGULATES PINES/PALMS OR A MINIMUM OF 2/3 THE AREA OF THE DRIPLINE FOR ALL OTHER REGULATED SPECIES OR AT THE TREE ROOT PLATE, WHICHEVER IS GREATEST (UNLESS OTHERWISE APPROVED BY THE URBAN FORESTRY INSPECTOR).

9) CALL THE CITY OF GAINESVILLE URBAN FORESTRY INSPECTOR 352-334-5050 TO SCHEDULE A BARRICADE INSPECTION PRIOR TO BEGINNING ANY CLEARING AND GRUBBING WORK.



TYPE III SILT FENCE DETAIL

NTS

11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nvs.com

NVS

SCALE: 1"=20'

VERIFY SCALE
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

0 1" 2"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS: 6/5/2025: SUBMITTAL TO POLK COUNTY

CLIENT: THE NATURE CONSERVANCY

PROJECT: TIGER CREEK PRESERVE CABINS

SHEET TITLE: DEMOLITION & TREE PROTECTION PLAN

TECHNICIAN: AJR
DESIGNER: MM
QUALITY CONTROL: RO
PROJECT NUMBER: 25-0187

MITCHELL G. MASON

MITCHELL G. MASON LICENSE No. 92335 STATE OF FLORIDA PROFESSIONAL ENGINEER

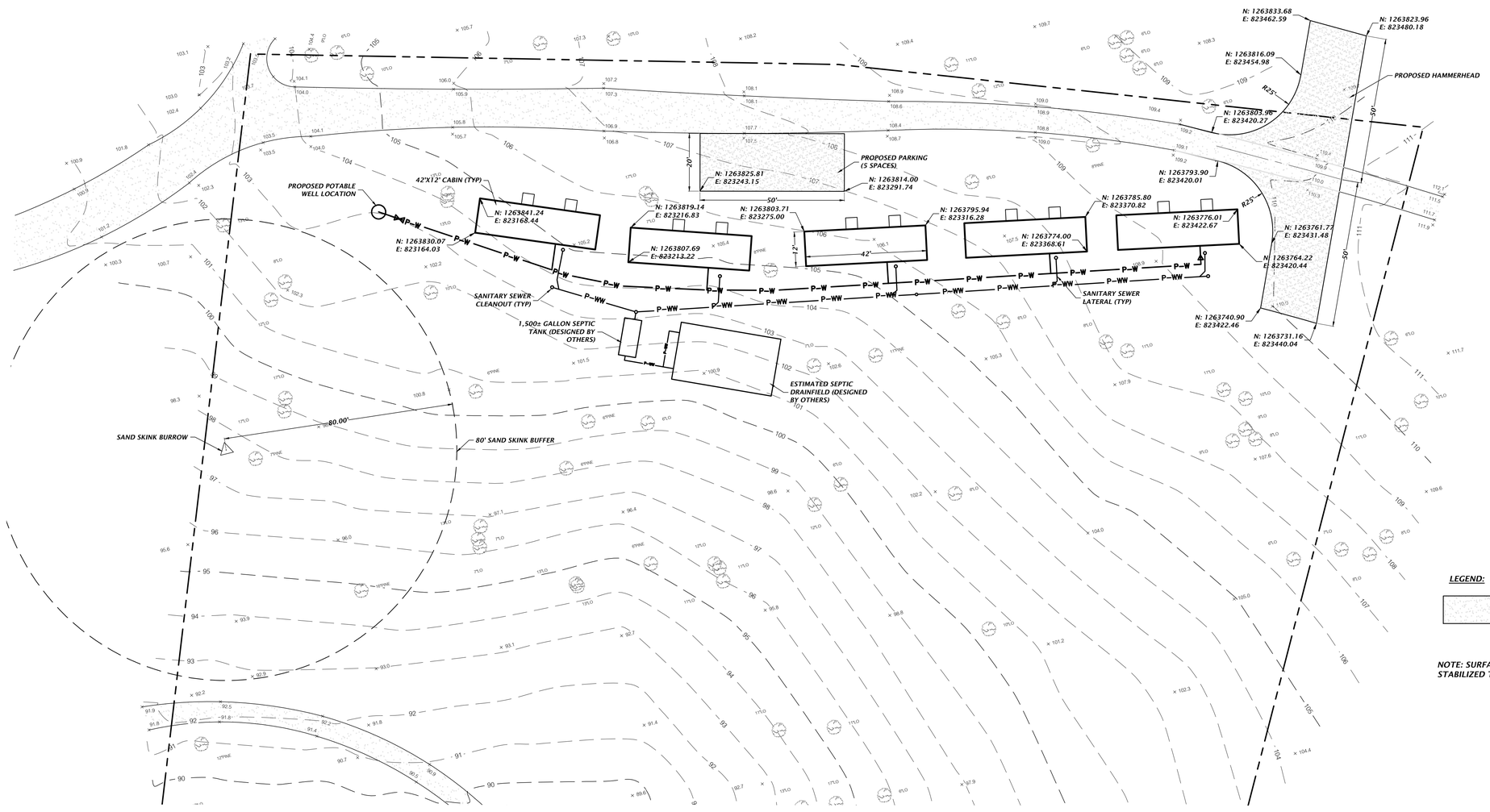
FL PE No. 92335

SHEET NO: C0.30

This item has been digitally signed and sealed by Mitchell G. Mason, FL PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Tech: andrew.robinson Plot Date: May 30,2025 8:48am Filename: H:\2025\25-0187\Department\04_Engineering\02_DWGs\Production Files\C0.30 DEMO 25-0187.dwg



LEGEND:

CRUSHED CLAY TILE ON COMPACTED/STABILIZED SUBGRADE

NOTE: SURFACES FOR FIRE DEPT. ACCESS SHALL BE STABILIZED TO SUPPORT AN 80,000 LB APPARATUS

11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nvs.com

NVS

SCALE: 1"=20'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.
0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
6/5/2025: SUBMITTAL TO POLK COUNTY

CLIENT: THE NATURE CONSERVANCY

PROJECT: TIGER CREEK PRESERVE CABINS

SHEET TITLE: DETAILED HORIZONTAL CONTROL & SITE PLAN

TECHNICIAN: AJR
DESIGNER: MM
QUALITY CONTROL: RO
PROJECT NUMBER: 25-0187

MITCHELL G. MASON

MITCHELL G. MASON LICENSE No. 92335 STATE OF FLORIDA PROFESSIONAL ENGINEER

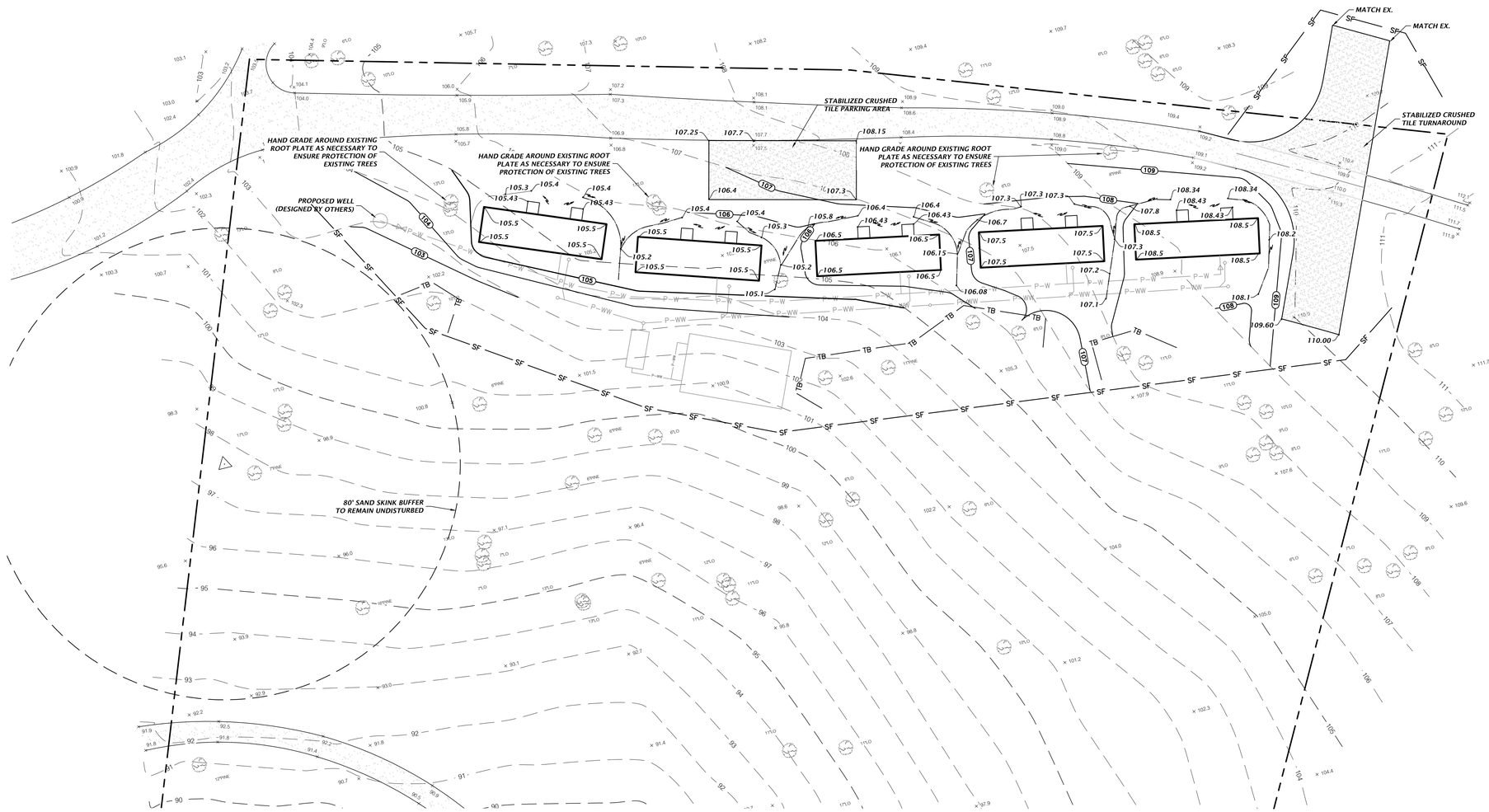
FL PE No. 92335

SHEET NO.:
C1.10

This item has been digitally signed and sealed by Mitchell G. Mason, FL PE on the date adjacent to the seal.

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Tech: andrew.robinson Plot Date: May 30,2025 10:54am Filename: N:\2025\25-0187\Department\04_Civil_Engineering\02_DWGs\Production Files\C1.10 DSP 25-0187.dwg



GRAPHIC SCALE
0 10 20 40

11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nvs.com

NVS

SCALE: 1"=20'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" 2"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
6/5/2025: SUBMITTAL TO POLK COUNTY

CLIENT: THE NATURE CONSERVANCY

PROJECT: TIGER CREEK PRESERVE CABINS

SHEET TITLE: DETAILED GRADING & DRAINAGE PLAN

TECHNICIAN: AJR
DESIGNER: MM
PROJECT CONTROL: RO
PROJECT NUMBER: 25-0187

MITCHELL G. MASON

LICENSE
No. 92335
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FL PE No. 92335

SHEET NO.:
C2.10

This item has been digitally signed and sealed by Mitchell G. Mason, FL PE on the date adjacent to the seal.

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Tech: andrew.robinson Plot Date: May 30,2025 8:48am Filename: M:\2025\25-0187\Department\04_Engineering\02_DWGs\Production Files\C2.10 DGD 25-0187.dwg



11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.nvs.com

NVS

SCALE: 1"=20'

VERIFY SCALE
BAR BELOW
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
6/5/2025: SUBMITTAL TO POLK COUNTY

CLIENT: THE NATURE CONSERVANCY

PROJECT: TIGER CREEK PRESERVE CABINS

SHEET TITLE: DETAILED UTILITY PLAN

TECHNICIAN: AJR
DESIGNER: MM
PROJECT CONTROL: RO
PROJECT NUMBER: 25-0187

MITCHELL G. MASON

LICENSE
No. 92335
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

FL PE No. 92335

SHEET NO.:
C3.10

This item has been digitally signed and sealed by Mitchell G. Mason, FL PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Tech: andrew.robinson Plot Date: May 30,2025 8:48am Filename: N:\2025\25-0187\Department\04_Engineering\02_DWGs\Production Files\C3.10 DUP 25-0187.dwg

MEMORANDUM

To:	Polk County Planning Dept.	**Date:**	June 12, 2025
From:	Mitchell Mason, PE	**Project:**	TNC's Tiger Creek Preserve Cabins
Subject:	Level 3 Conditional Use Impact Assess		

The following Impact Statement is provided in accordance with Polk County requirements for a Level 3 Conditional Use application for the above-referenced project. The subject parcel for which the Conditional Use Permit Application is sought is identified as Polk County Property Appraiser's Parcel No. 283102000000021010, which is an approximately 60-acre parcel of land in unincorporated Polk County located within The Nature Conservancy's Tiger Creek Preserve. Tiger Creek Preserve is one of The Nature Conservancy in Florida's flagship nature preserves focusing on advancing conservation through education and training, outreach and volunteerism, science and research, and land stewardship. The Tiger Creek Preserve consists of approximately 4,980 acres of land with over ten miles of hiking trails which are open year-round during daylight hours for visitors to enjoy Florida's natural habitat within the Lake Wales Ridge. The location of the 60-acre subject parcel within the larger Tiger Creek Preserve is delineated in red on the attached map. The proposed improvements to the subject parcel are the installation of five 12'x42' modular cabins that will be delivered to the site to provide housing for support workers, scientists, seasonal interns and volunteers that assist the preserve with habitat restoration activities, research, wildfire response, and providing aid to lost hikers. Other improvements associated with these cabins include a private well and onsite septic system. The cabins will not be used by the general public. Per discussions with County staff, **Lodges and Retreats** was determined to be the most applicable conditional use for the project, which requires a Level 3 review in the A/RR zoning district.

Land and Neighborhood Characteristics

1. How and why is the location suitable for the proposed uses?
    - **The site is located within The Nature Conservancy's Tiger Creek Preserve, within the same tax parcel as the preserve's office and main parking area. The cabins will be utilized to house staff, volunteer workers, scientists and seasonal interns who perform land conservation and maintenance activities within the Preserve on a short-term and temporary basis.**

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?
    - **The subject parcel is bound on the east, west and north by the additional approximately 4,920 acres of property owned by The Nature Conservancy located within the Tiger Creek Preserve. To the south of the subject parcel is a subdivision of rural character and compatible with the proposed use. The cabins will be located within the middle of the subject parcel at a distance from the southerly property boundary.**

3. How will the request influence the future development of the area?
    - **The proposed conditional use for the five cabins will have no impact on future development of the area. Installation of the cabins will enable The Nature Conservancy's staff to more efficiently operate and maintain the onsite natural conservation lands by providing on-site short-term/temporary housing for some of the workers, scientists, interns and volunteers. These improvements will not generate any additional traffic or trips to the preserve and in fact will reduce the number of trips on the road network because the workers who utilize the short-term/temporary housing will no longer have to travel to and from the preserve to engage in their on-site activities.**

Access to Roads and Highways

1. What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed methodology and calculations.
    - **The requested improvements are an ancillary use to the existing operations that are currently in place at the Tiger Creek Preserve and will be used for short-term/temporary lodging of workers (land managers, interns, volunteers and scientists). These workers currently commute to the site from nearby hotels, thus no additional trips are anticipated. Utilizing the proposed on-site short-term/temporary lodging will reduce the number of trips on the nearby road network by removing the commute of these individuals from surrounding areas.**

2. What modifications to the present transportation system will be required as a result of the proposed development?
    - **No modifications to the transportation system are required. The site is served by access from Pfundstein Rd and access to the cabins will be provided from the existing roads within the subject property.**

3. What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code?
    - **Per Sec. 708, Lodges and Retreats warrants a site-specific determination. A total of 5 parking spaces are proposed to accommodate the 5 cabins, each of which is a one-bedroom unit.**

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?
    - **Access will be provided from an existing driveway connection on Pfundstein Rd.**

Sewage

Determine the impact caused by sewage generated from the proposed development. At a minimum, address the following specific questions in your response:

1. What is the amount of sewage in gallons per day (GPD) expected to be generated by the

proposed development? (Response may be based on Section 703.F of the LDC)

- **Municipal sewer connection is not available; the cabins will utilize a shared septic system onsite.**

2. If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?
    - **The onsite septic system will comply with all applicable DEP and DoH requirements.**

3. If offsite treatment, who is the service provider?
    - **No offsite treatment will occur.**

4. Where is the nearest sewer line (in feet) to the proposed development *(Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement or right-of- way under certain conditions listed in Section 702E.3 of the Land Development Code)*
    - **The nearest sewage line is approximately 13,200 feet away from the site.**

5. What is the provider's general capacity at the time of application?
    - **No connection to municipal sewer is proposed.**
6. What is the anticipated date of connection?
    - **No connection to municipal sewer is proposed.**

7. What improvements to the providers system are necessary to support the proposed request (e.g., lift stations, line extensions7expansions, interconnects, etc.)?
    - **No connection to municipal sewer is proposed.**

Water Supply

1. What is the proposed source of water supply and/or who is the service provider?
    - **Water will be provided by a private well located onsite. No municipal connection is proposed.**

2. What is the estimated volume of consumption in gallons per day (GPD)? (Response may be based on Section 703 of the LDC)
    - **Water will be provided by a private well located onsite. No municipal connection is proposed.**

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?
    - **The project site is located over 2 miles away from the nearest potable water line in Babson Park.**

4. Who is the service provider?

- **Water will be provided by a private well located onsite. No municipal connection is proposed.**

5. What is the anticipated date of connection?
    - **Water will be provided by a private well located onsite. No municipal connection is proposed.**

6. What is the provider's general capacity at the time of application?
    - **Water will be provided by a private well located onsite. No municipal connection is proposed.**

7. Is there an existing well on the property(ies)?
    - **No existing well on the project site. A new well is proposed to serve the cabins.**

Surface Water Management and Drainage

1. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding issues)
    - **The site currently slopes downhill to the south to a small lake south of the project site. The proposed cabins and associated parking will result in a *de minimis* increase in impervious area to the site and will not cause any adverse impacts to the flood stage of the pond.**

2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?
    - **No alterations to the site's natural drainage features are expected. The project will maintain its current natural drainage patterns and will utilize sedimentation and erosion control measures during construction to protect the water quality of the onsite pond. No wetland impacts are proposed.**

Environmental Analysis

1. Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.
    - **There are wetlands associated with a small lake located south of the project site which will remain undisturbed by this project. Wildlife surveys for listed species were conducted and one active sand skink burrow was identified, and the project proposes to meet the required undisturbed buffer zone for this burrow.**

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from the development of the site.
    - **No existing wetlands within the project area, wetlands south of the project site will remain undisturbed.**

3. Discuss location of potable water supplies, private wells, public well fields (discuss the location, address potential impacts)
    - **No public water infrastructure exists within several miles of the project site. The rural residences to the south are likely served by private wells, the nearest of which would be ±0.25 miles from the project site. Due to distance and low consumption there are no anticipated impacts from this project.**

4. Discuss the location of Airport Buffer Zones (if any) (discuss the location and address, potential impacts).
    - **There are no airport buffer zones located near the subject property.**

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.
    - **Per the NRCS soil survey, the site is comprised of Astatula Sand, which is well-drained and anticipated to be suitable for compaction to support the proposed cabins.**

Infrastructure Impact Information

What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:

1. Parks and Recreation;
    - **The Nature Conservancy's Tiger Creek Preserve, no impact to demand.**

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);
    - **No impact, no permanent residences are proposed.**

3. Health Care (e.g., emergency, hospital);
    - **Advent Health, Lake Wales, 12 miles, approximately 20 minutes, no impact to demand.**

4. Fire Protection;
    - **Polk County Fire Rescue Station 1, 4 miles away, 10 minutes, will need to serve the 5 proposed cabin structures in case of emergency.**

5. Police Protection and Security;
    - **Lake Wales Police Dept., approx. 12 miles, 20 minutes, no impact to demand.**

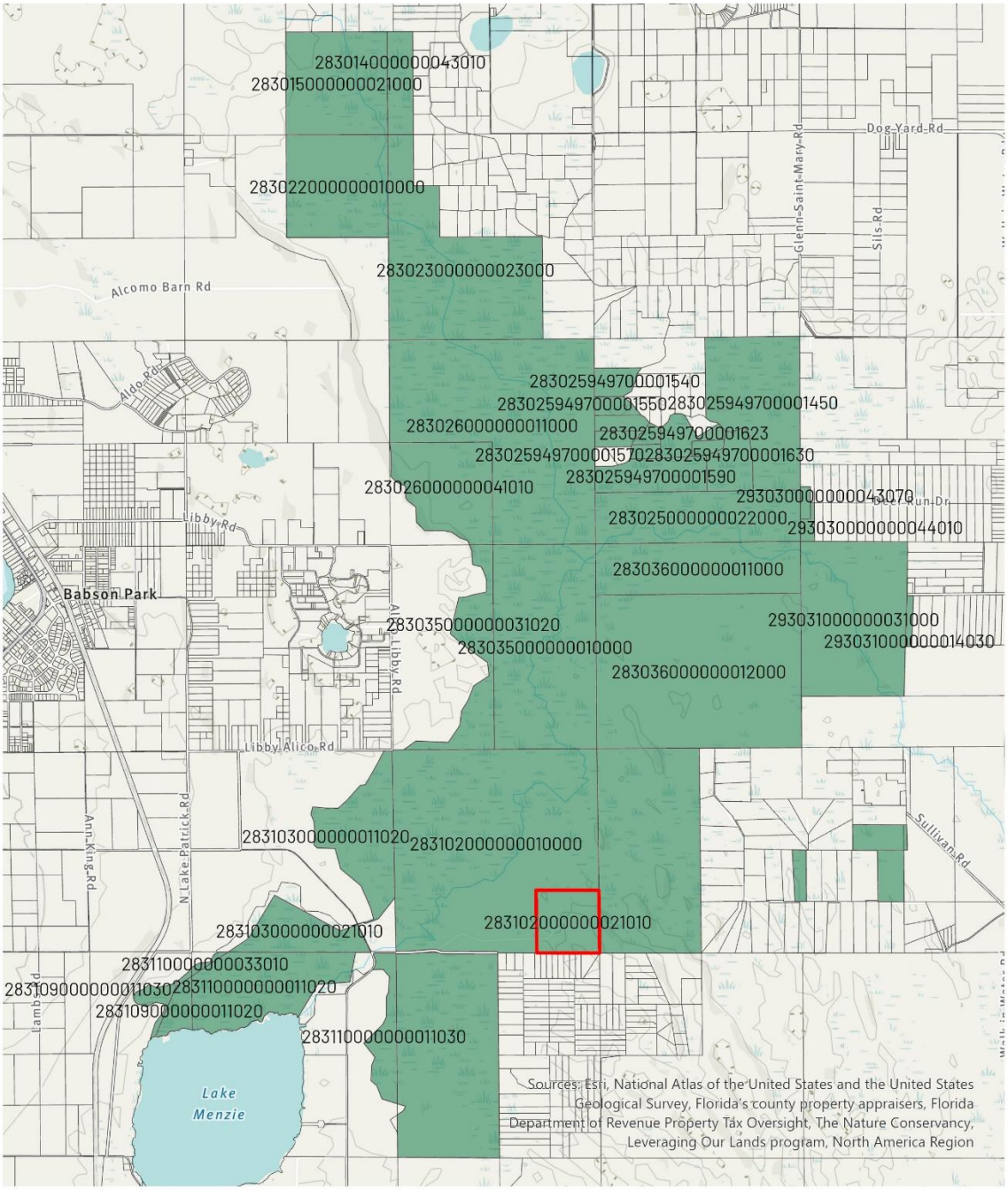
6. Emergency Medical Services (EMS);
    - **Polk County Fire rescue Station 1, 4 miles away, 10 minutes, no impact to demand.**

7. Solid Waste (collection and waste generation);
    - **PCSW SE Landfill, additional solid waste generation for 5 one-bedroom cabins when occupied.**

8. How may this request contribute to neighborhood needs?
    - **The proposed cabins will cut down on lengthy travel times to Tiger Creek Preserve for workers (land managers, scientists, seasonal interns and volunteers) and enable The Nature Conservancy Staff to more effectively manage conservation lands.**

Maps

- **Please refer to the provided site plans for site location and project limits.**



Legend

- Fee Ownership
- Subject Parcel (Parcel ID: 283102000000021010)
- FDOR Cadastral 2024

6/12/2025

Filename:
Tiger Creek Preserve Subject Parcel_ 283102000000021010.aprx

LDCU-2025-15 - Tiger Creek Preserve

Menu Reports Help

Application Name: Tiger Creek Preserve

File Date: 06/05/2025

Application Type: PC-Conditional Use-New Or Mobile Home

Application Status: Approved For Hearing

Application Comments:

View ID	Comment	Date

Description of Work: Proposed improvements include five 12'x42' cabins that will be delivered to the site to provide housing for support workers that assist with habitat restoration activities, wi response, and providing aid to lost hikers. Other improvements associated with these cabins include a private well and onsite septic system.

Application Detail: Detail

Address: 674 PFUNDSTEIN RD, BABSON PARK, FL 33827

Parcel No: 283102000000021010

Owner Name: NATURE CONSERVANCY

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
NV5, Inc.	NV5, Inc.	Engineer	Mailing, 11801 Researc...	Active
NATURE CONSERVANCY	NATURE CONSERVANCY	Property Owner		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $4,473.00

Total Fee Invoiced: $4,473.00

Balance: $0.00

Custom Fields: **LD_GEN_PUB**

PUBLIC HEARINGS

Development Type
Planning Commission

Application Type
Conditional Use
New

Variance Type
_

Brownfields Request
N/A

Affordable Housing

Type of Acreage
_

GENERAL INFORMATION

Expedited Review

Number of Lots
_

Will This Project Be Phased

Acreage
60.8

DRC Meeting
07/10/2025

DRC Meeting Time
11:45 AM

Rescheduled DRC Meeting
_

Rescheduled DRC Meeting Time
_

Green Swamp
No

Number of Units
_

Case File Number
_

Is this Polk County Utilities

Is this Application a result of a Code Violation
No

One Year Extension
_

FS 119 Status
Non-Exempt

Code Violation Case Number
_

ADVERTISING

Legal Advertising Date
_

BOCC1 Advertising Date
_

BOCC2 Advertising Date
_

Advertising Board
Planning Commission

MEETING DATES

Community Meeting
_

Planning Commission Date
09/10/2025

Land Use Hearing Officer 3
_

1st BOCC Date
_

2nd BOCC Date
_

LUHO-Level 3
_

HEARING

PC Hearing Results

PC Vote Tally

BOCC 1st Hearing Results

BOCC 1st Vote Tally

BOCC 2nd Hearing Results

BOCC 2nd Vote Tally

FINAL LETTER

Denovo Appeal

Denovo Results

Denovo Tally

LD_GEN_PUB_EDL

Opening DigEplan List...

DigEplan Document List

PLAN REVIEW FIELDS

TMPRecordID	DocumentGroupforDPC	RequiredDocumentTypes
POLKCO-25EST-00000-35497	DIGITAL PROJECTS LD	
RequiredDocumentTypesComplete	**AdditionalDocumentTypes**	**Activate DPC**
Yes	Applications,AutoCad File,Binding Site Plans (PDs and CUs),CSV,Calculations,Correspondence,Design Drawings,Flood/Traffic Studies,Impact Statement, Inspections,Miscellaneous,Plats,Record Drawings, Response Letter Resubmittal Complete,Staff Report/Approval Letter,Survey,Title Opinion	Yes
Activate FSA	**DigitalSigCheck**	
Yes	Yes	

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

√

SELECTED AREA PLANS

Selected Area Plans

LAND USE

Selected Area Plan **LU Code**

DEVELOPMENT AREA

Development Area

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
PC	1			08/26/2025	

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	06/16/2025	Lyndsay Rathke
Engineering Review				
Fire Marshal Review	Kim Turner	Approve	07/01/2025	Kim Turner
Planning Review	Andrew Grohowski	Approve	07/03/2025	Andrew Grohowski
School Board Review	School District	Not Required	06/17/2025	School District
Roads and Drainage Review	Phil Irven	Approve	06/18/2025	Phil Irven
Surveying Review	Mike Benton	Not Required	07/18/2025	Mike Benton
Review Consolidation	Lyndsay Rathke	Approved for...	07/18/2025	Lyndsay Rathke
Staff Report				
Public Notice				
Hearing				
BOCC Hearing				
Final Letter				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

POLK COUNTY PLANNING COMMISSION

FINAL ORDER

Case Number: LDCU-2025-15 Tiger Creek Preserve CU

Applicant: NV5, Inc.

Property Owner: The Nature Conservancy

Hearing Date: September 10, 2025

I. Request:

The owner is requesting Conditional Use approval to place five (5) private cabins in an Agriculture/Residential Rural (A/RR) land use district in the Nature Conservancy's Tiger Creek Nature Preserve.

II. Findings:

The Planning Commission hereby adopts and incorporates herein the DRC staff report and makes the following findings based upon the staff report and other record evidence presented during the hearing:

1. Pursuant to section 906D.7 of the LDC, the Planning Commission shall, in the review of a Level 3 application, consider the following factors:

    a. Whether the proposed development is consistent with all relevant requirements of this Code;
    b. Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;
    c. 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
    d. How the concurrency requirements will be met if the development was built.

2. The Application is consistent with all relevant requirements of the LDC, including without limitation, Sections 303 and 906.

3. The Application is consistent with all applicable policies of the Comprehensive Plan.

4. The Application is compatible with surrounding uses and the general character of the area.

5. Concurrency requirements can be met if the development is built.

III. Incorporation of the Record

The record is hereby incorporated by reference into this order and is on file with the Land Development Division. The record consists of the following: the Application, Impact Assessment Statement, the DRC staff report, staff's PowerPoint presentation, and all testimony and evidence presented at the hearing.

IV. Planning Commission's Decision:

Based upon the record and the foregoing findings, the Application is APPROVED, subject to the conditions, if any, set forth in the staff report.

V. Effective Date, Appeals:

This order shall be rendered to the Clerk and becomes effective on the date rendered. The Planning Commission's decision may be appealed to the Board of County Commissioners by filing an application for de novo review with the Land Development Division within 7 calendar days after the Planning Commission hearing. If a de novo application is timely filed, this order shall not be final and effective until final action of the Board of County Commissioners.

DONE AND ORDERED in Bartow, Polk County, Florida, in regular session this 10th day of September **2025**, by the Polk County Planning Commission.

Polk County Planning Commission **ATTEST:**

By: _____ By: _____
Robert Beltran, Chair Lyndsay Yannone, Recording Secretary

Date rendered to the Clerk: _____

Exhibits to Planning Commission's Order
Exhibit A-Staff Report and Exhibits

cc: Land Development Division Official File
Erin Valle, Clerk of Court (under separate cover)

Agenda Item 6. 9/10/2025

SUBJECT

LDCT-2025-13 (Non-Phosphate Mining Exemption)

DESCRIPTION

An applicant-initiated LDC Text Amendment to Sections 227 and 303 to add exemptions for fill material excavation on approved phosphate mining sites.

RECOMMENDATION

Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Ian Nance
Land Development
(863) 534-7621
ivannance@polk-county.net

ORDINANCE NO. 25-_____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING LAND DEVELOPMENT CODE AMENDMENT LDCT-2025-13, AMENDING ORDINANCE NO. 00-09, AS AMENDED, THE POLK COUNTY LAND DEVELOPMENT CODE, CHAPTER 2, SECTION 227, FILLING AND EXCAVATING LAND, AND CHAPTER 3, SECTION 303, CRITERIA FOR CONDITIONAL USES, TO EXEMPT FILL MATERIAL EXCAVATION ASSOCIATED WITH SITE MANAGEMENT FOR A PHOSPHATE MINE OR PHOSPHOGYPSUM STACK FROM NON-PHOSPHATE MINING REQUIREMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt Land Development Regulations consistent with the Polk County Comprehensive Plan; and

WHEREAS, the Board of County Commissioners adopted said Land Development Regulations on March 1, 2000, titled the Polk County Land Development Code; and

WHEREAS, Chapter 9, Section 903 of the Land Development Code requires Land Development Code Amendments to be a Level 4 Review; and

WHEREAS, Chapter 9, Section 907 sets forth the purpose and review process for Level 4 Reviews; and

WHEREAS, pursuant to Section 125.67 of the Florida Statutes, every ordinance shall embrace but one subject and matter properly connected therewith; and

WHEREAS, pursuant to Section 163.3164 of the Florida Statutes, the Polk County Planning Commission conducted a public hearing, with due public notice having been provided, on the proposed Land Development Code Amendment on September 10, 2025; and

WHEREAS, the proposed text amendment to the Polk County Land Development Code shall provide an exemption for the non-commercial extraction of soil and fill material on properties approved for phosphate mining; and

WHEREAS, the Board of County Commissioners held two public hearings on October 7, 2025, and October 21, 2025, wherein the Board reviewed and considered the Planning Commission's recommendation, the staff report, and all comments received during said public hearings, and provided for necessary revisions; and

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Polk County, Florida that:

NOTE: The underlined text indicates proposed additions to the current language. The ~~strikeout~~ indicates text to be removed from the current ordinance.

SECTION 1: FINDINGS The Board hereby finds and determines that:

a) The findings set forth in the recitals to this Ordinance are true and correct and hereby adopted.

b) The Planning Commission, acting in its capacity as the Local Planning Agency for the County, held a public hearing on September 10, 2025, to consider the LDC text amendments contained within Application LDCT-2025-13 and found them to be consistent with the Comprehensive Plan and recommended that the Board adopt the LDC Text Amendment contained within Application LDCT-2025-13.

c) The adoption of LDCT-2025-13 is consistent with the Comprehensive Plan and LDC.

SECTION 2: Chapter 3, Section 227, Filling and Excavating Land, of the Polk County Land Development Code, Polk Ordinance No. 00-09, as amended, is hereby amended in the following manner:

Section 227 Filling and Excavating Land (Added 09-12-07 Ord. 07-55)

Clearing and grubbing of upland property is permitted in the unincorporated areas of Polk County except where prohibited by habitat or tree preservation requirements within this Code, the laws of Florida or by Federal rules and regulations. However, the addition or removal of soils from a property is required to undergo review. The filling and excavating requirements are established in this section.

All property owners and building permit applicants are required to control erosion and retain all sediments on their building site. Erosion and sediment control "Best Management Practices" shall be implemented as necessary to prevent off-site sediment discharges. Best Management Practices (BMPs) include, but are not limited to, silt fencing, entrance/exit controls, stabilization, temporary sediment basins, berms, etc.

A. Exemptions (Revised 4/7/10; Ord. 10-013)

The following land use activities are exempted from review under this section:

1. Residential dwellings on lots with a minimum width that is equal to or greater than 80 linear feet;

2. Residential development where the areas in which fill material will be placed no closer than 10 feet from the nearest property line;

3. Residential dwellings that are built on a stem wall foundation;

4. On-site sewage disposal systems installed as permitted by the Florida Department of Health;

5. Mining operations or soil excavation that will extract less than five acre/feet or 8,000 cubic yards of soil from the property when conducted in conjunction with an authorized development order or building permit. This exemption shall not apply to any site within 1,000 feet of another site under the same ownership that has been granted an exemption under this provision;

6. Soil excavation approved as part of site grading operations for development sites (not solely mining operations) with approved Level 2 Review plans, so long as the duration of the soil removal does not exceed six consecutive months. The Land Development Director may extend the duration up to an additional 90 consecutive days. This shall supersede the exemption provided for in subsection 5, above; and

7. Agricultural water management systems regulated by the water management district.

8. Fill material excavation on approved phosphate mining sites, as described in Subsection 227.F.

…

F. Borrow Pits - Phosphate Industry

Fill material excavation ("borrow pit") associated with site management for an approved phosphate mine or gypsum stack permitted per the Land Development Code or Ordinance 88-19, is exempt from non-phosphate mining requirements provided the site has approvals from the Florida Department of Environmental Protection, is located greater than 1,000 feet from property developed with residential uses, and all excavated material remains on-site.

SECTION 3: Chapter 3, Section 303, Criteria for Conditional Uses, of the Polk County Land Development Code, Polk Ordinance No. 00-09, as amended, is hereby amended in the following manner:

…

Mining, Non-Phosphate (Revised 08/07/18 Ord. No. 18-054; 5/21/13 0 Ord. 13-018; 2/21/12 - Ord. 12-008; 5/20/09 - Ord. 09-023; 10/23/02 - Ord. 02-68; 7/29/02 - Ord. 02-52)

1. The following activities and uses shall be exempt from the conditions outlined in this Section:

    a. Land regulated under the Polk County Ordinance 88-19, regulating Phosphate Mining;

b. Excavations for bona fide agricultural purposes, including aquiculture, where the overburden/excavated material is not taken off-site;

c. Land excavations not defined as a mining activity (see definitions, Chapter 10), including excavation of a temporary nature such as for graves, septic tanks, swimming pools, or installation of distribution or transmission lines for electric, fuels, natural gas, water, sewer, telephone, cable or other utilities in public rights-of-way or utility easements. All other necessary permits or authorizations shall be obtained;

d. Land excavations, other than borrow pits, by authorized units and agencies of government for roadway improvements, surface water management or mosquito control ditches and canals. This provision does not exempt such activities from any other County development regulations;

e. Excavations for the sole purpose of surface water management, as approved by Polk County; ~~and~~

f. Mining excavation operations which will extract less than five acre/feet or 8,000 cubic yards of resource over the life of the mine. This exemption shall not apply to any mine site within 1,000 feet of another mine under the same ownership which has been granted an exemption under this provision.

g. Soil excavation approved as part of site grading operations for development sites (not solely mining operations) with approved Level 2 Review plans, so long as the duration of the soil removal does not exceed six consecutive months. The Land Development Director may extend the duration up to an additional 90 consecutive days. This shall supersede the exemption provided for in subsection f. above; and,

h. Fill material excavation ("borrow pit") associated with site management for an approved phosphate mine or gypsum stack permitted per the Land Development Code or Ordinance 88-19, is exempt from non-phosphate mining requirements provided the site has approvals from the Florida Department of Environmental Protection, is located greater than 1,000 feet from property developed with residential uses, and all excavated material remains on-site.

…

SECTION 4: EFFECTIVE DATE

This ordinance shall become effective upon filing with the Department of State.

ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA this 21st day of October 2025.

LEVEL 4 – NARRATIVE

****

LDC TEXT AMENDMENT

POLK COUNTY, FL

****

Submitted by:
Annie Barnes, Associate Planner
Stearns Weaver Miller
401 East Jackson Street, Suite 2100
Tampa, Florida 33602
(813) 223-4800

As of May 22, 2025

I. Request

This request is to amend Section 227 and 303 of the Polk County (County) Land Development Code (LDC) to exempt fill material excavation (colloquially known as "borrow pits") associated with site management for a phosphate mine or phosphogypsum ("gypsum") stack from non-phosphate mining requirements. To qualify as a County LDC exemption, these borrow pits will require approval from the Florida Department of Environmental Protection (FDEP) and must be greater than 1,000 feet from property developed with residential uses.

II. Land Development Code (LDC)

Phosphate mines and gypsum stacks are only permissible within the Phosphate Mining (PM) land use district and with a Level 4 Conditional Use (C4) approval. The Development Review Committee (DRC), Planning Commission (PC), and Board of County Commissioners (BOCC), all review C4 applications.[1] These C4 phosphate industry related approvals generally require subsequent Level 2 approvals for specific development phases. In addition to County LDC requirements, phosphate mines must also adhere to the County Phosphate Mining Ordinance (Ord. 88-19). The Phosphate Mining Ordinance outlines specific requirements for phosphate mining, including reclamation, reporting, and siting requirements (i.e. setbacks/buffering).

The County LDC requires a Level 3 Conditional Use (C3) for non-phosphate mines in all standard land use districts, with the exception of the Preservation land use district.[2] The County LDC provides specific exemptions from C3 requirements for the addition or removal of soil.[3] One example of a LDC exemption is soil excavation in conjunction with an existing County approval for a site grading operation for development. This request is to amend the County LDC to exempt borrow pits associated with site management for a gypsum stack or phosphate mine from non-phosphate mining requirements. The use of borrow pits is often necessary for the construction and operation of phosphate industry related uses. Adding an exemption precludes a redundancy in County review for a previously approved site with an existing, more intensive use.

Phosphate related uses are only permissible on property within the PM land use district and, therefore, are already separated from residential areas. However, to ensure ongoing compatibility and to prevent any potential impact on residential properties, this text amendment requires a significant distance separation of 1,000-feet from residential areas. All fill material will remain on-site, eliminating any potential off-site impacts due to hauling of fill material off-site. This proposed LDC exemption will also require these borrow pits to have approval from FDEP, as is already required for excavation activities on property approved for phosphate mines and gypsum stacks.

III. Comprehensive Plan (Plan)

The following County Comprehensive Plan (Plan) Objectives and Policies are supportive

[1] Sec. 205.E. of the LDC and Sec. 907.B. of the LDC
[2] Sec. 205 of the LDC
[3] Sec. 227 of the LDC

of the request.

POLICY 2.109-A18: *The purpose of the Phosphate Mining (PM) land use district is for phosphate mining operations, phosphate mining support facilities, and other uses that are compatible with and related to phosphate mining and its allied uses.*

Discussion: The request meets the intent of this policy, which supports allied uses in connection to phosphate industry operations. Borrow pits are often necessary for site management of a gypsum stack or phosphate mine.

POLICY 2.114-A1: CHARACTERISTICS *- Phosphate Mining areas are generally characterized by existing or proposed phosphate-mining operations, phosphate-mining support facilities, and non-reclaimed phosphate-mined areas.*

Discussion: The request is to amend the County LDC to exempt borrow pits associated with site management for an approved gypsum stack or phosphate mine from non-phosphate mining requirements. Therefore, these borrow pits which are connected to existing phosphate-related uses are consistent with this policy.

POLICY 2.114-A3: PERMITTED ACTIVITIES *- The following activities shall be permitted within the Phosphate Mining land use category as mapped pursuant to Policy 2.114-A2:*
a. Phosphate mining and allied industries;
b. Land reclamation;
c. Agriculture and Farmworker housing under specific design parameters listed in the Land Development Code not to exceed an intensity of sixteen (16) workers per acre;
d. Other land uses with conditional approval which are compatible and related with the extraction and processing of phosphate; and
e. Subject to the adoption of a Comprehensive Plan amendment, any activities permitted within the following land use designations, which are appropriate for the redevelopment of lands formally utilized for phosphate mining operations and which demonstrate compliance with the Comprehensive Plan criteria for each use:

1. Preservation.
2. Recreation and Open Space.
3. Leisure/Recreation.
4. Institutional.
5. Rural Cluster Centers.
6. Tourism Commercial Centers.
7. Business Park Centers.
8. Industrial.
9. Rural Mixed-Use Developments.
10. New Communities.
11. Agricultural/Residential Rural only.

Discussion: The request is amend the County LDC to exempt borrow pits associated with site management for an approved gypsum stack or phosphate mine from non-phosphate mining requirements. These borrow pits are ancillary and allied with the phosphate

industry.

POLICY 2.125-A1: IDENTIFICATION OF SPECIALIZED USES *- The Polk County Plan hereby identifies the following specialized uses, which are to be developed in accordance with the Land Development Code:*
a. isolated convenience stores
b. transitional areas
c. utilities
d. community facilities
e. special residential uses (greater than 15 DU/AC)
f. non-phosphate mining
g. residentially based mixed-use developments
h. non-certified electric-power generating facilities
i. certified electric-power generation facilities
j. hazardous-waste treatment facilities
k. agricultural-support activities
l. Planned Development (PD)
m. residential infill development
n. solar electric-power generation facilities
o. solid waste management facilities

Discussion: This Policy identifies specialized uses to be developed in accordance with the LDC, which includes non-phosphate mining. Approval of this request allows for an exemption within the LDC for borrow pits associated with site management of a gypsum stack or phosphate mine. In turn, this eliminates redundancy in County review for a previously approved site with an already existing, more intensive use related to the phosphate industry. The intent of this policy supports the request.

POLICY 2.125-G1: NON-PHOSPHATE MINING PERMITTED USES. *Mining of the following minerals shall be permitted throughout the County in all land use classifications, subject to County approval:*
a. lime rock
b. sand
c. peat
d. clay
e. soil

Discussion: In addition to the County's LDC, this Policy permits non-phosphate mining in all land use classifications. The request is associated with the PM land use district and therefore, meets the intent of the Policy.

POLICY 2.125-G3: DEVELOPMENT REGULATIONS *- Polk County shall implement the evaluation criteria for determining when non-phosphate mining is compatible with existing land uses and proposed land use classifications as established within the Land Development Code. At a minimum, these criteria shall include the following standards:*
a. minimize adverse impact on environmentally sensitive lands;

b. maximize the ability to restore or mitigate environmentally sensitive lands;
c. minimize the adverse impacts of truck and heavy machinery traffic on residential streets; and
d. minimize the extent of adverse external impacts, such as noise, dust, and visual impacts on nonindustrial areas.

Discussion: This request allows for an exemption within the LDC for borrow pits associated with site management of a gypsum stack or phosphate mine. This request requires FDEP approval for these borrow pits. Sites with existing phosphate related uses, such as gypsum stacks or phosphate mines, also have prior FDEP approval. FDEP approvals ensure environmentally sensitive lands are properly reviewed and mitigation is provided as necessary. All fill material will remain on-site, eliminating any potential off-site impacts due to hauling of fill material on streets. Phosphate related uses are only permissible within the PM land use district and, therefore, are already separated from residential areas. However, to ensure ongoing compatibility and to prevent any potential impact on residential properties, these borrow pits require a significant distance separation of 1,000-feet from residential areas. There will be no adverse impacts to surrounding properties due to the nature and distance of existing permissible phosphate industry uses from residential uses. The proposed LDC text amendment adheres to this policy, which in turn, is supportive of this request.

IV. Conclusion

Borrow pits are often necessary to support construction activities at approved phosphate-related facilities, including a phosphate mine or gypsum stack permitted by the LDC or Ordinance 88-19. Exempting non-phosphate borrow pits associated with the phosphate industry from County LDC requirements eliminates redundancy in the review of properties with more intensive and pre-existing approvals related to the phosphate industry. The proposed LDC text amendment language provides additional safeguards for residential properties and requires FDEP approval. The request is consistent with the Objectives and Policies of the County Plan.

LDCT-2025-13 - LDC Text Amendment Application

Menu Reports Help

Application Name: LDC Text Amendment Application

File Date: 05/22/2025

Application Type: BOCC-LDC Text Change

Application Status: Approved for Hearing

Application Comments:

View ID	Comment	Date

Description of Work: This request is to amend Section 227 and 303 of the Polk County (County) Land Development Code (LDC) to exempt fill material excavation (colloquially known as “borrow pits”) associated with site management for a phosphate mine or phosphogypsum (“gypsum”) stack from non-phosphate mining requirements. To qualify as a County LDC exemption, these borrow pits will require approval from the Florida Department of Environmental Protection (FDEP) and must be greater than 1,000 feet from property developed with residential uses.

Application Detail: Detail

Address: 330 W CHURCH ST, BARTOW, FL 33830

Parcel No: 253006393000000172

Owner Name: POLK COUNTY

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Annie Barnes	Stearns Weaver ...	Engineer	Mailing, Stearns Weave...	Active
Annie Barnes	Mosaic Fertiliz...	Applicant	Mailing, Stearns Weave...	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $5,434.00

Total Fee Invoiced: $5,434.00

Balance: $0.00

Custom Fields: **LD_PUBL_HEAR**

PUBLIC HEARINGS

Development Type
Board of County Commissioners

Application Type
LDC Text Amendment

Variance Type
–

Brownfields Request
–

Affordable Housing

GENERAL INFORMATION

Expedited Review

Number of Lots
–

Will This Project Be Phased

Acreage
100

DRC Meeting
06/26/2025

DRC Meeting Time
12:30 PM

Rescheduled DRC Meeting
–

Rescheduled DRC Meeting Time
–

Number of Units
–

Green Swamp
No

Is this Polk County Utilities

Case File Number
–

FS 119 Status
Exempt

One Year Extension
_

ADVERTISING

Legal Advertising Date
_

BOCC1 Advertising Date
_

BOCC2 Advertising Date
_

Advertising Board
Board of County Commissioners

MEETING DATES

Community Meeting
_

Planning Commission Date
09/10/2025

BOA Hearing Date
_

1st BOCC Date
10/07/2025

2nd BOCC Date
10/21/2025

HEARING

PC Hearing Results
_

PC Vote Tally
_

BOCC 1st Hearing Results
_

BOCC 1st Vote Tally
_

BOCC 2nd Hearing Results
_

BOCC 2nd Vote Tally
_

FINAL LETTER

Denovo Appeal
_

Denovo Results
_

Denovo Tally
_

LD_PUBL_HEAR_EDL

Opening DigEplan List...

DigEplan Document List
_

PLAN REVIEW FIELDS

TMPRecordID
POLKCO-25EST-00000-32461

DocumentGroupforDPC
DIGITAL PROJECTS LD

RequiredDocumentTypes
_

RequiredDocumentTypesComplete
Yes

AdditionalDocumentTypes
Applications,AutoCad File,Binding Site Plans (PDs and CUs),CSV,Calculations,Correspondence,Design Drawings,Flood/Traffic Studies,Impact Statement,Inspections,Miscellaneous,Plats,Record Drawings,Response Letter Resubmittal Complete,Staff Report/Approval Letter,Survey,Title Opinion

Activate DPC
Yes

Activate FSA
Yes

DigitalSigCheck
Yes

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement
√

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board **Number of Boards** (Number) **Number of Mailers** (Number) **Date Mailed** **Date Posted** **NOR**

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	06/10/2025	Lyndsay Rathke
Engineering Review				
Surveying Review	Mike Benton	Approve	06/27/2025	Mike Benton
Roads and Drainage Review	Phil Irven	Approve	06/10/2025	Phil Irven
Fire Marshal Review	Kim Turner	Not Required	06/12/2025	Kim Turner
Planning Review	Ivan Nance	Approve	06/11/2025	Ivan Nance
School Board Review	School District	Not Required	06/10/2025	School District
Review Consolidation	Lyndsay Rathke	Approved for...	06/30/2025	Lyndsay Rathke
Staff Report				
Public Notice				
Planning Commision				
BOCC Hearing				
Final Letter				
DEO Review				
Second BOCC Hearing				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

DRC Date:	June 26, 2025	**Level of Review:**	Level 4 Review
PC Date:	September 10, 2025	**Type:**	LDC Text Amendment
BoCC Date:	October 7, 2025 October 21, 2025	**Case Numbers:**	LDCT-2025-13
		Case Name:	Non-Phosphate Mining Exemption
Applicant:	Annie Barnes, Stearns & Weaver	**Case Planner:**	Ian Nance

Request:	An applicant-initiated LDC Text Amendment to Sections 227 and 303 to add exemptions for fill material excavation on approved phosphate mining sites.
DRC Recommendation:	Approval
Planning Commission Vote:	Pending

Among the changes to Chapter 2:

- Sections 227 – Add exemption for fill material excavation on approved phosphate mining sites.
- Section 303 – Modifying conditional use criteria to exempt fill material excavation on approved phosphate mining sites.

Summary:

In most future land use districts, the Land Development Code (LDC) requires a Level 3 Conditional Use application and approval after a public hearing for non-phosphate mining, which includes any soil excavation of more than five feet per acre or 8,000 cubic yards. This is then followed by a Level 2 Review of engineered site plans. Non-phosphate mining activities range from small borrow pits to large-scale sand mines, but the current policy is intended to address the land use activity associated with the extraction of commercially valuable mined materials for ultimate use offsite. Non-phosphate mines are located throughout the County on these different scales, sometimes near residential uses and typically requiring the use of public roads to haul materials and machinery to and from the site.

Conditions for phosphate mining are not directly addressed in the LDC and are subject to Polk County Ordinance 88-19, which outlines specific requirements for phosphate mining, including reclamation, reporting, and siting requirements. Phosphate mines and gypsum stacks are only permissible within the Phosphate Mining (PM) land use district and with a Level 4 Conditional Use (C4) approval from the BoCC.

Non-phosphate mining exemptions for soil and fill excavation are in LDC Sections 227 and 303. This request is to amend these sections to exempt borrow pits associated with site management for

a gypsum stack or phosphate mine from non-phosphate mining requirements. The use of borrow pits is often necessary for the construction and operation of phosphate industry related uses. Adding an exemption precludes redundancy in County review for a previously approved site with an existing, more intensive use.

To receive this exemption and ensure compatibility with surrounding uses, this text amendment requires a distance separation of 1,000-feet from residential areas; requires all fill material to remain on-site; and will require these borrow pits to have approval from FDEP, as is already required for excavation activities on property approved for phosphate mines and gypsum stacks.

This proposal will only be effective on PM land use districts and with an approved phosphate mine or gypsum stack. In circumstances where an exemption is warranted and this text applicable, the County has little to review that the state does not already address. This soil excavation is not intended for commercial sale and will create no additional impacts to the public road system. With these terms, staff recommends approval.

Relevant Sections, Policies, and/or Regulations to Consider:

Comprehensive Plan Policy 2101A-A1 LDC Implementation
Comprehensive Plan Policy 2.101 Future Land Use Element
Comprehensive Plan Policy 2.114-B Phosphate Mining Uses
Comprehensive Plan Policy 2.125-G Non-Phosphate Mining
LDC Section 227 Filling and Excavating Land
LDC Section 303 Non-Phosphate Mining
LDC Section 907 Level 4 Reviews
Polk County Phosphate Mining Ordinance 88-19

Findings of Fact

- *This is an applicant-initiated Land Development Code (LDC) Text Amendment to Sections 227 and 303 to provide exemptions for fill excavation on approved phosphate mining sites.*

- *LDC Chapter 10 defines Non-Phosphate Mining as, "Extraction of limerock, sand, peat, clay, and soil from the earth for commercial purposes. The term also includes the reclamation of previously mined land; accessory transporting, washing, storage, drying, grinding, and shipping of mined materials; and all other accessory activities reasonably related to the mining process, but not chemical processing."*

- *LDC Chapter 10 defines Phosphate Mining as, "Extraction of phosphate ore from the earth, including the removal of overburden for the purpose of reaching underlying ore. The term also includes the reclamation of previously mined land; accessory transporting, washing, storage, drying, grinding, and shipping of mined materials; and all other accessory activities reasonably related to the mining process, but not chemical processing."*

- *In the Phosphate Mining (PM) Future Land Use designation, "Non-Phosphate Mining" is a "C3" conditional use requiring Planning Commission approval. "Phosphate Mining" is a "C4" conditional use requiring BoCC approval.*

- *According to LDC Section 303, "Phosphate mining activities shall comply with Polk County Ordinance 88-19, as amended."*

- *Polk County Ordinance 88-19 was filed by the Florida Department of State and became effective on October 3, 1988. The purpose of this ordinance is "to regulate the mining of phosphate in a manner that will balance the interests of the phosphate industry with those of the general public; to protect the public health, safety, and general welfare; to insure the orderly development of mineral resources in a manner compatible with the overall development of the county; to conserve natural resources for present and future use; to minimize the adverse impact of mining; to insure that phosphate mining (including debris mining), a temporary land use, is carried out in such a man-ner as not to preclude future normal uses of mined lands; and to insure that phosphate mining activities are consistent with the Polk County Comprehensive Plan."*

- *Comprehensive Plan POLICY 2.101A-A1 states, "Polk County will implement and update the Land Development Code (LDC) whenever necessary to ensure the public health, safety, and welfare of the citizens of unincorporated Polk County."*

- *Comprehensive Plan POLICY 2.114-B1: DEVELOPMENT CRITERIA FOR PHOSPHATE MINING states, "Development within these districts shall conform to the following criteria:*

    a. *All activities within lands designated as PM shall be conducted in a manner that will minimize adverse effects upon water quality, fish and wildlife, and adjacent land uses.*

    b. *All mining activities shall require approval through the County's development review procedures. This review will require the approval of a "Conceptual Mine Plan," which shall include, at a minimum:*

        1. *a "Mine-Area Map" to include, at a minimum, the locations of the mine boundaries, public rights-of-way, existing structures, and environmental features (e.g. topography, watersheds, and any endangered wildlife habitats);*

        2. *a "Mine-Area Layout" to include, at a minimum, planned locations for beneficiation operations, waste-storage areas, and any proposed permanent structures and/or roads;*

        3. *a "Reclamation Plan" to include, at a minimum, all information required by applicable state regulations; and*

        4. *an "Operations Plan" to include, at a minimum:*

(a) phasing plans,

(b) an Impact Mitigation Plan, and

(c) a Traffic Circulation Plan showing major access routes to the mine site.

c. Once extraction activities are completed, the site shall be reclaimed (where reclamation is required by Chapter 16C-16, FAC) in accordance with the approved Reclamation Plan. Lands mined prior to reclamation requirements may be developed (reclaimed) without having to file a "reclamation plan."

- *Comprehensive Plan POLICY 2.114-B2: ADJACENT DEVELOPMENT states, "**New mining activities shall be setback and/or buffered from existing subdivisions a minimum of 250 feet, and 500 feet from a residential structure** ("Polk County Phosphate Mining Ordinance" - Ordinance 88-19), or as otherwise required by applicable law. New residential development on property adjacent to areas designated "PM" on the Future Land Use Map Series shall be required to provide appropriate buffering, if applicable."*

- *According to LDC Section 303, the following activities and uses shall be exempt from the conditions for Non-Phosphate Mining:*

  a. Land regulated under the Polk County Ordinance 88-19, regulating Phosphate Mining;

  b. Excavations for bona fide agricultural purposes, including aquiculture, where the overburden/excavated material is not taken off-site;

  c. Land excavations not defined as a mining activity (see definitions, Chapter 10), including excavation of a temporary nature such as for graves, septic tanks, swimming pools, or installation of distribution or transmission lines for electric, fuels, natural gas, water, sewer, telephone, cable or other utilities in public rights-of-way or utility easements. All other necessary permits or authorizations shall be obtained;

  d. Land excavations, other than borrow pits, by authorized units and agencies of government for roadway improvements, surface water management or mosquito control ditches and canals. This provision does not exempt such activities from any other County development regulations;

  e. Excavations for the sole purpose of surface water management, as approved by Polk County;

  f. Mining excavation operations which will extract less than five acre/feet or 8,000 cubic yards of resource over the life of the mine. This exemption shall not apply to

any mine site within 1,000 feet of another mine under the same ownership which has been granted an exemption under this provision.

g. Soil excavation approved as part of site grading operations for development sites (not solely mining operations) with approved Level 2 Review plans, so long as the duration of the soil removal does not exceed six consecutive months. The Land Development Director may extend the duration up to an additional 90 consecutive days. This shall supersede the exemption provided for in subsection f. above.

- *Comprehensive Plan POLICY 2.125-G2: NON-PHOSPHATE MINING ACTIVITY DEVELOPMENT CRITERIA states, "Non-phosphate mining shall be subject to the following criteria:*

a. Mineral extraction activities shall be conducted in a manner which will minimize adverse effects to water quality, fish and wildlife, and adjacent land uses. Non-phosphate mining shall be permitted only where compatible with existing land uses and Future Land Use designation.

b. All mining activities shall require Board approval through the County's development review procedures. This review will require the approval of a "Mine Plan" which shall include, at a minimum:

1. a "Mine-Area Map" to include, at a minimum, the locations of the mine boundaries, public rights-of-way, existing structures, and environmental features to include topography, watersheds, and any endangered wildlife habitats;

2. a "Mine-Area Layout" to include, at a minimum, planned locations for beneficiation operations, waste-storage areas, and any proposed permanent structures and/or roads;

3. a "Reclamation Plan" to include, at a minimum, all information required by applicable state regulations; and

4. an "Operations Plan" to include, at a minimum, any phasing plans, an Impact Mitigation Plan, and a Traffic Circulation Plan showing major access routes to the mine site.

c. The decision to permit the mining activity shall be based on an evaluation of the compatibility of the use with surrounding land uses; and the ability to mitigate adverse impacts, including noise, visual, airborne and waterborne pollutants, and traffic impacts.

d. Mineral extraction activities shall not be conducted so as to make the property impractical or impossible for other future uses. Once extraction activities are

completed, the site shall be reclaimed in accordance with the approved Reclamation Plan."

- *LDC Section 227 establishes filling and excavating requirements in Polk County. The following land use activities are exempted from review under this section:*

  1. *Residential dwellings on lots with a minimum width that is equal to or greater than 80 linear feet;*

  2. *Residential development where the areas in which fill material will be placed no closer than 10 feet from the nearest property line;*

  3. *Residential dwellings that are built on a stem wall foundation;*

  4. *On-site sewage disposal systems installed as permitted by the Florida Department of Health;*

  5. *Mining operations or soil excavation that will extract less than five acre/feet or 8,000 cubic yards of soil from the property when conducted in conjunction with an authorized development order or building permit. This exemption shall not apply to any site within 1,000 feet of another site under the same ownership that has been granted an exemption under this provision;*

  6. *Soil excavation approved as part of site grading operations for development sites (not solely mining operations) with approved Level 2 Review plans, so long as the duration of the soil removal does not exceed six consecutive months. The Land Development Director may extend the duration up to an additional 90 consecutive days. This shall supersede the exemption provided for in subsection 5, above; and*

  7. *Agricultural water management systems regulated by the water management district.*

- *According to the County DataViewer, there are approximately 138,680.20 acres within the PM future land use designation. There are seven active operating permits for phosphate activity in Polk County: Fort Green; Kingsford; Payne Creek; Four Corners; Hookers Prairie; South Fort Meade; and Fort Meade.*

- *LDC Section 912 allows any property owner, BoCC, or agency to apply to the Department to amend the text of this Code, the text of the Comprehensive Plan, or the Future Land Use Map Series (FLUMS) in compliance with procedures prescribed by the Department.*

- *This application has been reviewed for consistency with applicable Comprehensive Plan and LDC policies.*

The Land Development Division, based on the information provided with the proposed text amendment application, finds that the proposed text change request is **CONSISTENT** with the Polk County Land Development Code and the Polk County Comprehensive Plan. Staff recommends **Approval of LDCT-2025-13.**

Analysis:

On August 7, 2024, the Planning Commission voted 7-0 to approve LDCU-2024-18, a request for an +/- 153.23-acre non-phosphate borrow pit needed at the Mosaic New Wales facility to support construction activities for gypsum stack extensions approved in 2015. The closest residential use was over 1.5 miles southeast of the site, and the mining area was approximately 1.6 miles from the nearest public roadway.

Regardless, this action was needed since the excavation of fill material was not specifically exempted by the LDC. This application submitted the necessary documentation required by LDC Section 303 for a non-phosphate mine approval, including reclamation and post-closure plans, to which the phosphate mining is already subject. These plans were then reviewed again through the Level 2 Review process, but since material was not leaving the site, there was nothing for staff to evaluate by this point.

Requiring a Level 3 Review was the result of a grey area in the LDC. The County's definition of non-phosphate mining is that it is intended for commercial purposes. Exemptions are permitted for smaller land clearing activities, but not to the scale required for the work proposed by Mosaic, and which was not for the commercial sale of fill material.

This request allows for an exemption within the LDC for borrow pits associated with site management of a gypsum stack or phosphate mine. This request requires FDEP approval for these borrow pits. Sites with existing phosphate related uses, such as gypsum stacks or phosphate mines, also have prior FDEP approval. FDEP approvals ensure environmentally sensitive lands are properly reviewed and mitigation is provided as necessary.

In addition to FDEP approval, all fill material must remain on-site, eliminating any potential offsite impacts due to hauling of fill material on public streets. Phosphate related uses are only permissible within the PM land use district and, therefore, are already separated from residential areas, but to ensure ongoing compatibility and prevent any potential impact on residential properties, an exemption will require a significant distance separation of 1,000-feet from residential areas.

Benefit-cost Analysis of the Amendment

Who does it help?

This amendment provides clarity to existing LDC language and removes redundancy in the approval process. Borrow pits are often necessary to support construction activities at approved phosphate related facilities, including phosphate mines or gypsum stacks, permitted by the LDC or Ordinance 88-19.

Who does it hurt?

Staff does not anticipate any harm with this amendment. The language of the amendment only allows this exemption when approvals by the state have been rendered; no fill leaves the site; and there is a 1,000-foot buffer from residential property.

What is the cost?

Staff does not anticipate any significant costs with this change. The County saves wear and tear on the roadways as material will not have to be brought in from offsite.

Limits of the Proposed Ordinance

This ordinance will apply to properties only with an approved phosphate mine or gypsum stack within the PM future land use designation.

Consistency with the Comprehensive Plan & Land Development Code

The request is consistent with the Comprehensive Plan and the Land Development Code.

Comments from Other Agencies: No Comments

Draft Ordinance: Under separate attachment

Agenda Item 7. 9/10/2025

SUBJECT

LDCPAL-2025-8 (North Ridge SAP PIX Comprehensive Plan Text)

DESCRIPTION

Applicant-initiated request for a Large Scale Comprehensive Plan text amendment to Policy 2.131-Q4. L. c. (g) to amend the retail and commercial limitation from 25 percent to 30 percent of the Professional Institutional-X (PIX) district with allowances for higher percentage with a Conditional Use.

RECOMMENDATION

Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Robert Bolton

Planner III

Land Development

863-534-6468

robertbolton@polk-county.net

POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

DRC Date:	July 31, 2025
Planning Commission Date:	September 10, 2025
BoCC Dates:	November 4, 2025 Transmittal, and February 17, 2026 Adoption
Applicant:	Justin Ham, Kimley-Horn
Level of Review:	Level 4 Review, Comprehensive Plan Text Amendment
Case Number and Name:	LDCPAL-2025-8 North Ridge SAP PIX Comprehensive Plan Text CPA
Request:	Applicant-initiated request for a Large Scale Comprehensive Plan text amendment to Policy 2.131-Q4. L. c. (g) to amend the retail and commercial limitation from 25 percent to 30 percent of the Professional Institutional-X (PIX) district with allowances for higher percentage with a Conditional Use.
Location:	North Ridge Selected Area Plan
Property Owner:	N/A
Parcel Size:	N/A
Development Area:	Transit Supportive Development Area (TSDA)
Future Land Use:	N/A
Nearest Municipality	Davenport
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Florida Commerce	Pending
Case Planner:	Robert Bolton, Planner III

The Comprehensive Plan policy change is to Section 2.131-Q Northridge Selected Area Plan:

1) Section 2.131 Q4. L c.: c. Development Criteria - Development within a PIX shall conform to the following criteria:
   (g) Retail and commercial uses are limited to ~~25~~ 30 percent of the PIX district. ~~Future expansions shall require review by the County to meet the then needed infrastructure improvements.~~ A higher percentage of the limited 30 percent of retail and commercial uses shall be permitted through a Level 3 Conditional Use. At no time may the commercial uses exceed the maximum floor area ratio of 0.70.

Summary of Analysis

This is an applicant-initiated amendment revising Comprehensive Plan policies in Section 2.131-Q Northridge Selected Area Plan related to the Professional Institutional-X (PIX) Future Land Use. This request is related to LDCT-2025-14 North Ridge SAP PIX LDC Text Amendment, requesting to amend LDC Chapter 4 Section 401.06.E North Ridge Selected Area Plan. The Comprehensive Plan limits retail and commercial uses to 25 percent of the PIX district. The Land Development Code limits retail and commercial uses to 20 percent of the PIX district. This request and the related request (LDCT-2025-14) are intended to create consistency between the Comprehensive Plan and the Land Development Code on the limitation of retail and commercial within the PIX district and allow more flexibility. An increase in the retail and commercial limit to 30 percent is requested which would create consistency with the Employment Center-X (ECX) district, which has very similar retail and commercial development standards and a 30 percent limitation within each district.

Background – The North Ridge Selected Area plan was adopted on March 6, 2002 by Ordinance 02-13. Northeast Polk County has three (3) Selected Area Plans (SAP), Ronald Reagan, and North Ridge. Theses SAP's were adopted to provide guidance and order to the growth that was happening and anticipated in the future. The North Ridge represents the southern SAP within northeast Polk County and represents a significant portion of the undeveloped land along the US Highway 27 corridor. All three of the SAP's have experienced significant residential development, and continuing to experience continued growth demand. The Professional Institutional-X (PIX) district is an Activity Center designated only within an SAP that is designated to allow health related and other professional facilities and support businesses, while allowing for residential as well as retail and commercial components as allowed by the SAP's Land Use Table within the Land Development Code.

Need for amendment – The need for the amendment is to create consistency between the Comprehensive Plan and the Land Development Code on the limitation of retail and commercial within the PIX district. An increase in the retail and commercial limit to 30 percent from 25 percent is requested which would create consistency with the Employment Center-X (ECX) district, which has very similar retail and commercial development standards and a 30 percent limitation within each district. The PIX districts within the North Ridge SAP are limited to the US Highway 27 corridor. As this area continues to develop the inconsistency within the PIX was identified, this Text Amendment is needed to correct the inconsistency. The request to increase the limit retail and commercial limit to 30 percent will allow for a consistency with the Employment Center-X (ECX) limitation for retail and commercial at 30 percent. The two Future Land Use districts have very similar Permitted and Conditional Use retail and commercial uses and fiction similar within the SAP, it is considered that a consistency between the two districts would help streamline retail and commercial development and retail and commercial reviews of developments within the SAP..

Relevant Sections, Policies, and/or Regulations to Consider:
Policy 2.102-A1: Development Location
Policy 2.102-A2: Compatibility
Section 2.131-Q Northridge Selected Area Plan
LDC Chapter 4 Section 401.06.E North Ridge Selected Area Plan

Findings of Fact

Request and Legal Status

- Applicant-initiated request for a Large Scale Comprehensive Plan text amendment to Policy 2.131-Q4. L. c. (g) to amend the retail and commercial limitation from 25 percent to 30 percent of the Professional Institutional-X (PIX) district with allowances for higher percentage with a Conditional Use.

- The Professional Institutional-X (PIX) districts within the North Ridge Selected Area Plan (SAP) total five (5) separate areas and range in size from 2.9± acres to 107.2± acres.

- The request to increase the retail and commercial development area size from 25 percent to 30 percent will provide for a net increase of retail and commercial land area for each district of 0.15± acres to 4.9± acres. For the majority of the districts the increase would be negligible.

- Section 2.131-Q of the Comprehensive Plan and Section 401.06 of the Land Development Code both mention and address the Professional Institutional-X (PIX) in the North Ridge SAP.

- Table 4.16 in the Land Development Code is a use table for the North Ridge SAP.

- The Employment Center-X (ECX) in the North Ridge SAP has a 30 percent retail cap with a larger percentage permitted through a Conditional Use.

Compatibility and Infrastructure

- The Professional Institutional-X (PIX) districts in the North Ridge SAP are all located within the Transit Supportive Development Area (TSDA) and would require connection to water and sewer.

- This request is related to LDCT-2025-1 which is a Land Development Code Text Amendment to Section 401.06.E to (1) increase allowable area for Gas Stations from 20% to 30%, with allowances for higher percentage with a Conditional Use Planned Development, (2) amend signalized intersection of a principal arterial road to with direct access to a principal arterial roadway via an internal road network and, (3) to modify the retail cap for Professional Institutional-X (PIX) and (4) add a limitation for Retail in the PIX of 30% without a Conditional Use.

Comprehensive Plan Policies and Land Development Code Regulations

- 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.

- SECTION 2.131-Q North Ridge Selected Area Plan:
  - L. Professional Institutional (PIX)
    - C. Development Criteria
      - (g) Retail and commercial uses are limited to 25 percent of the PIX district. Future expansions shall require review by the County to meet the then needed infrastructure improvements. At no time may the commercial uses exceed the maximum floor area ratio of 0.70.

- LDC SECTION 40.106 North Ridge Selected Area Plan:
  - E. Modified Uses
    - 3. Conditional Uses
      - i. Gas Station
      - (1) Gas Stations are considered to be retail/commercial uses and shall not exceed the 20% limit of such retail/commercial uses allowed throughout the ECX district.

Recommendation

Development Review Committee Recommendation: Based on the information provided and the analysis conducted within this staff report, the Development Review Committee finds that with the proposed conditions the request **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the Development Review Committee (DRC) recommends **APPROVAL of LDCPAL-2025-8.**

Planning Commission Recommendation: On September 10, 2025, at an advertised public hearing, the Planning Commission recommend 0:0, to **APPROVE or DENY LDCPAL-2025-8.**

Department of Economic Opportunity: Subject to Transmittal

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.

Analysis:

The applicant wishes to exceed the retail and commercial limitations within one of the Professional Institutional-X (PIX) districts within the North Ridge SAP. The inconsistency between the Comprehensive Plan and Land Development Code was raised as well as the typical development of the existing PIX and Employment Center-X (ECX) limitations for retail and office use. The Land Development Code limits retail and commercial development to 20% of the PIX district, while the Comprehensive Plan limits retail and commercial development to 30% of the PIX district. The ECX districts within the North Ridge SAP limits Retail and commercial development to 30% of the district with an allowance for a higher percentage with a Conditional Use. Within the North Ridge SAP the PIX and ECX districts are developing out in a similar nature with similar uses within Table 4.16 Table of Standard Used for the North Ridge SAP. The applicant requested a Text Amendments to both the Comprehensive Plan and the Land Development Code (LDCT-2025-8).

Policy issue - The proposal of the PIX in the North district permits retail and commercial uses. However, Policy 2.131-Q4. L. c. (g) has a limitation of 25 percent of the land within each PIX district. Within the Land Development Code, Chapter 4 Section 401.06.E.3.i.1. specifies a limitation of 20 percent of retail and commercial. The companion text amendment (LDCT-2025-14) also is reference to this issue.

An analysis of the five (5) PIX districts within the North Ridge SAP indicates a total acreage of 162.9± acres, individual districts range from 2.9± acres to 107.2± acres. An analysis of each of the districts indicates that the net increase for each district would range from 0.15± acres to 4.9± acres each. Two (2) of the districts would have less that a ¼ acre increase each, one indicating an increase of less than one (1) acre, with the next largest at just under 1.5 acres and the larges at approximately 4.9 acres. For the majority of the districts the increase would be negligible, for the district that indicates an approximate 4.9 acre increase, a good portion of the district is located in an area that is typically not well suited for retail of commercial development. Typically, retail and commercial development is located with good atrial or collector road frontage or good access. Within the North Ridge SAP are a full complement of public services. Retail and commercial uses do not impact the school system.

The request would make the retail and commercial limits the same within the PIX and ECX. An analysis of the two (2) districts indicates very similar allowable uses, either Permitted or by Conditional Use. Exhibit 4 is a Table of the PIX and ECX uses, non-allowed uses excluded. Of the 61 uses shown two (2) of the retail uses are not allowed withing the PIX nor the ECX districts, one (1) additional use (Retail more than 65,000 sf) is not allowed within the PIX the remaining retail or commercial uses are either Permitted or a Conditional Use 1 or 2 for both the PIX and ECX. One exception is a Gas Station which is a C2 in the PIX and a C3 with in the ECX. The high level of similarity in allowable uses within the retail and commercial uses provides strong justification for the amendment providing for the consistency of a 30% limitation for retail and commercial development within both the PIX and ECX districts.

It is noted that neither this Text Amendment, nor the related LDCT-2025-14 Land Development Code Text Amendment alters any other development standard within the code..

Infrastructure Impacts - This does remove some barriers to development that can lead to more growth. However, the PIX has vested development rights and the increase for a portion of the possible uses within the district is considered minimal. These changes will encourage development in an area already planned for such. Any infrastructure impacts will be implemented and required per the concurrency standards listed in Chapter 7 of the LDC.

Comparisons to other Jurisdictions:

Special policies and development code regulations are common in other jurisdictions throughout Florida; however the North Ridge SAP is unique to Polk County. The current requested is a change to the Comprehensive Plan and related request (LDCT-2025-14) of the Land Development Code. Section 2.131-Q of the Comprehensive Plan was created for the North Ridge Selected Area Plan with Section 401.06.E. of the Land Development Code created for the North Ridge Selected Area Plan. It seems appropriate to make these changes to the policy related within the Section 2.131-Q to be consistent with Section 401.06.E. of the Land Development Code.

Limits of the Proposed Ordinances

The scope of the amendment will impact new development within Profesional Institutional-X (PIX) Future Land Use Districts within the North Ridge Selected Area Plan (SAP). The policy and related Land Development Code changes (LDCT-2025-14) are meant to allow for a concistancy of development standards with the Empoyment Center-X (ECX) within the North Ridge SAP.

Consistency with the Comprehensive Plan

Consistency with the Comprehensive Plan and Land Development Code
Many policies within the Comprehensive Plan are reviewed for consistency with an application. The most relevant policies for the proposed request are included in this section. The policy is first stated and then an analysis of how the request is provided to state that it may or may not be consistent with the Comprehensive Plan. How the request is **consistent or inconsistent** with the Comprehensive Plan is listed below:

Table 8 Consistency with the Comprehensive Plan

Policy	Consistency
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.	The proposed text amendments are a small change to allow for an increase within one of several FLU districts within the North Ridge SAP. It may result in some increased development; however, the PIX districts are located where growth is planned to be. The request is consistent with this policy and with the existing development allowances elsewhere in Polk County.
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,	The proposed policy text changes along with the other requirements in the Land Development Code such as Section 220 ensure compatibility with the new uses.

Policy	Consistency
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.	
SECTION 2.131-Q North Ridge Selected Area Plan, L. Professional Institutional (PIX), C. Development Criteria, (g) Retail and commercial uses are limited to 25 percent of the PIX district. Future expansions shall require review by the County to meet the then needed infrastructure improvements. At no time may the commercial uses exceed the maximum floor area ratio of 0.70.	The proposed policy change will allow the PIX to be consistent with the Land Development Code. The increase in the limitation for retail and commercial within a district to increase from 25 percent to 30 percent is a nominal increase and should not have a material impact on the County's infrastructure.

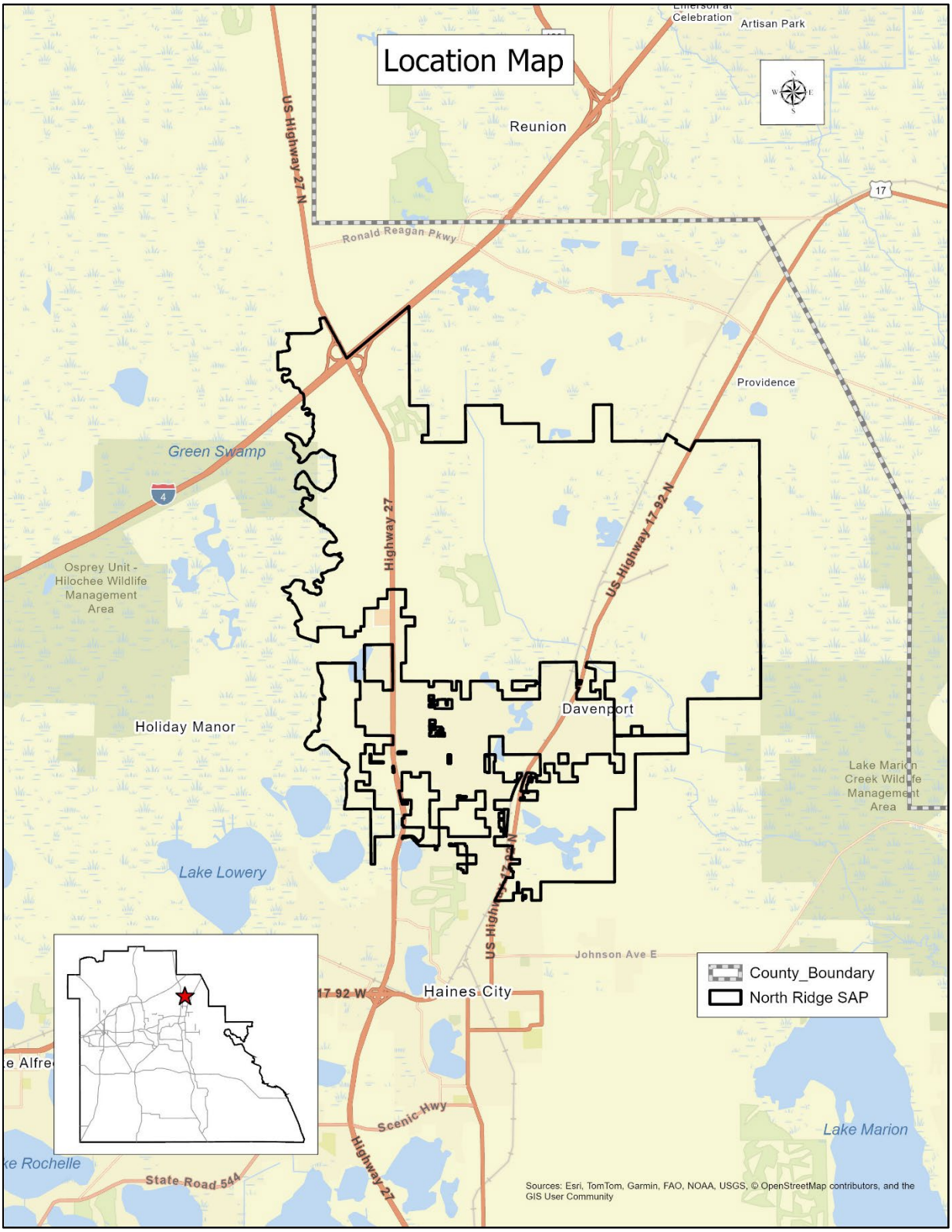
Comments from Other Agencies: None

Exhibits:

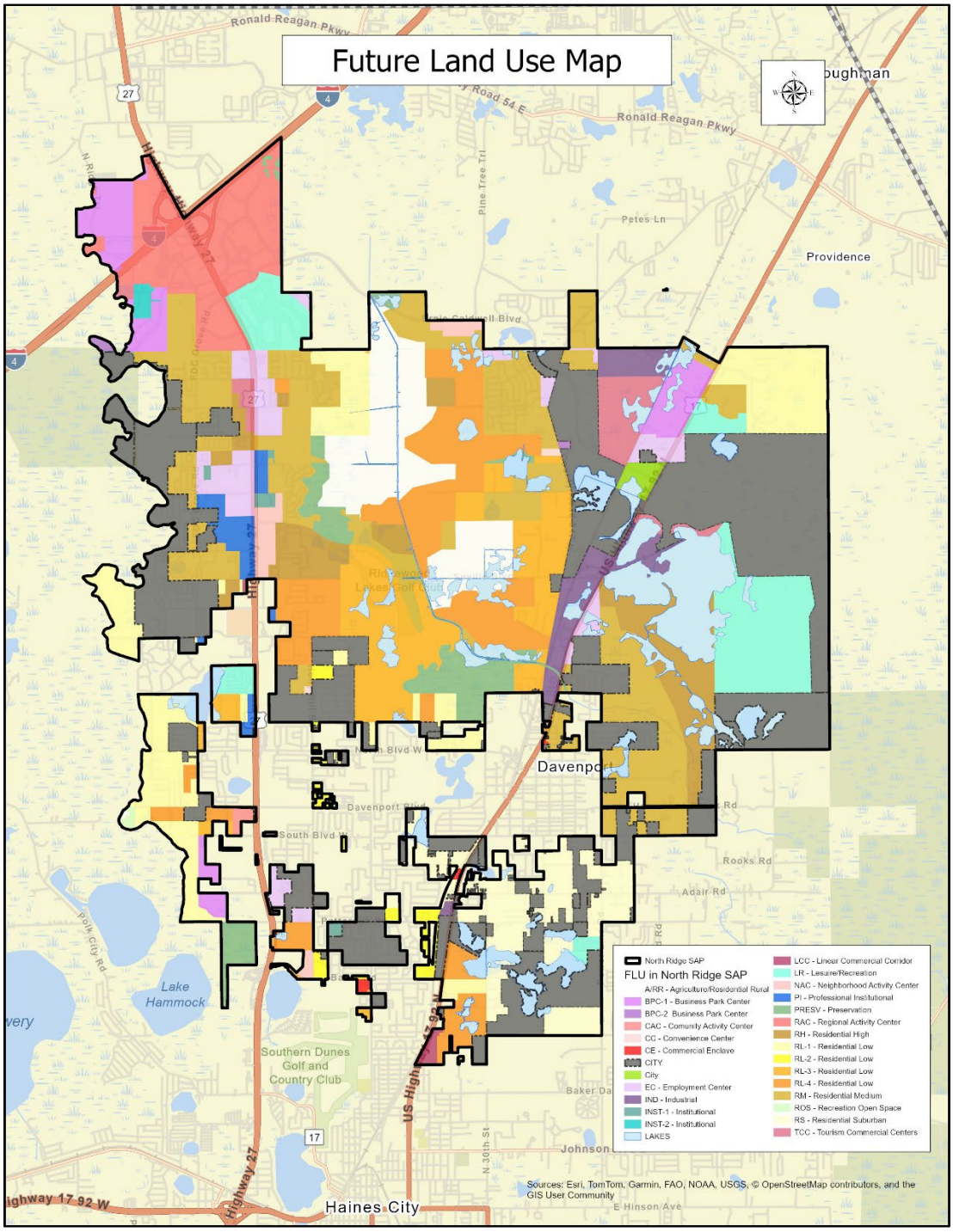
Exhibit 1	Location Map
Exhibit 2	Current Future Land Use Map Within the North Ridge SAP
Exhibit 3	PIX Locations within the North Ridge SAP
Exhibit 4	PIX and ECX Allowable Uses within the North Ridge SAP

Under separate attachment

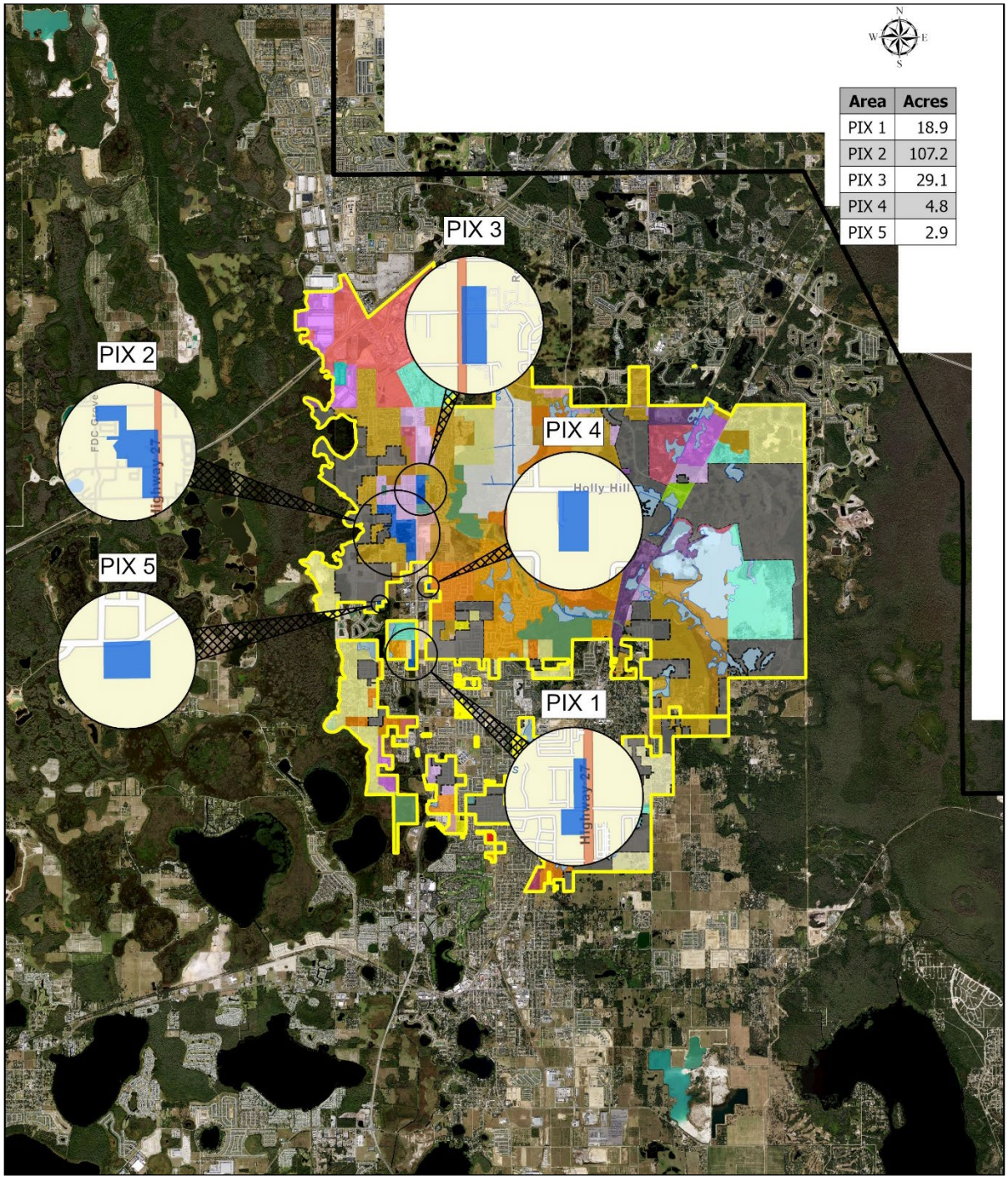
- Draft Ordinances with proposed text
- Application information



LOCATION MAP



CURRENT FUTURE LAND USE MAP
NORTH RIDGE SAP



PIX LOCATIONS WITHIN NORTH RIDGE SAP

Table 4.16 Use Table for Standard Land Use Districts North Ridge SAP		
	PI X	EC X
Key to Table: P = Permitted Use; C = Conditional Use		
Residential Uses		
Group Living Facility (15 or more residents)	C2	
Mobile Home Park	C3	
Multifamily	C2	C2
Mixed Uses		
Planned Development	C3	C3
All Other Uses		
Adult Day Care Center (7 or more clients)	C2	
Agricultural Support, On-Site		P
Airport		C4
Alcohol Packaged Sales	C1	C1
Assembly, Light		P
Car Wash, Full Service	C3	C2
Car Wash, Incidental	C2	C2
Childcare Center	C2	C2
Clinics & Medical Offices	P	C2
Communication Tower, Monopole	C2	C3
Community Center		P
Cultural Facility	P	P
Financial Institution	C2	P
Financial Institution, Drive Through	C2	P
Funeral Home & Related Facilities	C2	
Gas Station	C2	C3
Golf Course	C1	C1
Government Facility	C3	C3
Heliports	C2	C3
Helistops	C2	C2
Hospitals	P	C3
Hotels and Motels	P	C2
Lodges and Retreats	P	P
Medical Marijuana Dispensaries	C2	C2
Mining, Non-phosphate	C4	C4

Table 4.16 Use Table for Standard Land Use Districts North Ridge SAP		
	PI X	EC X
Nursing Home	C2	
Office	C2	C2
Office Park	C2	P
Personal Service	C2	P
Printing & Publishing		P
Recreation, High Intensity	C1	C1
Recreation, Low-Intensity	C1	C1
Recreation Passive	C1	C1
Recreational Camping	C2	
Religious Institution	C3	C3
Research & Development	P	P
Restaurant, Drive-thru/Drive-in	C2	C2
Restaurant, Sit-down/Take-out	C2	P
Retail, Less than 5000 sq. ft.	C2	P
Retail, 5,000 - 34,999 sq. ft.	C2	C2
Retail, 35000 - 64,999 sq. ft.	C2	C2
Retail, More than 65,000 sq. ft.		C3
Retail, Home Sales Office		
Retail, Outdoor Sales/Display		
School, High	C3	C3
School, Leisure/Special Interest	C2	C2
School, Technical/Vocational Trade & Training	C2	C2
School, University/College	C3	C2
Self-storage Facility	C3	C2
Studio, Production		P
Transit, Facility	C2	C2
Utilities, Class I	P	P
Utilities, Class II	P	C1
Utilities, Class III	C3	C3
Vehicle Service, Mechanical		C2
Vehicle Sales, Leasing		C2
Veterinary Service	C2	

PIX AND ECX ALLOWABLE USES WITHIN THE NORTH RIDGE SAP

(Retail and Commercial uses highlighted in yellow)

Ordinance No. 25 -____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF AMENDMENT **LDCPAL-2025-8;** AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN; ORDINANCE 92-36, AS AMENDED TO CHANGE POLICY 2. 2.131-Q4. L. C. (G) TO AMEND THE RETAIL AND COMMERCIAL LIMITATION FROM 25 PERCENT TO 30 PERCENT OF THE PIX DISTRICT WITH ALLOWANCES FOR HIGHER PERCENTAGE WITH A CONDITIONAL USE. PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt a Comprehensive Plan (Plan); and

WHEREAS, Section 163.3184, FS, and Comprehensive Plan Section 4.305.B, provides for the approval of Large-Scale Comprehensive Plan Amendments; and

WHEREAS, Application LDCPAL 2023-15 is a County-initiated application to amend Policies 2.130-B3.3 and 2.130B3.4 regarding duplexes in Office Center-X (OCX) and sewer connection in Section 2.130-B Indian Lakes Estates of the Comprehensive Plan; (the "Amendment"); and

WHEREAS, pursuant to Section 163.3174, FS, the Local Planning Authority (Planning Commission) conducted a public hearing, with due public notice having been provided, Amendment on September 10, 2025; and

WHEREAS, pursuant to Section 163.3184, FS, the Board of County Commissioners on November 4, 2025, held an initial public hearing and authorized transmittal of the Amendment to the Department of Economic Opportunity (DEO) for written comment, and

WHEREAS, Florida Commerce, by letter dated _____2025 transmitted objections, recommendations, and comments on the Amendment; and

WHEREAS, pursuant to Section 163.3184, FS, the Board of County Commissioners conducted an adoption public hearing, with due public notice having been provided, on the Amendment on February 17, 2026; and

WHEREAS, the Board of County Commissioners, reviewed and considered all comments received during said public hearing, and provided for necessary revisions; if any; and

WHEREAS, the Board of County Commissioners has considered the data and analysis contained within the staff report; and

WHEREAS, the Amendment is consistent with Chapter 163, FS, and the Polk County Comprehensive Plan.

NOW THEREFORE, BE IT ORDAINED by the Polk County Board of County Commissioners:

SECTION 1: LEGISLATIVE FINDINGS OF FACT

The findings of fact set forth in the recitals to this Ordinance are true and correct and hereby adopted.

SECTION 2: COMPREHENSIVE PLAN AMENDMENT

The text of the Comprehensive Plan Ordinance No. 92-36, as amended, (the "Polk County Comprehensive Plan") is hereby amended to reflect changes depicted Attachment "A".

SECTION 3: SEVERABILITY

If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction the other provisions shall remain in full force and effect.

SECTION 4: EFFECTIVE DATE

The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the Department of Florida Commerce posts a notice of intent determining that this amendment is in compliance. If timely challenged, or if the state land planning agency issues a notice of intent

determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance.

SECTION 5: FILING WITH THE DEPARTMENT OF STATE:

The Clerk and Auditor to the Board of County Commissioners of Polk County, Florida, shall file a certified copy of this ordinance with the Department of State, through the Secretary of State, upon adoption by the Board of County Commissioners of Polk County, Florida.

ADOPTED, in open session of the Polk County Board of County Commissioners with a quorum present and voting this 17th day of February 2026.

NOTE: The underlined text indicates proposed additions to the current language. The ~~strikeout~~ indicates text to be removed from the current ordinance.

L. PROFESSIONAL INSTITUTIONAL (PIX) - The Professional Institutional is an Activity Center designated only within this SAP that is designed to allow health related and other professional facilities and other support businesses.

a. DESIGNATION AND MAPPING - Professional Institutional is designated on the North Ridge SAP Future Land Use Map.

b. CHARACTERISTICS - The PIX is intended to accommodate the employment and functional needs of the medical community as well as associated uses and retail and commercial uses to serve the employees within the PIX and surrounding areas. The PIX will generally contain medical and other professional offices and support facilities including uses to support the employee population. General (approximate) characteristics of the Professional Institutional Xs are:

(a) Usable Area: 10 acres or more

(b) Minimum Population Support: More than 2,500 people

(c) Market-Area Radius: More than 2 miles

(d) Typical Tenants: Services to persons needing medical and other specialty services such as administrative, clerical, or professional offices, doctors offices, hospitals, pharmacies, medical supply and other specialty retail stores, assisted living facilities, nursing homes, and small scale retail stores and services for the clients and employees of the land use category. Hotels and motels are also permitted to serve the users of the districts.

c. DEVELOPMENT CRITERIA - Development within a PIX shall conform to the following criteria:

(a) Access to parcels shall be by an internal road system, frontage roads, cross-access easements, shared ingress/egress access easements, or some combination of these. New driveways to US 27 may be permitted during the Level 3 Review for the Planned Development.

(b) Different uses shall incorporate the use of shared ingress/egress facilities wherever practical.

(c) Interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.

(d) Buffering that meets the County development standards as set forth in the adopted code shall be provided where effects of lighting, noise, odors, and other such factors would adversely impact adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.

(e) Residential development, as primary or accessory, will be permitted in up to fifteen percent (15%) of the PIX designation at Medium Densities.

(f) The FAR shall be 0.70. Higher FARs will be allowed through bonus points per the Land Development Code for a total of 1.25.

(g) Retail and commercial uses are limited to ~~25~~ 30 percent of the PIX district. ~~Future expansions shall require review by the County to meet the then needed infrastructure improvements.~~ A higher percentage of the limited 30 percent of retail and commercial uses shall be permitted through a Level 3 Conditional Use. At no time may the commercial uses exceed the maximum floor area ratio of 0.70.

PROPOSED TEXT AMENDMENT TO NORTH RIDGE SELECTED AREA PLAN AND POLK COUNTY LAND DEVELOPMENT CODE

Prepared For:

INTRAM INVESTMENTS, INC.

Prepared By:
KIMLEY-HORN AND ASSOCIATES, INC.
109 SOUTH KENTUCKY AVENUE
LAKELAND, FLORIDA 33801

June 2025

PROPOSED TEXT AMENDMENT TO NORTH RIDGE SELECTED AREA PLAN
AND POLK COUNTY LAND DEVELOPMENT CODE

I. SUMMARY/INTRODUCTION

The applicant, Intram Investments, Inc., seeks the approval of a text amendment to the Polk County Comprehensive Plan. The text amendment is to Policy 2.131-Q4L.c (g) in the North Ridge Selected Area Plan (the "Policy"). This policy addresses retail and commercial uses for parcels designated Professional Institutional (PIX) future land use designation only. The relevant portion of the existing policy is included below with the key language in **BOLD** text:

> c) DEVELOPMENT CRITERIA - Development within a PIX shall conform to the following criteria:
> g. Retail and commercial uses are limited to **25 percent** of the PIX district. Future expansions shall require review by the County to meet the then needed infrastructure improvements. At no time may the commercial uses exceed the maximum floor area ratio of 0.70.

The applicant seeks the approval of a text amendment to the Polk County Land Development Code ("LDC"). The text amendment is to sections 401.06.E.3.i and 401.06.E.3.r of the Polk County LDC. These sections address retail and commercial uses for parcels designated Professional Institutional (PIX) future land use designation, and would be modified for consistency with the proposed text change to the Comprehensive Plan. The relevant portion of the existing policy is included below with the key language in **BOLD** text:

> Section 401.06.E.3.i
> ii. The following conditions shall apply to gas stations within the PIX:
> (1) Gas Stations are considered to be retail/commercial uses and shall not exceed the **20% limit** of such retail/commercial uses allowed throughout the PIX district.
> (2) Must have **direct frontage** at a signalized intersection of a principal arterial roadway.
>
> Section 401.06.E.3.r
> r. Retail - The following standards shall apply:
> i. Retail uses are limited to 15 percent of the total developable area **PIX**, BPCX and INDX;

The applicant is seeking to increase the allowable percentage of retail and commercial uses within the PIX district to 30 percent. The proposed text amendments would permit for a consistent percentage of allowable commercial/retail use within the PIX district in both the Comprehensive Plan and the Polk County LDC.

II. PROPOSED REVISIONS

The applicant is seeking the following revisions to Policy 2.131-Q4L.c (g) in the North Ridge Selected Area Plan:

> c) DEVELOPMENT CRITERIA - Development within a PIX shall conform to the following criteria:
> g. Retail and commercial uses are limited to ~~25~~ **30 percent** of the PIX district. Future expansions shall require review by the County to meet the then needed infrastructure improvements. At no time may the commercial uses exceed the maximum floor area ratio of 0.70.

The applicant seeks the following revisions to sections 401.06.E.3.i and 401.06.E.3.r of the Polk County Land Development Code:

> Section 401.06.E.3.i
> ii. The following conditions shall apply to gas stations within the PIX:
> (1) Gas Stations are considered to be retail/commercial uses and shall not exceed the ~~20%~~ **30%** limit of such retail/commercial uses allowed throughout the PIX district. **A higher percentage of the limited 30 percent of retail and commercial uses shall only be permitted through a Conditional Use.**
> (2) Must have ~~direct frontage at~~ **interconnective access to** a signalized intersection of a principal arterial roadway.
>
> Section 401.06.E.3.r
> r. Retail - The following standards shall apply:
> i. Retail uses are limited to 15 percent of the total developable area ~~PIX~~, BPCX and INDX;

The proposed text amendments would result in consistent requirements and language for the PIX land use designation within both the Comprehensive Plan and the Polk County LDC. These amendments would allow for an increase in retail and commercial development within the PIX district, which will help to support shopping and employment opportunities for the surrounding residential areas.

III. IMPACT OF TEXT AMENDMENT

If the text amendment is adopted, then additional commercial and retail development would be permitted for the eight existing PIX districts along the US 27 corridor. **Table 1** below identifies all of the areas that are designated PIX. These areas are also shown in **Exhibit 1** attached at the end of this report.

Table 1: Existing PIX Land Use Districts

PIX District	**Acreage**
PIX Area 1	18.89
PIX Area 2	2.91
PIX Area 3	4.78
PIX Area 4	107.19
PIX Area 5	29.08
PIX Area 6	3.70
PIX Area 7	11.19
PIX Area 8	2.05
TOTAL	**179.79 Acres**

As shown above, if this text amendment is approved then there are eight PIX Districts that would benefit from the increase in permitted commercial and retail use. These areas consist of a total of 179.79 acres. If the proposed plan amendment is approved, the amount of permitted commercial/retail across these districts would increase from 44.94 acres to 53.94 acres. This would encourage commercial development to help support the needs of the surrounding residential areas, without drastically changing the intent of the land use district.

IV. CONSISTENCY ANALYSIS

The following is an analysis of the consistency of the proposed text amendments with the North Ridge Selected Area Plan policies:

SECTION 2.131-Q NORTH RIDGE SELECTED AREA PLAN.

This Selected-Area Plan is adopted in recognition that this area of Polk County; bounded on the east by the Providence Development and land to the south, on the north by the CR 54/Loughman SAP, on the west by the Core area of the Green Swamp Area of Critical State Concern and on the south by the City of Haines City; is expected to experience a high degree of development over the next twenty years. This urbanization will be caused by numerous external factors, most of which are occurring in adjacent Osceola and Orange Counties. This Selected Area Plan is a proactive response to these forces. It represents an initiative to shape this development into an organized and well-planned urban area.

VISION BASIC PRINCIPLES

The "Basic Principles" section has been included to serve as guiding principles to convey the concept and intent of the objectives and policies of the North Ridge Selected Area Plan. It contains fifteen fundamental principles as follows:

1. An efficient and highly desirable urban growth pattern requires a balance of residential and nonresidential uses, a range of housing opportunities, and short trips between housing, employment, and shopping.

This text amendment is intended to provide needed commercial development in this portion of the county. Significant residential development has been approved in the surrounding area, and this amendment will help to provide commercial and retail establishments to support this growing residential population. These developments can help reduce trip lengths and provide employment for nearby residents.

2. The best way to achieve an efficient and highly desirable urban growth pattern in this area is through the interconnection of urban nodes, tourist activities, and medical and commercial centers.

The proposed text amendment furthers this goal by balancing residential and commercial uses. The county has already approved significant residential development in the surrounding area. This amendment removes a barrier to commercial and retail development within the PIX district, and helps to promote additional development to support the residential population.

3. The existing cities serve as the social, commercial, cultural, educational, and civic centers of the entire area. Their urban services and location are responsive to the needs of the neighborhoods.

The proposed text amendment furthers this goal by ensuring the full range of needed land uses are provided. The proposed text amendment will encourage additional retail and commercial development to help support the needs of the neighborhoods along the US 27 corridor and surrounding area.

4. The I-4 US 27 intersection, as a major access to the area, will allow regional-type activities to develop in the adjacent area.

5. The existing medical facilities will serve as attractors for other medical services and office centers.

6. Tourist commercial uses, mixed with regional-type activities are better served in the vicinity of the intersection of I-4 and US 27 and at the terminus of the Ernie Caldwell Boulevard.

7. Neighborhood and community activity centers are needed to help serve not only the visitors but also the permanent residents to the area.
8. Environmentally sensitive development is an enhancement to the quality of life. Provisions for Green Swamp protection, aquifer protection, and reforestation are important components to this plan.

This text amendment furthers this goal by encouraging development on suitable land for development. The text amendment does not encourage development in unsuitable areas.

9. Transportation efficiency is a desirable goal. This plan recognizes US 27 as the primary transportation corridor and the need for alternative North/South and East/West facilities to support urban growth.

The proposed text amendment will help to provide commercial and retail establishments to support the growing residential population. This increase in development can help reduce trip lengths and provide employment for nearby residents. Major roadways will see less traffic and congestion as a result of these shorter trip lengths, helping contribute to transportation efficiency. The proposed amendment would also remove the requirement for direct frontage to a principal arterial roadway and instead allow for interconnective access, which will also help to reduce traffic on major roadways.

10. Multi-use transportation corridors and access management are key implementation tools to providing a safe and efficient movement of vehicular traffic.

The text amendment will permit an increase in commercial and retail development which will reduce trip lengths. The text amendment will also require interconnective access, which will help provide safe and efficient movement of vehicular traffic.

11. This SAP has an important rural and agricultural component that needs to encourage agricultural activities and protection of these elements.

12. Mixing residential and non-residential uses along with interconnectivity between neighborhoods and commercial districts will support a more efficient transportation pattern in the area as well as help maintain the level of service on US 27.

The proposed text amendment will result in more commercial and retail development in close proximity to residential developments. This will encourage a more mixed use development pattern for this portion of the county. The text amendment will require these developments to have interconnective access to principal arterial roadways, helping to support efficient transportation patterns.

13. Mixed use developments that can provide a diverse mix of residential and non-residential uses are preferred within the SAP.

14. Provide a linked system of recreation by the establishment of an area-wide pedestrian and bikeway trail within rights-of-way and on sidewalks of collector and arterial roads with links to the Green Swamp.

15. This SAP area contains regionally important commercial sand resources. These raw materials are essential for future development in several central Florida Counties. Development standards must maximize long-term extraction of sand resources, and promote compatibility with adjoining uses, and promote and guide future conversion to developable land.

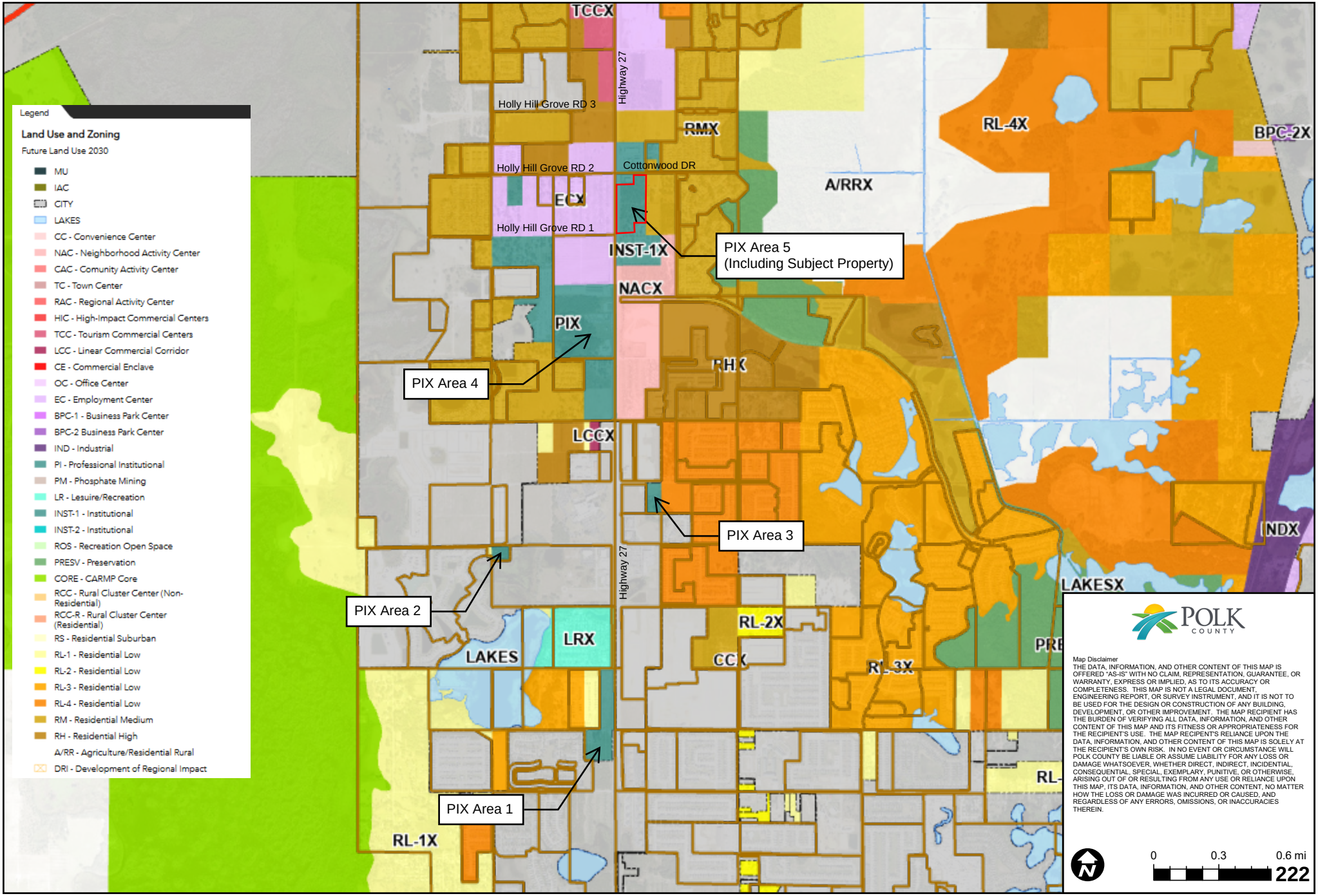
GOAL 2.131-Q: To develop an environmentally sensitive plan which encourages a high quality living environment through an efficient urban-growth pattern based on a balance of employment activities, residential and nonresidential uses, a range of housing opportunities, and short vehicle trips between housing, employment, and shopping in harmony with the special factors of the Green Swamp.

The proposed text amendment seeks to provide a balance of residential and non-residential uses. The amendment removes barriers to having needed commercial development in this portion of the county.

EXHIBIT 1: FUTURE LAND USE MAP

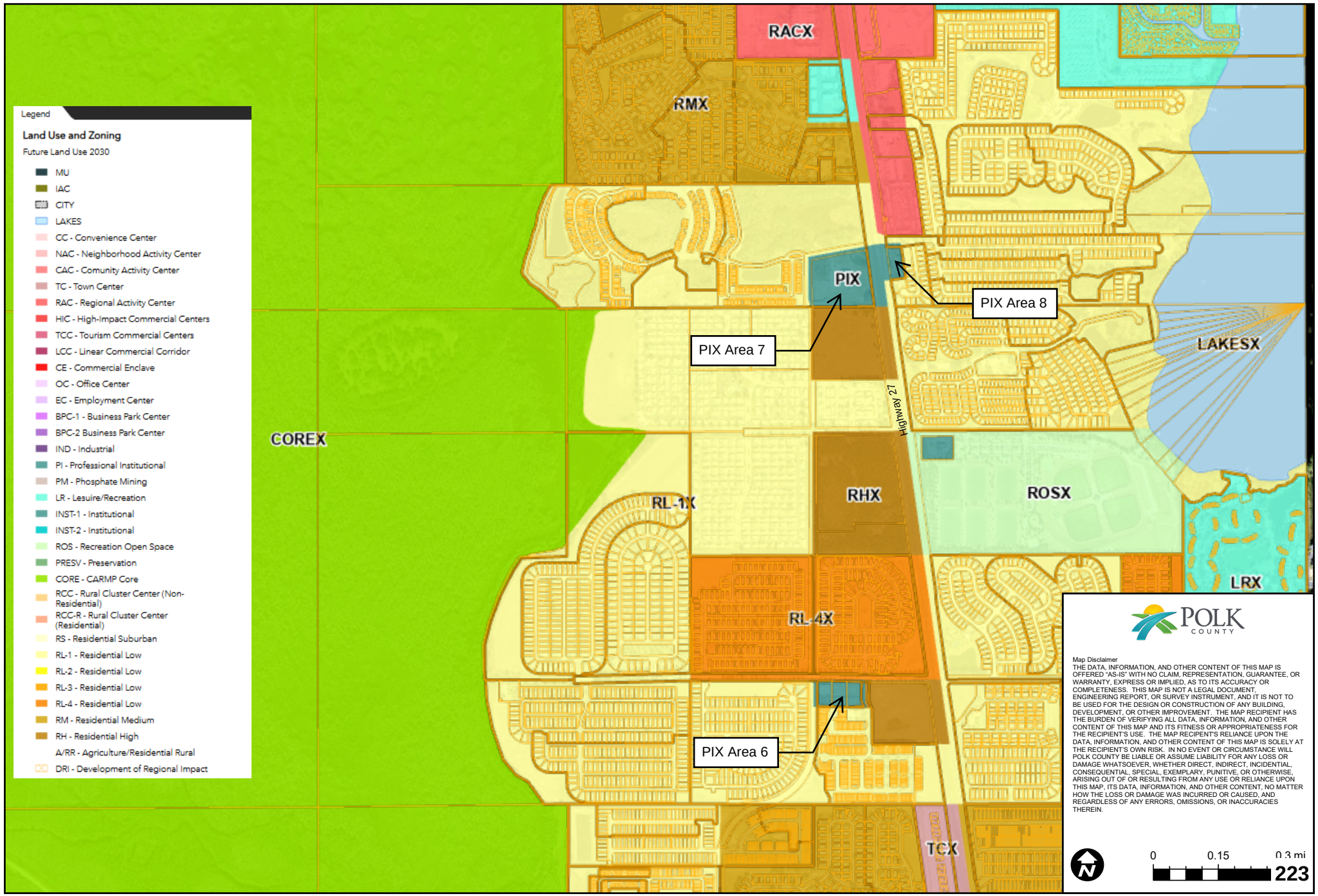
June 24, 2025

Polk County - GIS Viewer v.1



June 24, 2025

Polk County - GIS Viewer v.1



COMPREHENSIVE PLAN AMENDMENT

POLICY 2.131-Q4: MODIFIED LAND USE CATEGORIES

L. PROFESSIONAL INSTITUTIONAL (PIX) - The Professional Institutional is an Activity Center designated only within this SAP that is designed to allow health related and other professional facilities and other support businesses.

a) DESIGNATION AND MAPPING - Professional Institutional is designated on the North Ridge SAP Future Land Use Map.

b) CHARACTERISTICS - The PIX is intended to accommodate the employment and functional needs of the medical community as well as associated uses and retail and commercial uses to serve the employees within the PIX and surrounding areas. The PIX will generally contain medical and other professional offices and support facilities including uses to support the employee population. General (approximate) characteristics of the Professional Institutional Xs are:
    a. Usable Area: 10 acres or more
    b. Minimum Population Support: More than 2,500 people
    c. Market-Area Radius: More than 2 miles
    d. Typical Tenants: Services to persons needing medical and other specialty services such as administrative, clerical, or professional offices, doctors offices, hospitals, pharmacies, medical supply and other specialty retail stores, assisted living facilities, nursing homes, and small scale retail stores and services for the clients and employees of the land use category. Hotels and motels are also permitted to serve the users of the districts.

c) DEVELOPMENT CRITERIA - Development within a PIX shall conform to the following criteria:
    a. Access to parcels shall be by an internal road system, frontage roads, cross-access easements, shared ingress/egress access easements, or some combination of these. New driveways to US 27 may be permitted during the Level 3 Review for the Planned Development.
    b. Different uses shall incorporate the use of shared ingress/egress facilities wherever practical.
    c. Interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.
    d. Buffering that meets the County development standards as set forth in the adopted code shall be provided where effects of lighting, noise, odors, and other such factors would adversely impact adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage,

etc. are examples of facilities which may require special buffering provisions.

e. Residential development, as primary or accessory, will be permitted in up to fifteen percent (15%) of the PIX designation at Medium Densities.
f. The FAR shall be 0.70. Higher FARs will be allowed through bonus points per the Land Development Code for a total of 1.25.
g. Retail and commercial uses are limited to ~~25~~ 30 percent of the PIX district. Future expansions shall require review by the County to meet the then needed infrastructure improvements. At no time may the commercial uses exceed the maximum floor area ratio of 0.70.

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LEVEL 3 & 4 DEVELOPMENT REVIEW APPLICATION

Refer to Resolution 13-141 for Applicable Fee(s)

Office of Planning and Development
Land Development Division
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
(863)534-6792
FAX (863) 534-6407

TYPE OF APPLICATION

( ) Level 3 (✓) Level 4

( ) Conditional Use **( ) Planned Development**

( ) Suburban Planned Development **( ) Sign Plan**

( ) Major Modification - Case Number _____

	Owner	**Applicant**	**Contact Person**
Name	Randy Hodge, Intram Investments	Randy Hodge, Intram Investments	Justin Ham, P.E.
Work Number	407-354-2200 ext.221	407-354-2200 ext.221	863-226-6564
Fax Number			
Mailing Address	Cottonwood 27 Development, LLC 5555 S. Kirkman Rd, Ste 201 Orlando, FL 32819	Cottonwood 27 Development, LLC 5555 S. Kirkman Rd, Ste 201 Orlando, FL 32819	Kimley-Horn 109 S. Kentucky Ave. Lakeland, FL 33801
Email	rhodge@intram.com	rhodge@intram.com	justin.ham@kimley-horn.com

Description of Proposed Activity or Use

Please provide a detailed description of the project, quantifying intensity (such as number of units, employees, seats, beds, rooms, children, holes of golf, pumps, vehicle repair bays, etc.), specify phasing, and estimated period for completion.

The project consists of ±12.8 acres of undeveloped land located east of US HWY 27 and south of Cottonwood Road. The project is located within the North Ridge SAP and the TSDA Development Area. The property will be subdivided into commercial/retail outparcels and includes associated utility and stormwater infrastructure. The purpose of this application is to request a Comprehensive Plan Text Amendment to increase the percentage of permitted commercial/retail use within the PIX zoning district from 25% to 30%.

	Range	-	Township	-	Section	Subdivision #	-	Parcel #
Parcel ID Number(s):	R 27		T 26		S 29	706500	-	030010 .
	R 27		T 26		S 29	706500	-	030151 .
	R 27		T 26		S 29	706500	-	030152 .
	R		T		S		-	.

(Include others on a separate attachment)

Address and Location of Property:

US Hwy 27 and Cottonwood Drive, 41491 Hwy 27, Davenport, FL 33837

Directions to Property from Bartow

Travel north on US-98 to Polk Parkway. Travel north-east on Polk Parkway to I-4. Travel east on I-4. Take exit 55 to South US-27. The site is located toward the SE corner of US-27 and Cottonwood road.

Property Description

Future Land Use (and Subdistrict if applicable): Professional Institutional (PI) .

Property Size: 12.82 +/- acres Development Area: TSDA

Water Provider Name and Phone Number: PCU .

Sewer Provider Name and Phone Number: PCU .

Development of Regional Impact: N/A .
(Name and Phase of DRI)

Selected Area Plan: North Ridge .
(Name of SAP)

Green Swamp Area of Critical State Concern: N/A .
(Name of Special Protection Area)

Joint Planning Area/Interlocal Agreement N/A

Have Development Rights been transferred to or from the subject property? ___ Yes ✔ No

Identify existing uses and structures on subject and surrounding properties (e.g. vacant, residential # du/ac, commercial approx. square feet, etc.):

US Highway 27 Right-of-Way Existing Retail (Dollar General) **NW**	Cottonwood Drive Right-of-Way Professional Institutional (Sun State International Trucks, Polk County Fire Rescue Station 38) **N**	Cottonwood Drive Right-of-Way Existing Residential (RMX) **NE**
US Highway 27 Right-of-Way **W**	Vacant Professional Institutional (PIX) **Subject Property**	Existing Residential (RMX) Four Corners Baptist Church **E**
US Highway 27 Right-of-Way Holly Hill Grove Rd Right-of-Way **SW**	Holly Hill Grove Rd Right-of-Way Existing Institutional (Champions Christian Academy) **S**	Professional Institutional (Proposed Vet Clinic) **SE**

Approval of this application does not waive any other applicable provisions of the Polk County Land Development Code, the Polk County Comprehensive Plan, the Polk County Utility Code which are not part of the request for this application, nor does approval waive any applicable Florida Statutes, Florida Building Code, Florida Fire Prevention Code, or any other applicable laws, rules, or ordinances, whether federal, state or local. The applicant has the obligation and responsibility to be informed of and be in compliance with all applicable laws, rules, codes and ordinances.

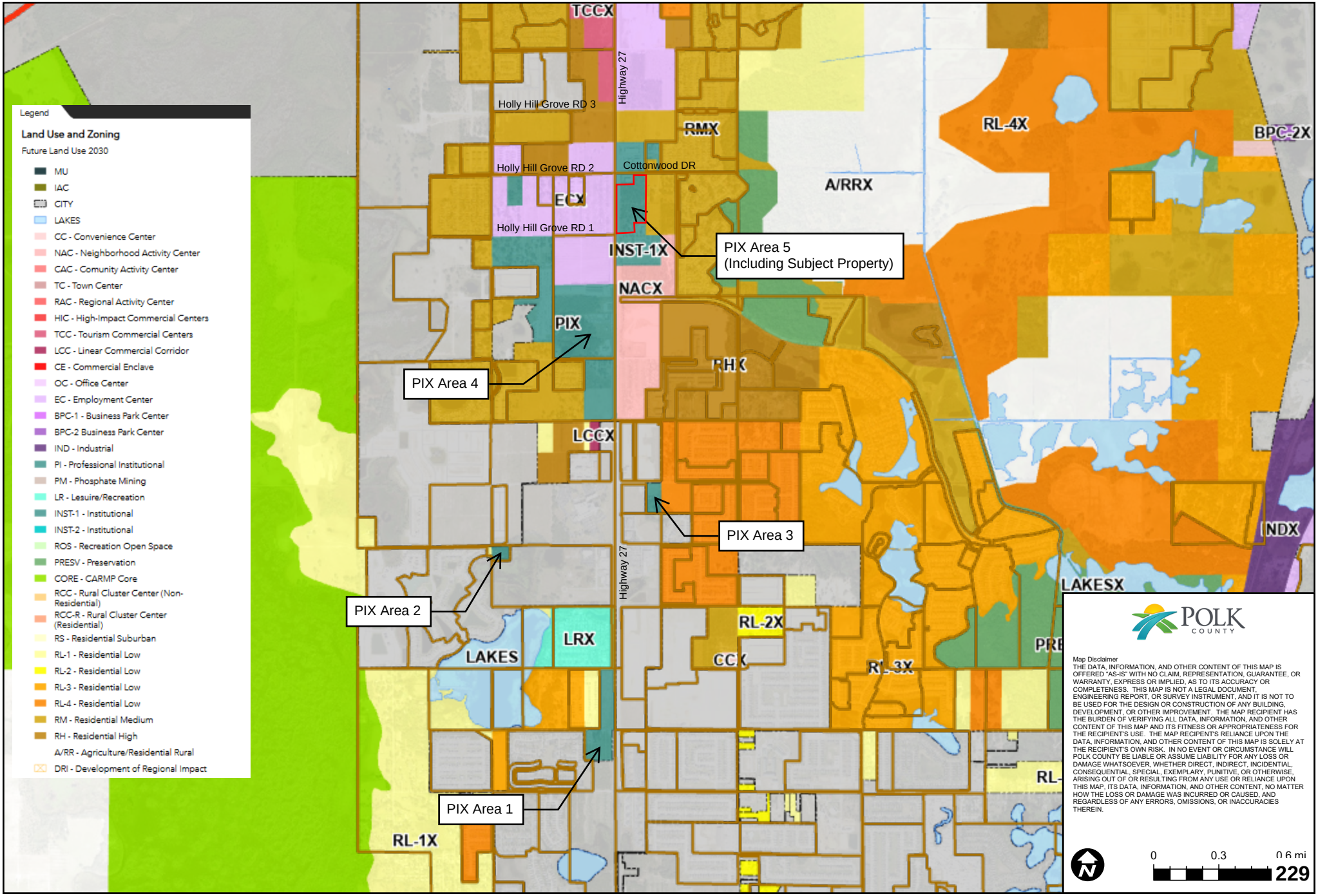
I, RANDY HODGE (print name), the owner of the property which is the subject of this application, or the authorized representative of owner of the property which is the subject of this application, hereby authorize representatives of Polk County to enter onto the property which is the subject of this application to perform any inspections or site visits necessary for reviewing this application. I understand that representatives of Polk County are not authorized to enter any structures dwellings which may be on the property.

RANDY HODGE, VICE PRES. 5/30/25

Property owner or property owner's authorized representative. Date:

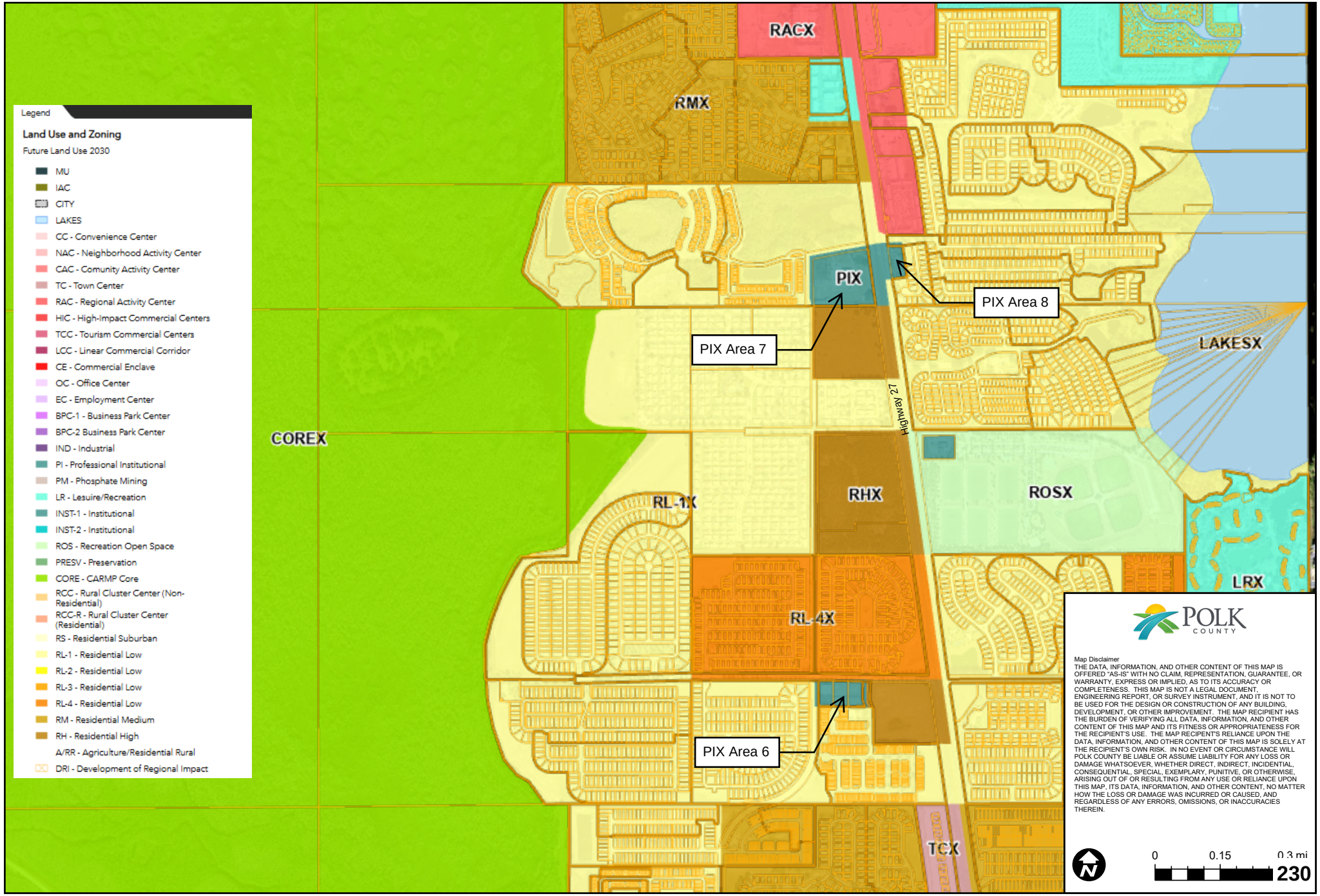
June 24, 2025

Polk County - GIS Viewer v.1



June 24, 2025

Polk County - GIS Viewer v.1



Agenda Item 8. 9/10/2025

SUBJECT

LDCT-2025-14 (North Ridge SAP PIX Text Amendment)

DESCRIPTION

Applicant-initiated request to amend Chapter 4, Section 401.06.E to (1) increase allowable area for Gas Stations from 20% to 30%, with allowances for higher percentage with a Conditional Use Planned Development, (2) amend signalized intersection of a principal arterial road to with direct access to a principal arterial roadway via an internal road network and, (3) to modify the retail cap for Professional Institutional-X (PIX) and (4) add a limitation for Retail in the PIX of 30% without a Conditional Use.

RECOMMENDATION

Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Robert Bolton

Planner III

Land Development

863-534-6468

robertbolton@polk-county.net

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	July 31. 2025
Planning Commission Date:	September 10, 2025
BoCC Dates:	November 4, 2025, 1st reading, and February 17, 2026 Adoption
Applicant:	Justin Ham, Kimley-Horn
Level of Review:	Level 4 Review, Land Development Code Text Amendment
Case Number and Name:	LDCT-2025-14 North Ridge SAP PIX LDC Text
Request:	Amend Chapter 4, Section 401.06.E to (1) increase allowable area for Gas Stations from 20% to 30%, with allowances for higher percentage with a Conditional Use Planned Development, (2) amend signalized intersection of a principal arterial road to with direct access to a principal arterial roadway via an internal road network and, (3) to modify the retail cap for Professional Institutional-X (PIX) and (4) add a limitation for Retail in the PIX of 30% without a Conditional Use.
Location:	North Ridge Selected Area Plan
Property Owner:	N/A
Parcel Size:	N/A
Development Area:	Transit Supportive Development Area (TSDA)
Future Land Use:	N/A
Nearest Municipality	N/A
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Florida Commerce	N/A
Case Planner:	Robert Bolton, Planner III

Summary of Analysis:
The Land Development Code policy changes are to:
Section 401.06.E.3.i.

ii. The following conditions shall apply to gas stations within the PIX:

(1) Gas Stations are considered to be retail/commercial uses and shall not exceed the ~~20%~~ 30% limit of such retail/commercial uses allowed throughout the PIX district, retail over 30% PD.

(2) Must have direct frontage ~~at a signalized intersection~~ of a principal arterial roadway with direct access to a principal arterial roadway via an internal road network.

Section 401.06.E.3.r.

r. Retail - The following standards shall apply:

i. Retail uses are limited to 15 percent of the total developable area ~~PIX~~, BPCX and INDX;

ii. Retail use within the PIX district is limited to 30 percent, a higher percentage of the limited 30 percent of retail and commercial uses shall be permitted through a Level 3 Conditional Use.

Summary

This is an applicant -initiated request to approve a Land Development Code (LDC) Amendment. The request would amend the Land Development Code Chapter 4, Section 401.06.E , The North Ridge Selected Area Plan, Modified Special Use Requirements. The request is comprised of four elements: (1) increase allowable area for Gas Stations in PIX from 20% to 30%, with allowances for higher percentage with a Conditional Use, (2) amend direct frontage to internal road network to signalized intersection of a principal arterial road, (3) modify the retail cap for Professional Institutional-X (PIX) and (4) add a limitation for Retail in the PIX of 30% with an allowance to go higher with a Level 3 Conditional Use. This request is related to LDCPAL-2025-8 North Ridge SAP PIX Comprehensive Text Amendment, requesting to change Section 2.131 Q4. L c. of the Development Criteria for the Professional Institutional-X (PIX) within the North Ridge Selected Area Plan (SAP).

Data and Analysis Summary

The first of the four parts of the request, is related to the LDCPAL-2025-8 Comprehensive Plan Text Amendment. The Comprehensive Plan, Policy 2.131-Q4. L. c. (g) has a limitation of 25 percent of the land within each PIX district, LDC Section 401.06.E.3.i.1. specifies a limitation of 20 percent of retail and commercial, an inconsistency between the codes. This request will bring these codes into consistency. The request is to increase the limitation to 30 percent of the district. An analysis of the five (5) PIX districts within the North Ridge SAP indicates a total acreage of 162.9± acres, individual districts range from 2.9± acres to 107.2± acres. An analysis of each of the districts indicates that the net increase for each district would range from 0.15± acres to 4.9± acres each. Two (2) of the districts would have less that a ¼ acre increase each, one indicating an increase of less than one (1) acre, with the next larges at just under 1.5 acres and the larges at approximately 4.9 acres. For the majority of the districts the increase would be negligible.

The request would make the retail and commercial limits the same within the Professional Institutional-X (PIX) and Employment Center-X (ECX). An analysis of the two (2) districts indicates very similar allowable uses, either Permitted or by Conditional Use. Exhibit 4 is a Table of the PIX and ECX uses, non-allowed uses excluded. Of the 61 uses shown two (2) of the retail uses are not allowed withing the PIX nor the ECX districts, one (1) additional use (Retail more than 65,000 sf) is not allowed within the PIX the remaining retail or commercial uses are either Permitted or a Conditional Use 1 or 2 for both the PIX and ECX. One exception is a Gas Station which is a C2 in the PIX and a C3 within the ECX. The high level of similarity in allowable uses within the retail and commercial uses provides strong justification for the amendment providing for the consistency of a 30% limitation for retail and commercial development within both the PIX and ECX districts.

The second of the four parts of the request is to amend direct frontage to internal road network to signalized intersection of a principal arterial road. As the North Ridge SAP builds out and interconnectivity of developments through designed internal roadways to signalized intersections along the principle arterial road, US Highway 27, providing for a mechanism to access a signalized intersect via development interconnectivity was a primary reason for the interconnectivity concept within the code. US Highway 27 is a FDOT maintained road and the County does not have control

over signalization, this will provide developments flexibility when working with FDOT on access to US Highway 27.

The third of the four parts of the request is to remove Professional Institutional-X (PIX) from retail caps. Another inconsistency between the codes is located in Section 401.06.E.3.r.i. which states that Retail had a 15 percent limitation within a PIX district. A removal of this limitation would provide that consideration for retail and commercial will be covered in Section 401.06.E.3.i. eliminating an inconsistency within the LDC.

The fourth of the four parts of the request is to add subsection for Retail in the PIX in Section 401.06.E.3.r., to 30% with an allowance to go higher with a Level 3 Conditional Use. This allows for consistency within the codes as well as allowing for a higher level of retail within a high residential demand area. Commercial support in the form of retail use is a needed use for residential support. The PIX districts all typically have good principle arterial frontage, a Level 3 Conditional Use will require Planning Commission approval.

The elements of the request are considered to provide consistency between the Comprehensive Plan and Land Development Code as well as within the LDC. The expansion of the limitation of retail and commercial is considered to allow for a well rounded mix of nonresidential uses along the US Highway 27 corridor.

Relevant Sections, Policies, and/or Regulations Considered:

- Policy 2.102-A1: Development Location
- Policy 2.102-A2: Compatibility
- Section 2.131-Q Northridge Selected Area Plan
- LDC Chapter 4 Section 401.06.E North Ridge Selected Area Plan

Findings of Fact

- Amend Chapter 4, Section 401.06.E to (1) increase allowable area for Gas Stations from 20% to 30%, with allowances for higher percentage with a Conditional Use Planned Development, (2) to amend direct frontage to internal road network to signalized intersection of a principal arterial road and, (3) to modify the retail cap for Professional Institutional-X (PIX) and (4) add a limitation for Retail in the PIX of 30% without a Conditional Use.

- The Professional Institutional-X (PIX) districts within the North Ridge Selected Area Plan (SAP) total five (5) districts and range in size from 2.9± acres to 107.2± acres.

- The request to increase the retail and commercial development area size from 25 percent to 30 percent would provide for a net increase of retail and commercial land area for each district of 0.15± acres to 4.9± acres. For the majority of the districts the increase would be negligible.

- Section 401.06 of the Land Development Code and Section 2.131-Q of the Comprehensive Plan both mention and address the Professional Institutional-X (PIX) in the North Ridge SAP.

- This request is related to LDCPAL-2025-8 which is a Comprehensive Plan text amendment to Section 2.131-Q regarding limitation of retail and commercial development in the PIX.

- Table 4.16 in the Land Development Code is a use table for the North Ridge SAP.

Recommendation

Development Review Committee Recommendation: Based on the information provided and the analysis conducted within this staff report, the Development Review Committee finds that the request **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the Development Review Committee (DRC) recommends **APPROVAL of LDCT-2025-14.**

Planning Commission Recommendation: On September 10, 2025, at an advertised public hearing, the Planning Commission recommend 0:0, to **APPROVE or DENY LDCT-2025-14.**

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.

Business Impact Estimate

- **Summary of the proposed ordinance:** An LDC text amendment to Chapter 4, Chapter 4, Section 401.06.E to (1) increase allowable area for Gas Stations from 20% to 30%, with allowances for higher percentage with a Conditional Use Planned Development, (2) to amend direct frontage to internal road network to signalized intersection of a principal arterial road and, (3) to modify the retail cap for Professional Institutional-X (PIX) and (4) add a limitation for Retail in the PIX of 30% without a Conditional Use; providing for severability; providing an effective date.

- **Public purpose to be served by the proposed ordinance:** Polk County has many different areas of development, each with their own unique needs. The North Ridge Selected Area Plan was implanted to guide the growth within its boundaries of the northeaster portion of Polk County. The request will provide consistency within the Land Development Code and the Comprehensive Plan and provide for enhanced development of the retail and commercial components of the PIX within the North Ridge SAP.

- **Estimate of the direct economic impact of the proposed ordinance to businesses in the county:** No foreseeable impact is estimated. Establishing the increased limitation on retail and commercial, amending the frontage requirement, removal of Retail from the PIX and adding the limitation for Retail to 30 percent without a Conditional Use will not impact the current businesses operating in this area. However, these changes will allow for a diverse retail and commercial development within the North Ridge SAP PIX districts.

Analysis:

The applicant wishes to exceed the retail and commercial limitations within one of the Professional Institutional-X (PIX) districts within the North Ridge SAP. The inconsistency between the Comprehensive Plan and Land Development Code was raised as well as the typical development of the existing PIX and Employment Center-X (ECX) limitations for retail and office use. The Land Development Code limits retail and commercial development to 20% of the PIX district, while the Comprehensive Plan limits retail and commercial development to 30% of the PIX district. The ECX districts within the North Ridge SAP limits Retail and commercial development to 30% if the district. Within the North Ridge SAP the PIX and ECX districts are developing out in a similar nature with similar uses within Table 4.16 Table of Standard Used for the North Ridge SAP. The applicant requested a Text Amendments to both the Land Development Code and the Comprehensive Plan (LDCPAL-2025-14).

Limits of the Proposed Amendment

The scope of the amendment is to provide consistancy within the Land Development Code and between the Comprehensive Plan on limitations on retail and commercial develoment within a PIX district in the North Ridge SAP, by (1) increase allowable area for Gas Stations from 20% to 30%, with allowances for higher percentage with a Conditional Use Planned Development, (2) to amend direct frontage to internal road network to signalized intersection of a principal arterial road and, (3) to modify the retail cap for Professional Institutional-X (PIX) and (4) add a limitation for Retail in the PIX of 30% without a Conditional Use.

Consistency with the Comprehensive Plan & Land Development Code

The Land Development Code has policies and regulations with standards for uses within each of the allowable Future Land Use districts. An inconsistency was found within the PIX district within the LDC. The requested LDC amendments will allow consistency within the LDC and proved for consistency for development for retail and commercial within the PIX districts.

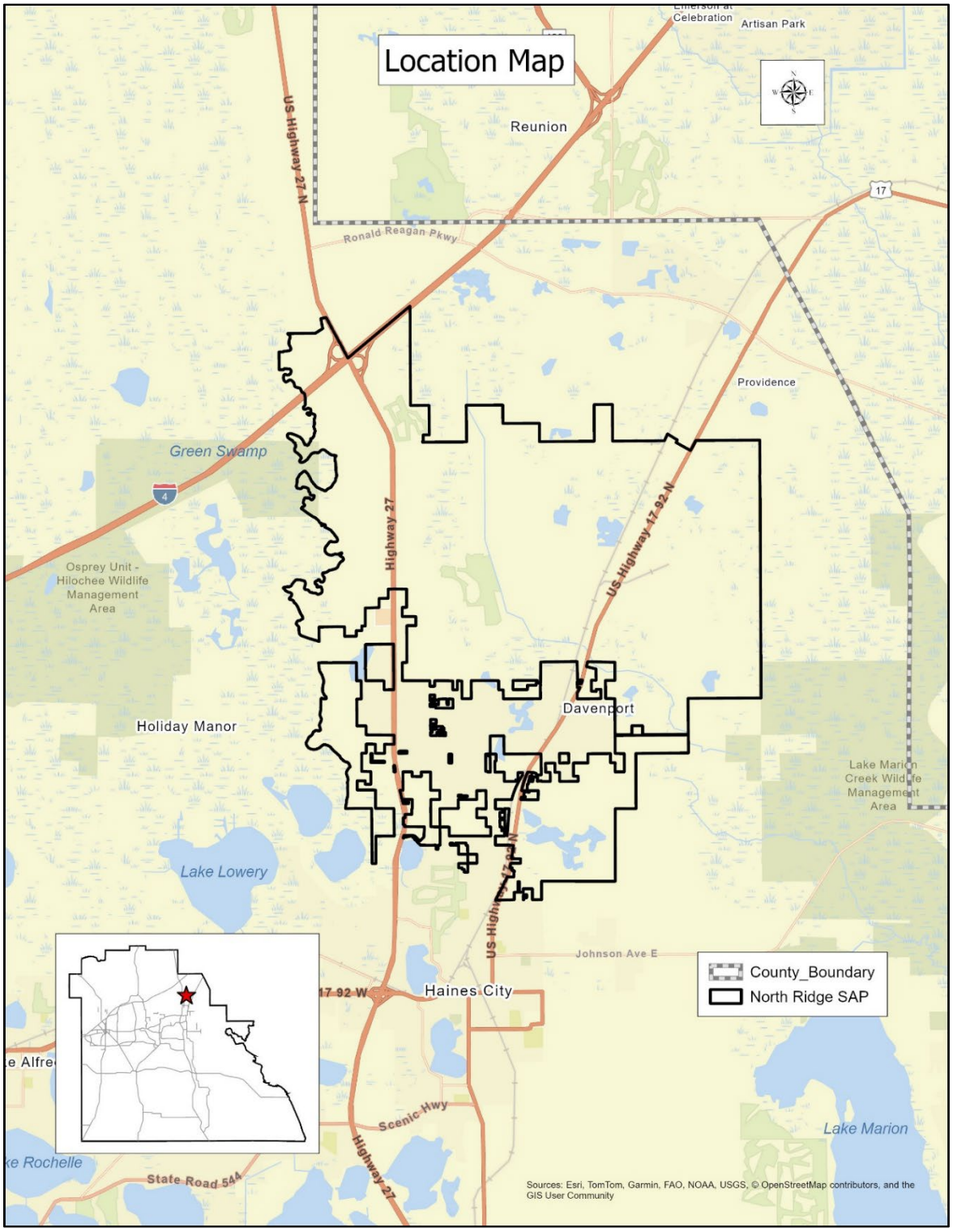
With the related LDCPAL-2025-8 Comprehensive Plan Text Amendment, both the Comprehensive Plan and LDC will be consistent on the limitation for retail and commercial development within the PIX districts in the North Ridge SAP.

The requests are consistent with the Comprehensive Plan and Land Development Code.

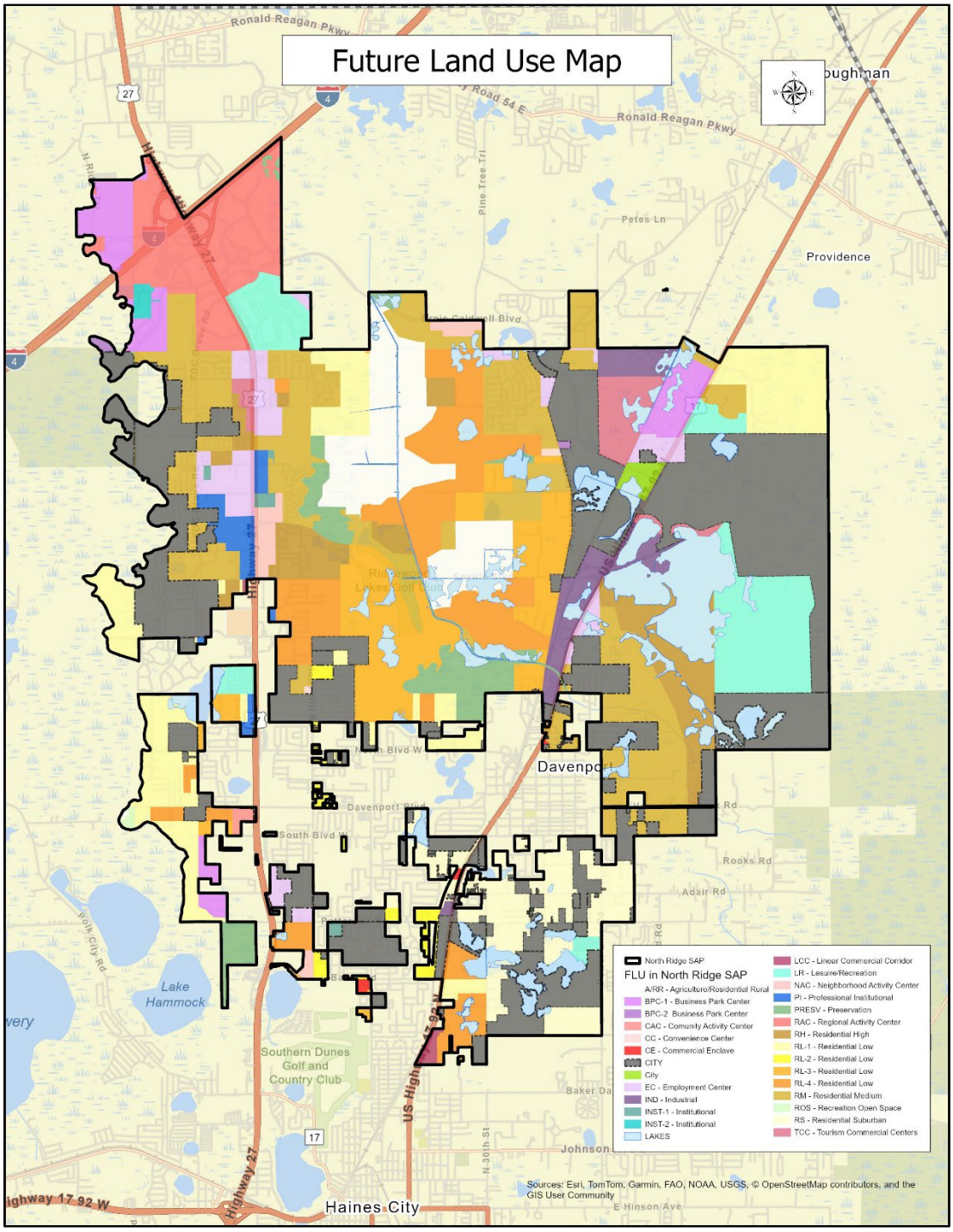
Comments from Other Agencies: None

Exhibits:

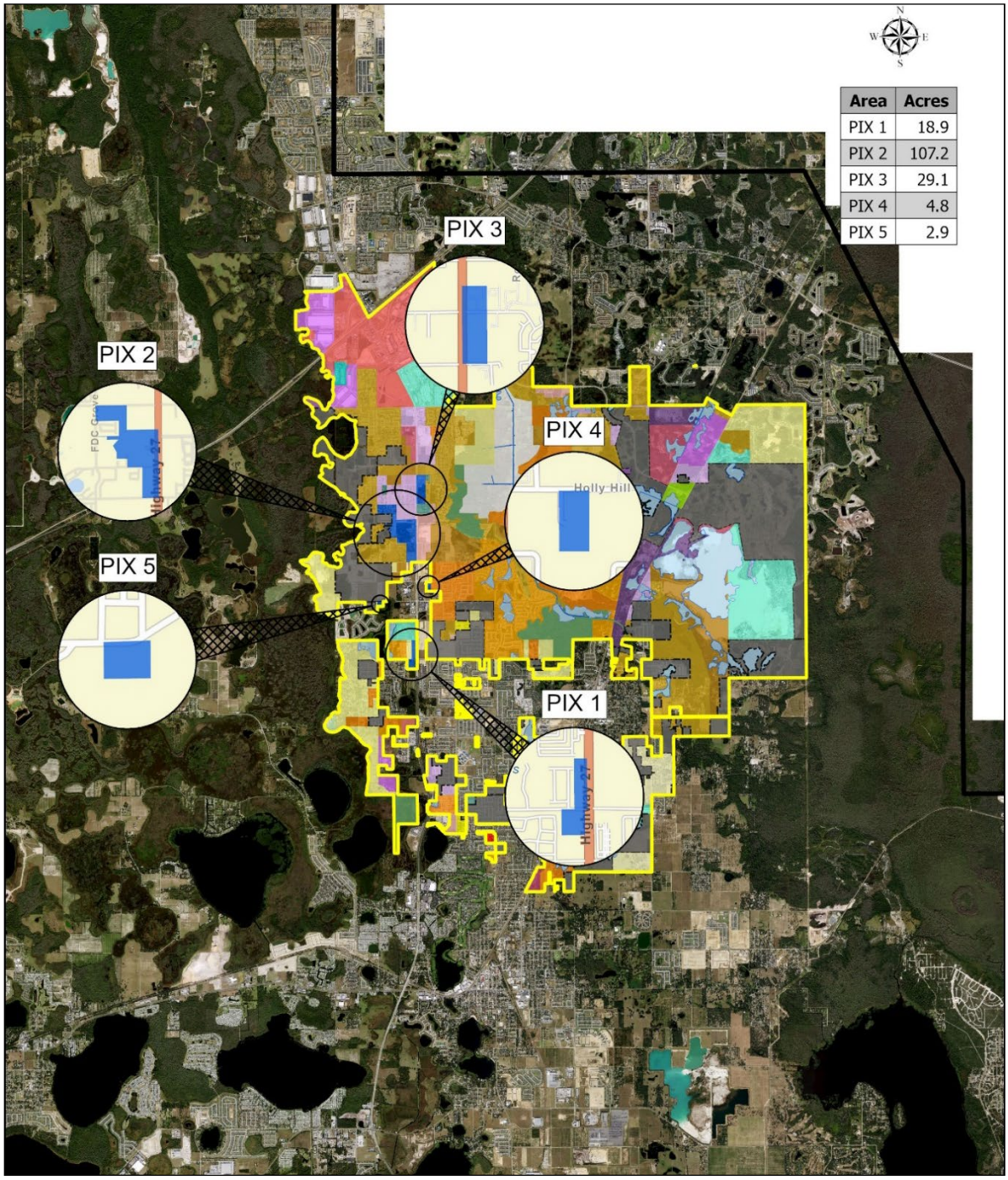
Exhibit 1 Location Map
Exhibit 2 Current Future Land Use Map Within the North Ridge SAP
Exhibit 3 PIX Locations within the North Ridge SAP
Exhibit 4 PIX and ECX Allowable Uses within the North Ridge SAP



LOCATION MAP



CURRENT FUTURE LAND USE MAP
NORTH RIDGE SAP



PIX LOCATIONS WITHIN NORTH RIDGE SAP

Table 4.16 Use Table for Standard Land Use Districts North Ridge SAP		
	PI X	EC X
Key to Table: P = Permitted Use; C = Conditional Use		
Residential Uses		
Group Living Facility (15 or more residents)	C2	
Mobile Home Park	C3	
Multifamily	C2	C2
Mixed Uses		
Planned Development	C3	C3
All Other Uses		
Adult Day Care Center (7 or more clients)	C2	
Agricultural Support, On-Site		P
Airport		C4
Alcohol Packaged Sales	C1	C1
Assembly, Light		P
Car Wash, Full Service	C3	C2
Car Wash, Incidental	C2	C2
Childcare Center	C2	C2
Clinics & Medical Offices	P	C2
Communication Tower, Monopole	C2	C3
Community Center		P
Cultural Facility	P	P
Financial Institution	C2	P
Financial Institution, Drive Through	C2	P
Funeral Home & Related Facilities	C2	
Gas Station	C2	C3
Golf Course	C1	C1
Government Facility	C3	C3
Heliports	C2	C3
Helistops	C2	C2
Hospitals	P	C3
Hotels and Motels	P	C2
Lodges and Retreats	P	P
Medical Marijuana Dispensaries	C2	C2
Mining, Non-phosphate	C4	C4

Table 4.16 Use Table for Standard Land Use Districts North Ridge SAP		
	PI X	EC X
Nursing Home	C2	
Office	C2	C2
Office Park	C2	P
Personal Service	C2	P
Printing & Publishing		P
Recreation, High Intensity	C1	C1
Recreation, Low-Intensity	C1	C1
Recreation Passive	C1	C1
Recreational Camping	C2	
Religious Institution	C3	C3
Research & Development	P	P
Restaurant, Drive-thru/Drive-in	C2	C2
Restaurant, Sit-down/Take-out	C2	P
Retail, Less than 5000 sq. ft.	C2	P
Retail, 5,000 - 34,999 sq. ft.	C2	C2
Retail, 35000 - 64,999 sq. ft.	C2	C2
Retail, More than 65,000 sq. ft.		C3
Retail, Home Sales Office		
Retail, Outdoor Sales/Display		
School, High	C3	C3
School, Leisure/Special Interest	C2	C2
School, Technical/Vocational Trade & Training	C2	C2
School, University/College	C3	C2
Self-storage Facility	C3	C2
Studio, Production		P
Transit, Facility	C2	C2
Utilities, Class I	P	P
Utilities, Class II	P	C1
Utilities, Class III	C3	C3
Vehicle Service, Mechanical		C2
Vehicle Sales, Leasing		C2
Veterinary Service	C2	

PIX AND ECX ALLOWABLE USES WITHIN THE NORTH RIDGE SAP

(Retail and Commercial uses highlighted in yellow)

ORDINANCE NO. 25 -____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF AMENDMENT **LDCT-2025-14**, AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN, ORDINANCE 92-36, AS AMENDED TO CHANGE POLICY 2. 2.131-Q4. L. C. (G) TO AMEND THE RETAIL AND COMMERCIAL LIMITATION FROM 25 PERCENT TO 30 PERCENT OF THE PIX DISTRICT WITH ALLOWANCES FOR HIGHER PERCENTAGE WITH A CONDITIONAL USE. PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Local Government Comprehensive Plan and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt a Land Development Regulations consistent with the Polk County Comprehensive Plan; and

WHEREAS, the Board of County Commissioners adopted said Land Development Regulations on March 1, 2000, titled the Polk County Land Development Code; and

WHEREAS, Chapter 9, Section 903 of the Land Development Code requires Land Development Code Amendments to be a Level 4 Review; and

WHEREAS, Chapter 9, Section 907 sets forth the purpose and review process for Level 4 Reviews; and

WHEREAS, pursuant to Section 125.67 of the Florida Statutes, every ordinance shall embrace but one subject and matter properly connected therewith; and

WHEREAS, pursuant to Section 163.3164 of the Florida Statutes, the Polk County Planning Commission conducted a public hearing, with due public notice having been provided, on the proposed Land Development Code Amendment on September 10, 2025; and

WHEREAS, the proposed text amendment to the Polk County Land Development Code shall Amend Chapter 4, Section 401.06.E to (1) increase allowable area for Gas Stations from 20% to 30%, with allowances for higher percentage with a Conditional Use, (2) amend signalized intersection of a principal arterial road to with direct access to a principal arterial

roadway via an internal road network and, (3) to modify the retail cap for Professional Institutional-X (PIX) and (4) add a limitation for Retail in the PIX of 30% without a Conditional Use.; and

WHEREAS, the Board of County Commissioners, reviewed and considered all comments received during said public hearings held on November 4, 2025 and February 17, 2026, and provided for necessary revisions; and

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Polk County, Florida that:

NOTE: The underlined text indicates proposed additions to the current language. The strikeout indicates text to be removed from the current ordinance.

SECTION 1: FINDINGS

The Board hereby finds and determines that:

The findings set forth in the recitals to this Ordinance are true and correct and hereby adopted.

The Planning Commission, acting in its capacity as the Local Planning Agency for the County, held a public hearing on September 10, 2025, to consider the LDC text amendments contained within Application LDCT-2025-14 and found them to be consistent with the Comprehensive Plan and recommended that the Board adopt the LDC Text Amendment contained within Application LDCT-205-14.

The adoption of LDCT-2025-14 consistent with the Comprehensive Plan and LDC.

SECTION 2: COMPREHENSIVE PLAN AMENDMENT

Chapter 4, Section 401.06.E North Ridge Selected Area Plan of the Land Development Code, Polk County Ordinance 02-13, as amended, is hereby amended in the following manner:

Section 401.06.E.3.i.

ii. The following conditions shall apply to gas stations within the PIX:

(1) Gas Stations are considered to be retail/commercial uses and shall not exceed the ~~20%~~ 30% limit of such retail/commercial uses allowed throughout the PIX district, retail over 30% PD.

(2) Must have direct frontage ~~at a signalized intersection~~ of a principal arterial roadway with direct access to a principal arterial roadway via an internal road network.

Section 401.06.E.3.r.

r. Retail - The following standards shall apply:

i. Retail uses are limited to 15 percent of the total developable area ~~PIX~~, BPCX and INDX;

ii. Retail use within the PIX district is limited to 30 percent, a higher percentage of the limited 30 percent of retail and commercial uses shall be permitted through a Level 3 Conditional Use.

SECTION 3: SEVERABILITY

If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction the other provisions shall remain in full force and effect.

SECTION 4: EFFECTIVE DATE

This ordinance shall be effective 31 days after the Department of Economic Opportunity notifies the County that the plan amendment package is complete. If timely challenged, this amendment becomes effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

SECTION 5: FILING WITH THE DEPARTMENT OF STATE:

The Clerk and Auditor to the Board of County Commissioners of Polk County, Florida, shall file a certified copy of this ordinance with the Department of State, through the Secretary of State, upon adoption by the Board of County Commissioners of Polk County, Florida.

ADOPTED, in open session of the Polk County Board of County Commissioners with a quorum present and voting this 17th day of February, 2026.

PROPOSED TEXT AMENDMENT TO NORTH RIDGE SELECTED AREA PLAN AND POLK COUNTY LAND DEVELOPMENT CODE

Prepared For:

INTRAM INVESTMENTS, INC.

Prepared By:
KIMLEY-HORN AND ASSOCIATES, INC.
109 SOUTH KENTUCKY AVENUE
LAKELAND, FLORIDA 33801

June 2025

PROPOSED TEXT AMENDMENT TO NORTH RIDGE SELECTED AREA PLAN
AND POLK COUNTY LAND DEVELOPMENT CODE

I. SUMMARY/INTRODUCTION

The applicant, Intram Investments, Inc., seeks the approval of a text amendment to the Polk County Comprehensive Plan. The text amendment is to Policy 2.131-Q4L.c (g) in the North Ridge Selected Area Plan (the "Policy"). This policy addresses retail and commercial uses for parcels designated Professional Institutional (PIX) future land use designation only. The relevant portion of the existing policy is included below with the key language in **BOLD** text:

> c) DEVELOPMENT CRITERIA - Development within a PIX shall conform to the following criteria:
> g. Retail and commercial uses are limited to **25 percent** of the PIX district. Future expansions shall require review by the County to meet the then needed infrastructure improvements. At no time may the commercial uses exceed the maximum floor area ratio of 0.70.

The applicant seeks the approval of a text amendment to the Polk County Land Development Code ("LDC"). The text amendment is to sections 401.06.E.3.i and 401.06.E.3.r of the Polk County LDC. These sections address retail and commercial uses for parcels designated Professional Institutional (PIX) future land use designation, and would be modified for consistency with the proposed text change to the Comprehensive Plan. The relevant portion of the existing policy is included below with the key language in **BOLD** text:

> Section 401.06.E.3.i
> ii. The following conditions shall apply to gas stations within the PIX:
> (1) Gas Stations are considered to be retail/commercial uses and shall not exceed the **20% limit** of such retail/commercial uses allowed throughout the PIX district.
> (2) Must have **direct frontage** at a signalized intersection of a principal arterial roadway.
>
> Section 401.06.E.3.r
> r. Retail - The following standards shall apply:
> i. Retail uses are limited to 15 percent of the total developable area **PIX**, BPCX and INDX;

The applicant is seeking to increase the allowable percentage of retail and commercial uses within the PIX district to 30 percent. The proposed text amendments would permit for a consistent percentage of allowable commercial/retail use within the PIX district in both the Comprehensive Plan and the Polk County LDC.

II. PROPOSED REVISIONS

The applicant is seeking the following revisions to Policy 2.131-Q4L.c (g) in the North Ridge Selected Area Plan:

> c) DEVELOPMENT CRITERIA - Development within a PIX shall conform to the following criteria:
> g. Retail and commercial uses are limited to ~~25~~ **30 percent** of the PIX district. Future expansions shall require review by the County to meet the then needed infrastructure improvements. At no time may the commercial uses exceed the maximum floor area ratio of 0.70.

The applicant seeks the following revisions to sections 401.06.E.3.i and 401.06.E.3.r of the Polk County Land Development Code:

> Section 401.06.E.3.i
> ii. The following conditions shall apply to gas stations within the PIX:
> (1) Gas Stations are considered to be retail/commercial uses and shall not exceed the ~~20%~~ **30%** limit of such retail/commercial uses allowed throughout the PIX district. **A higher percentage of the limited 30 percent of retail and commercial uses shall only be permitted through a Conditional Use.**
> (2) Must have ~~direct frontage at~~ **interconnective access to** a signalized intersection of a principal arterial roadway.
>
> Section 401.06.E.3.r
> r. Retail - The following standards shall apply:
> i. Retail uses are limited to 15 percent of the total developable area ~~PIX~~, BPCX and INDX;

The proposed text amendments would result in consistent requirements and language for the PIX land use designation within both the Comprehensive Plan and the Polk County LDC. These amendments would allow for an increase in retail and commercial development within the PIX district, which will help to support shopping and employment opportunities for the surrounding residential areas.

III. IMPACT OF TEXT AMENDMENT

If the text amendment is adopted, then additional commercial and retail development would be permitted for the eight existing PIX districts along the US 27 corridor. **Table 1** below identifies all of the areas that are designated PIX. These areas are also shown in **Exhibit 1** attached at the end of this report.

Table 1: Existing PIX Land Use Districts

PIX District	**Acreage**
PIX Area 1	18.89
PIX Area 2	2.91
PIX Area 3	4.78
PIX Area 4	107.19
PIX Area 5	29.08
PIX Area 6	3.70
PIX Area 7	11.19
PIX Area 8	2.05
TOTAL	**179.79 Acres**

As shown above, if this text amendment is approved then there are eight PIX Districts that would benefit from the increase in permitted commercial and retail use. These areas consist of a total of 179.79 acres. If the proposed plan amendment is approved, the amount of permitted commercial/retail across these districts would increase from 44.94 acres to 53.94 acres. This would encourage commercial development to help support the needs of the surrounding residential areas, without drastically changing the intent of the land use district.

IV. CONSISTENCY ANALYSIS

The following is an analysis of the consistency of the proposed text amendments with the North Ridge Selected Area Plan policies:

SECTION 2.131-Q NORTH RIDGE SELECTED AREA PLAN.

This Selected-Area Plan is adopted in recognition that this area of Polk County; bounded on the east by the Providence Development and land to the south, on the north by the CR 54/Loughman SAP, on the west by the Core area of the Green Swamp Area of Critical State Concern and on the south by the City of Haines City; is expected to experience a high degree of development over the next twenty years. This urbanization will be caused by numerous external factors, most of which are occurring in adjacent Osceola and Orange Counties. This Selected Area Plan is a proactive response to these forces. It represents an initiative to shape this development into an organized and well-planned urban area.

VISION BASIC PRINCIPLES

The "Basic Principles" section has been included to serve as guiding principles to convey the concept and intent of the objectives and policies of the North Ridge Selected Area Plan. It contains fifteen fundamental principles as follows:

1. An efficient and highly desirable urban growth pattern requires a balance of residential and nonresidential uses, a range of housing opportunities, and short trips between housing, employment, and shopping.

This text amendment is intended to provide needed commercial development in this portion of the county. Significant residential development has been approved in the surrounding area, and this amendment will help to provide commercial and retail establishments to support this growing residential population. These developments can help reduce trip lengths and provide employment for nearby residents.

2. The best way to achieve an efficient and highly desirable urban growth pattern in this area is through the interconnection of urban nodes, tourist activities, and medical and commercial centers.

The proposed text amendment furthers this goal by balancing residential and commercial uses. The county has already approved significant residential development in the surrounding area. This amendment removes a barrier to commercial and retail development within the PIX district, and helps to promote additional development to support the residential population.

3. The existing cities serve as the social, commercial, cultural, educational, and civic centers of the entire area. Their urban services and location are responsive to the needs of the neighborhoods.

The proposed text amendment furthers this goal by ensuring the full range of needed land uses are provided. The proposed text amendment will encourage additional retail and commercial development to help support the needs of the neighborhoods along the US 27 corridor and surrounding area.

4. The I-4 US 27 intersection, as a major access to the area, will allow regional-type activities to develop in the adjacent area.

5. The existing medical facilities will serve as attractors for other medical services and office centers.

6. Tourist commercial uses, mixed with regional-type activities are better served in the vicinity of the intersection of I-4 and US 27 and at the terminus of the Ernie Caldwell Boulevard.

7. Neighborhood and community activity centers are needed to help serve not only the visitors but also the permanent residents to the area.
8. Environmentally sensitive development is an enhancement to the quality of life. Provisions for Green Swamp protection, aquifer protection, and reforestation are important components to this plan.

This text amendment furthers this goal by encouraging development on suitable land for development. The text amendment does not encourage development in unsuitable areas.

9. Transportation efficiency is a desirable goal. This plan recognizes US 27 as the primary transportation corridor and the need for alternative North/South and East/West facilities to support urban growth.

The proposed text amendment will help to provide commercial and retail establishments to support the growing residential population. This increase in development can help reduce trip lengths and provide employment for nearby residents. Major roadways will see less traffic and congestion as a result of these shorter trip lengths, helping contribute to transportation efficiency. The proposed amendment would also remove the requirement for direct frontage to a principal arterial roadway and instead allow for interconnective access, which will also help to reduce traffic on major roadways.

10. Multi-use transportation corridors and access management are key implementation tools to providing a safe and efficient movement of vehicular traffic.

The text amendment will permit an increase in commercial and retail development which will reduce trip lengths. The text amendment will also require interconnective access, which will help provide safe and efficient movement of vehicular traffic.

11. This SAP has an important rural and agricultural component that needs to encourage agricultural activities and protection of these elements.

12. Mixing residential and non-residential uses along with interconnectivity between neighborhoods and commercial districts will support a more efficient transportation pattern in the area as well as help maintain the level of service on US 27.

The proposed text amendment will result in more commercial and retail development in close proximity to residential developments. This will encourage a more mixed use development pattern for this portion of the county. The text amendment will require these developments to have interconnective access to principal arterial roadways, helping to support efficient transportation patterns.

13. Mixed use developments that can provide a diverse mix of residential and non-residential uses are preferred within the SAP.

14. Provide a linked system of recreation by the establishment of an area-wide pedestrian and bikeway trail within rights-of-way and on sidewalks of collector and arterial roads with links to the Green Swamp.

15. This SAP area contains regionally important commercial sand resources. These raw materials are essential for future development in several central Florida Counties. Development standards must maximize long-term extraction of sand resources, and promote compatibility with adjoining uses, and promote and guide future conversion to developable land.

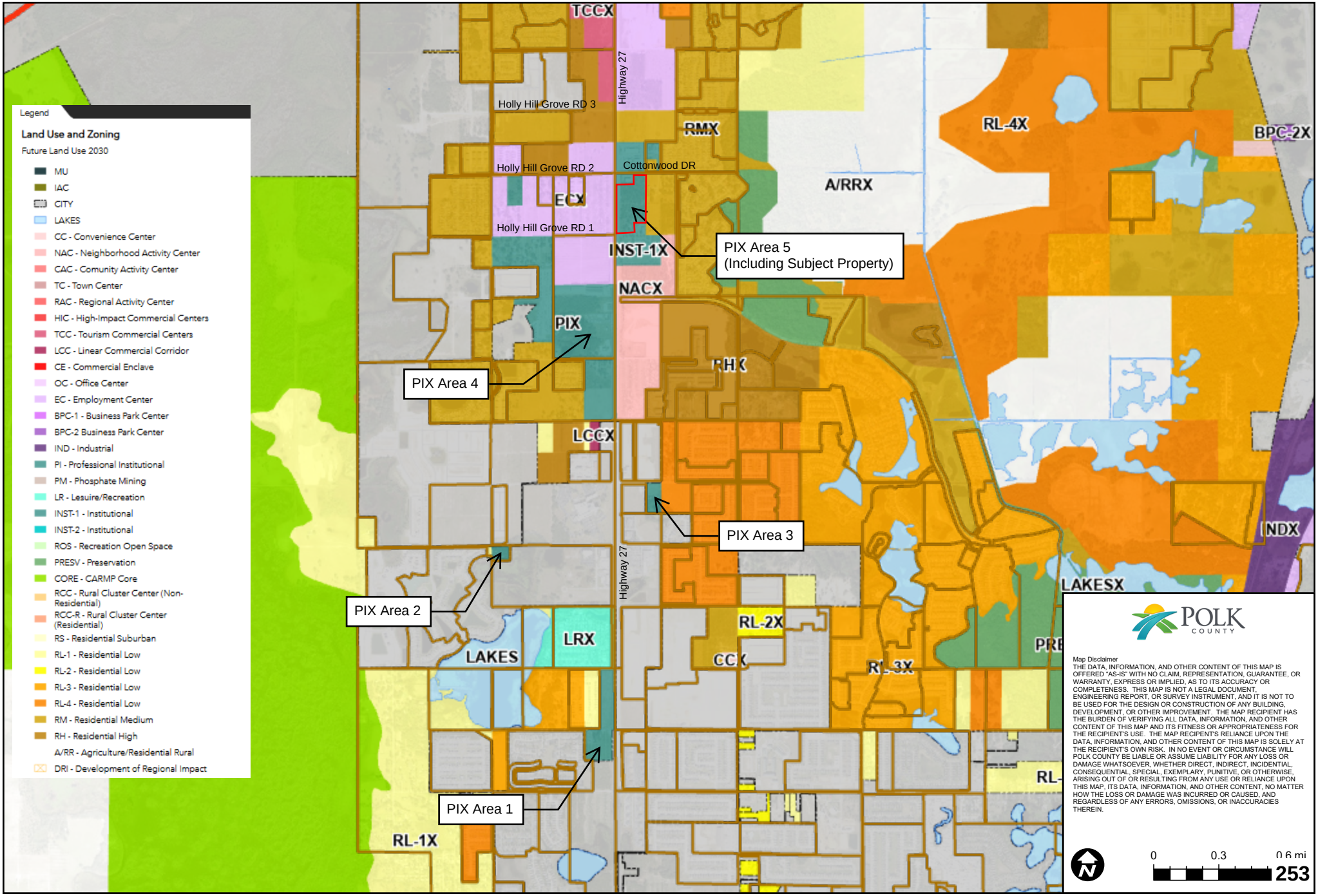
GOAL 2.131-Q: To develop an environmentally sensitive plan which encourages a high quality living environment through an efficient urban-growth pattern based on a balance of employment activities, residential and nonresidential uses, a range of housing opportunities, and short vehicle trips between housing, employment, and shopping in harmony with the special factors of the Green Swamp.

The proposed text amendment seeks to provide a balance of residential and non-residential uses. The amendment removes barriers to having needed commercial development in this portion of the county.

EXHIBIT 1: FUTURE LAND USE MAP

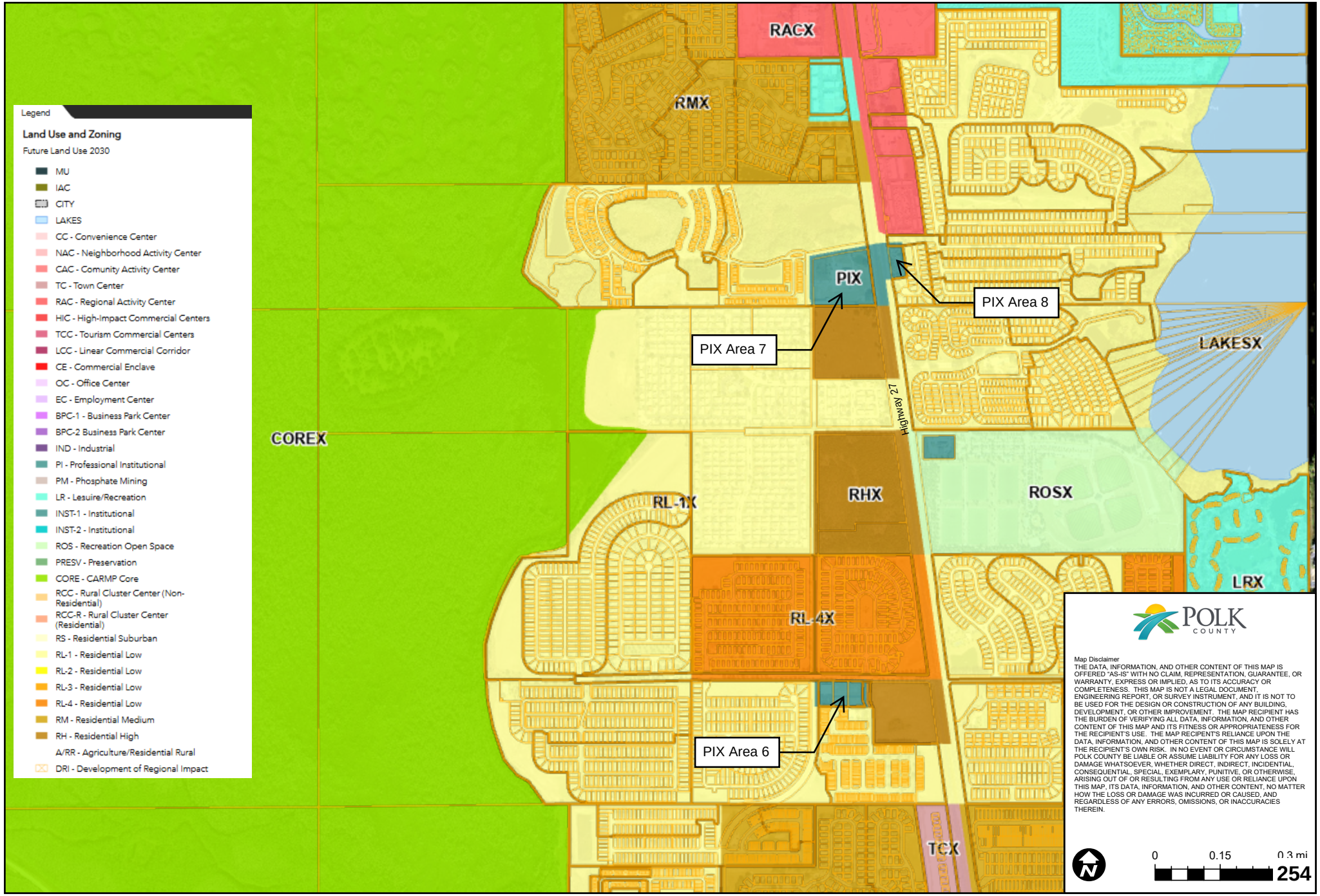
June 24, 2025

Polk County - GIS Viewer v.1



June 24, 2025

Polk County - GIS Viewer v.1



AMENDMENT TO POLK COUNTY LAND DEVELOPMENT CODE

Section 401.06.E.3.i

ii. The following conditions shall apply to gas stations within the PIX:

(1) Gas Stations are considered to be retail/commercial uses and shall not exceed the ~~20%~~ 30% limit of such retail/commercial uses allowed throughout the PIX district. A higher percentage of the limited 30 percent of retail and commercial uses shall only be permitted through a Conditional Use.

(2) Must have ~~direct frontage at~~ interconnective access to a signalized intersection of a principal arterial roadway.

(3) Gas Stations within the PIX shall not have high-speed diesel pumps.

Section 401.06.E.3.r

r. Retail - The following standards shall apply:

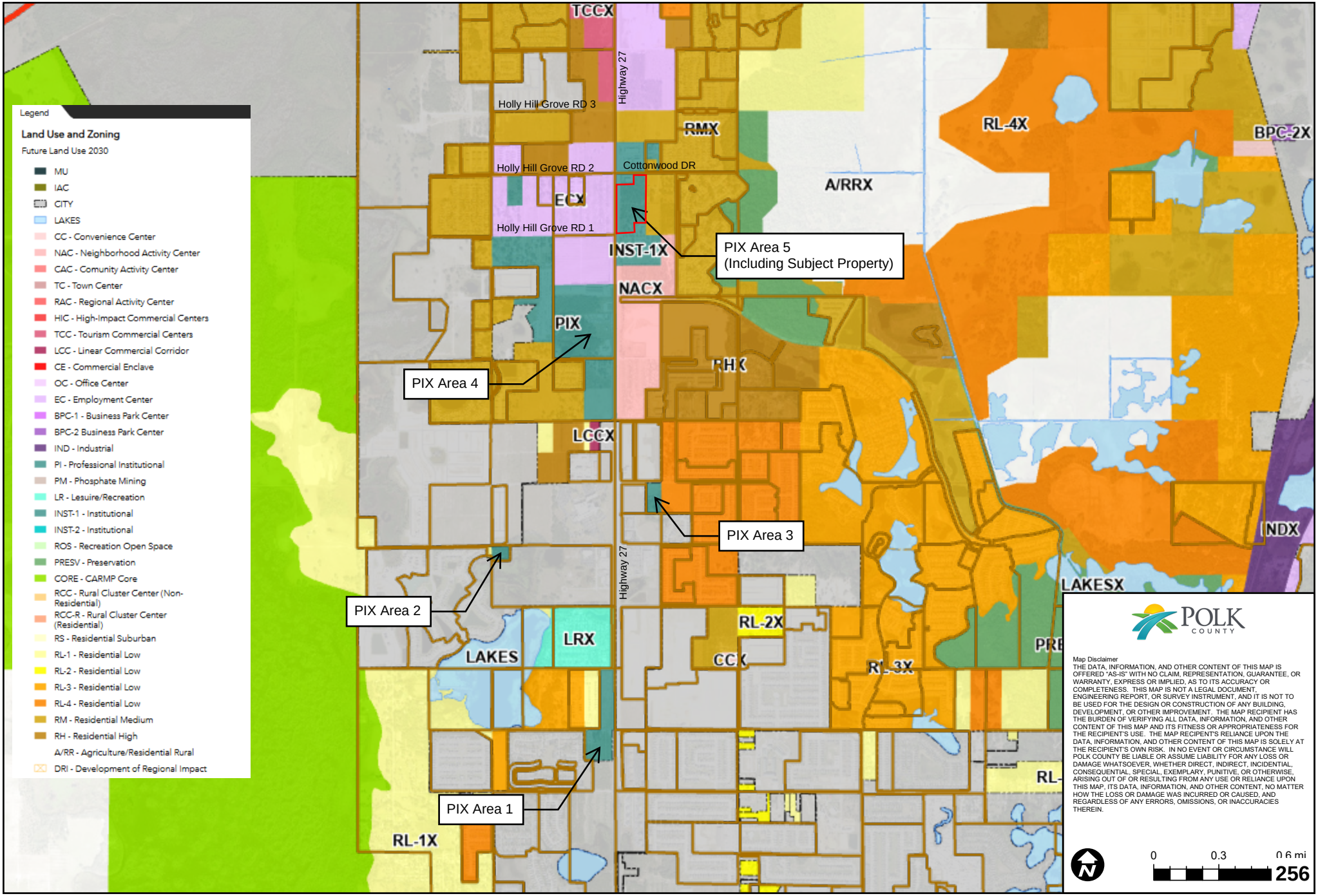
i. Retail uses are limited to 15 percent of the total developable area ~~PIX,~~ BPCX and INDX;

ii. Total area includes the group of contiguous parcels designated a land use that is not bisected by a collector or arterial roads or any physical natural barriers; and

iii. Only natural water bodies and untouched wetlands can be removed from the total area calculations.

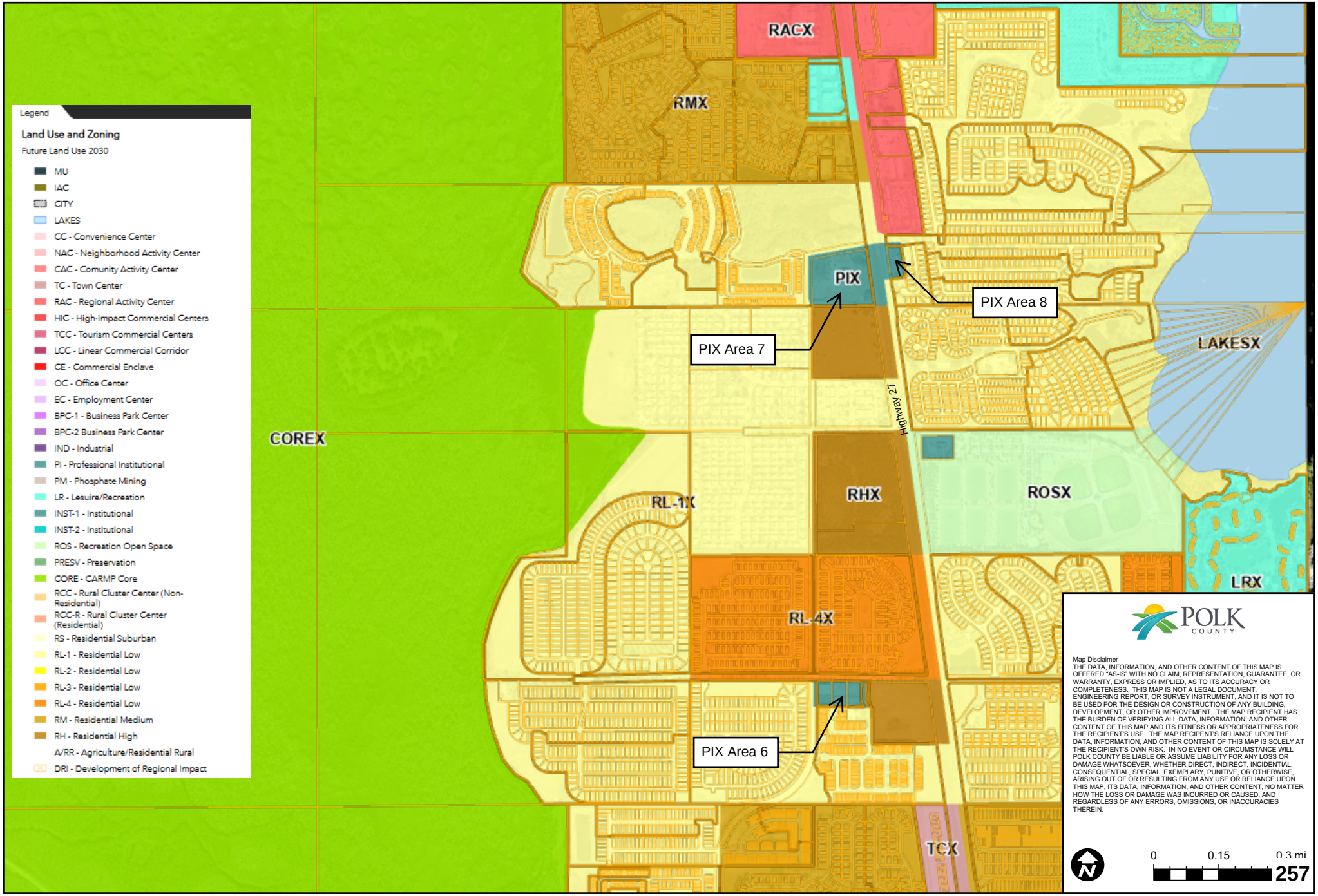
June 24, 2025

Polk County - GIS Viewer v.1



June 24, 2025

Polk County - GIS Viewer v.1



Agenda Item 9. 9/10/2025

SUBJECT

LDCPAL-2025-6 (Poinciana Bayberry St CPA)

DESCRIPTION

This is an Applicant-Initiated request for a Future Land Use designation change from Development of Regional Impact (DRI) in the Rural Development Area (RDA) to Institutional (INST) in the Utility Enclave Area (UEA). The change is anticipated to be used in preparation for a new high school. The subject site includes a 72.27-acre portion of a larger 189.43-acres spread across two parcels. The property is location south of Bayberry Street, west of Lake Hatchineha, north of County Road 542 (Lake Hatchineha Road), east of Marigold Avenue, and east of Haines City, in Section 20, Township 26, Range 27.

RECOMMENDATION

Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Johnathan (JP) Sims

Planner II

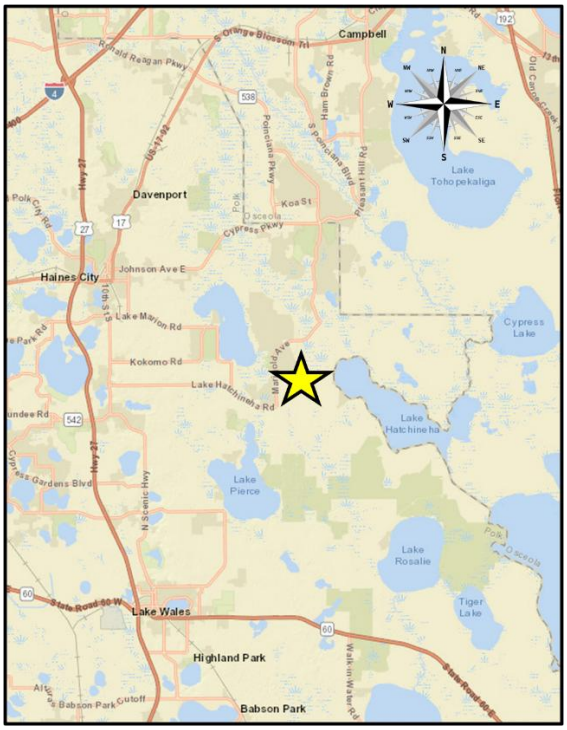
Polk County BoCC

863-534-7515

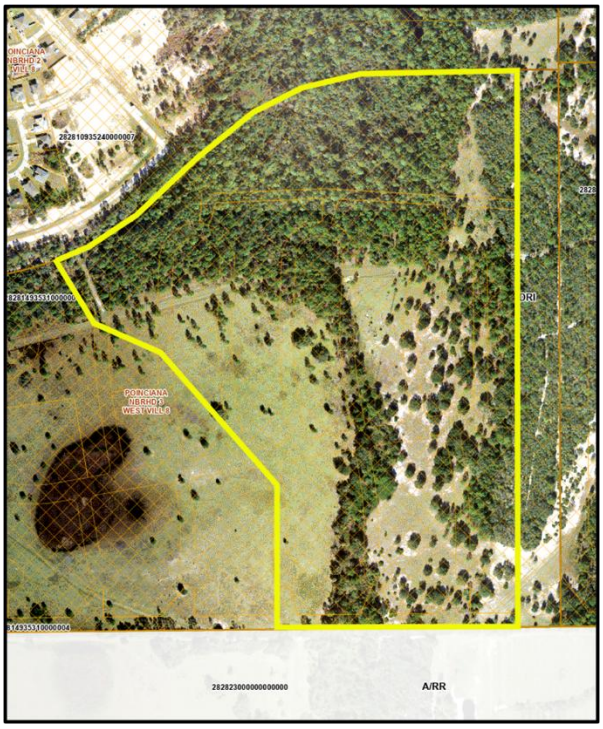
johnathansims@polk-county.net

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

ID #:	**108**
DRC Date:	June 26th, 2025
Planning Commission Date:	September 10th, 2025
BoCC Dates:	November 4, 2025 January 6, 2026
Applicant:	John Adams, RJWA Inc.
Level of Review:	Level 4 Review, Comprehensive Plan Map Amendment
Case Number and Name:	LDCPAL-2025-6 Poinciana Bayberry St CPA
Request:	Large Scale Comprehensive Plan map amendment from Development of Regional Impact (DRI) in the Rural Development Area (RDA) to Institutional (INST) in the Utility Enclave Area (UEA) on 72.27 +/- acres of a total 189.43-acre parcel.
Location:	South of Bayberry Street, west of Lake Hatchineha, north of County Road 542 (Lake Hatchineha Road), east of Marigold Avenue, and east of Haines City, in Section 20, Township 26, Range 27.
Property Owner:	KK Cattle Company LLC
Parcels Size:	± 72.27 acres (282814-935310-000001, 282814-935310-000002)
Development Area/Overlays:	Rural Development Area (RDA)
Future Land Use:	Development of Regional Impact (DRI)
Nearest Municipality	Haines City
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Case Planner:	Johnathan (JP) Sims, Planner II



Location



Current Land Use Map

Summary

This is an Applicant-Initiated request for a Future Land Use designation change from Development of Regional Impact (DRI) in the Rural Development Area (RDA) to Institutional (INST) in the Utility Enclave Area (UEA). The change is anticipated to be used in preparation for a new high school. The subject site includes a 72.27-acre portion of a larger 189.43-acres spread across two parcels.

Compatibility Summary

The subject site is bordered by already existing Residential uses to the northwest. The other lands immediately surrounding the site are undeveloped. Changing the subject site from DRI to INST will increase the amount of non-residential development. The site falls within the Rural Development Area, and Institutional is an allowable use within this Development Area.

Infrastructure Summary

The subject site feeds into Marigold Avenue, an Urban Collector. Exits from the development are anticipated on Bayberry Street, also an Urban Collector. Changing the designation from DRI to INST on the subject site will likely have a major impact on the amount of traffic on Bayberry Street as the new use is exceptionally more intense. The subject site is within the Toho Water Authority service area. There is already water, wastewater, and reclaimed lines that run along Bayberry Street per Toho's letter to the applicant. Duke Energy will be providing electricity to the subject site.

Environmental Summary

The nearest lake to the parcel is Deer Lake to the west at 0.28 miles away. There are no nearby floodplains or basins. The soil available in this area is a combination of Samsula muck, Smyrna and Myakka fine sands, Pompano fine sand, and Satellite sand per the USDA NRSC soil survey completed August 15th, 2025. The closest park to the site is Poinciana Community Park 1.63 miles to the south. The subject site is does sit within a Flood Zone A. There is a large patch of wetlands on the north end of the subject site totaling about 8.3 acres. The subject site does reside within the Green Swamp.

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 2.102-A10: Location Criteria
- Policy 2.107(A1-A5): Utility Enclave Area (UEA)
- Policy 2.116(A1-5): Institutional (INST)
- Policy 2.130-A: Poinciana Pre-DRI

Findings of Fact

Request and Legal Status

- This is an applicant-initiated request for a Large-Scale Future Land Use designation change from Development of Regional Impact (DRI) in the Rural Development Area (RDA) to Institutional (INST) in the Utility Enclave Area (UEA) on 72.27 +/- acres of a total 189.43-acre site in the Rural Development Area (RDA) and Poinciana Master Plan.

- Subject site is currently slated for Duplex, Mult-Family Medium Density, and Single Family Residential per the Poinciana Master Plan.

- The Poinciana development received approval by Polk County in 1971 as a Planned Unit Development (PUD 71-10). In 1983, Poinciana received vested rights status under Section 830.06 and 120.57, F.S., which vested this project from the Development of Regional Impact (DRI) review process.

Compatibility

- The existing uses surrounding the site are
    - North – DRI. Single family residential
    - West – DRI; undeveloped.
    - East – DRI; undeveloped
    - South – A/RR; undeveloped

- The subject site is bordered by residential land that has been developed to the northwest. To the east, south, and west of the site is all undeveloped, with the land either falling into A/RR or DRI.

- The property to the south of the subject site was approved for 1,876 single family residential lots, associated commercial area, open space, amenities, roadways, sidewalks, public utilities, stormwater and other associated improvements as part of LDPD-2023-12. After it had gone before the Board of County Commissioners on September 19th, 2023, and garnered an Approval vote of 3 to 1, the property was purchased by the State of Florida for Conservation.

Infrastructure

- The zoned schools for the site are Laurel Elementary, Lake Marion Creek Middle, and Haines City High School.

- Polk County Fire Rescue Station 46 will be the response unit for fire and EMS for this site. It is located at 9500 Marigold Avenue, Kissimmee, with an approximate travel distance of 1.5 miles.

- The subject site is within the Sheriff Department's Northeast District. The Northeast District Office is located at 100 Dunson Road in Davenport.

- Per a letter from Toho to the applicant, the subject site will be serviced by Toho Water Authority's Service Area for potable water and wastewater.

- Bayberry Street does not have sidewalks. Marigold Avenue also does not have sidewalks. The closest sidewalk connection is north at the intersection of Lake Marion Creek Drive and Marigold Avenue which is 1.78 miles from the subject site.

- The closest mass transit route is Line 426, the Poinciana Circulator route serviced by Lynx Transit Systems located within Osceola County. The closest stop is 8.5 miles away to the northeast of the subject site.

- The nearest park is the Poinciana Community Park 1.63 miles to the south of the subject site.

Environmental

- The subject site's elevations range from 76 feet in the northeast corner, 93 feet along Bayberry Street to the west, and 79 feet at the southeast corner. Highest elevation is 93, low is 76 feet.

- The site does have a partial wetland on the north end sitting at a little over eight (8) acres.

- The soil type for the subject site includes a combination of Samsula muck, Smyrna and Myakka fine sands, Pompano fine sand, and Satellite sand.

- Per the Polk Species Observation Map, there have not been any endangered species sightings on the subject site.

- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.

- Site does reside within a Possible Network Connection for the Polk Green District. However, with the land to the south now Conservation and the land to the east of the site untouched, it could still be a viable connection point.

- There are no wells on the subject site and it is not located in a wellfield.

- The site is not within an Airport Impact District.

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 2.107-A1 DESCRIPTION - UEAs shall be those areas within the County which have developed at urban or suburban densities with County-owned, municipal or County-franchised potable-water systems, and centralized public sewer facilities, or private sewer system in excess of 400,000 GPD. UEAs are typically lacking the full complement of other urban services typically found in the Transit Supportive Development, Urban Growth, or Suburban Areas.

- POLICY 2.107-A2 DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map Utility-Enclave Areas (UEAs) base districts for those areas of the County meeting the general characteristics of this Section 2.107. Expansion of Utility Enclave Areas shall only be permitted in those cases where:

    - a.it is determined that such expansion is necessary for the utility provider to realize a beneficial return on its existing utility investment(s);
    - b.it is consistent with other policies in the Plan, and meets the requirements of Policy 2.102-A9 and Policy 2.102-A10 ("locational criteria" for land use and development area expansions); and
    - c.it is determined, through adequate data and analysis of population and land use needs, that such expansion is needed.

- POLICY 2.107-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within UEAs:

    - a. ACTIVITY CENTERS: Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and High-Impact Commercial Centers shall be permitted within UEA's in accordance with applicable criteria.
    - b. RESIDENTIAL: Residential-High, Residential-Medium and Residential-Low Districts shall be permitted within UEA's in accordance with applicable criteria.
    - c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, Preservation.

- POLICY 2.107-A4: OVERLAY DISTRICTS - All Overlay Districts shall be permitted within UEAs in accordance with applicable criteria.

- POLICY 2.107-A5: DEVELOPMENT CRITERIA - Development within UEAs shall conform to the following criteria as further specified by the Land Development Code:

- a. All uses developed after adoption of the Polk County Comprehensive Plan shall be required to connect to the existing centralized water and sewer system and may receive a development order provided all other provisions of this Plan are met. Connection to public sewer shall be required as regulated by the Nutrient Restoration Plan Overlay.
- b. Incorporate design features that promote healthy communities, green building practices, mixed use development, transit oriented design, variety in housing choices and other initiatives consistent with Section 2.1251 - Community Design, of this element.
- c. Provide access to parks, green areas, and open space and other amenities.
- d. Be designed to facilitate the provision of public safety services (i.e., fire, EMS and law enforcement). In order to achieve higher densities and intensities allowed by each land use, development in the UEA shall be required to connect to centralized water and sewer system and incorporate clustering and other low impact design criteria as established under the Conservation Development Section (Section 2.1251).

- POLICY 2.116-A1: CHARACTERISTICS - Institutional areas are primarily characterized by private and public-service structures.

- POLICY 2.116-A2: DESIGNATION AND MAPPING -Institutional areas shall be designated and mapped on the Future Land Use Map Series as "Institutional" (INST) and shall include all major existing institutional areas which are not included within an Activity Center, Linear Commercial Corridor, or Commercial Enclave.

- POLICY 2.116-A3: LOCATION CRITERIA - Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County, unless further prohibited by the Land Development Code the County in accordance with Section 163.3201(1), FS. The following factors shall be taken into consideration when determining the appropriateness of establishing new Institutional areas on the Future Land Use Map Series, or in approving the location for an institutional use not located within lands classified as Institutional:

  a. Accessibility to roadways, with consideration being given to regional transportation issues for largescale institutional developments having a regional market.
  b. Proximity to incompatible land uses, which is dependent upon the intensity of the institutional use (buffering may be provided to mitigate adverse impacts).
  c. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.
  d. Proximity to similar and compatible uses providing opportunities for shared facilities.
  e. Plans of the School Board and other public service agencies with jurisdiction in the County.

  The placement of institutional uses in other than lands classified as Institutional shall be subject to County approval through a Conditional Use Permit, or in accordance with land-

development regulations adopted and/or amended by the County in accordance with Section 163.3201(1), FS.

Educational facilities will be allowed in lands designated as Institutional, or in all other land uses, except Industrial as a community facility in accordance with policies of this Plan.

- POLICY 2.116-A4: DEVELOPMENT CRITERIA - Institutional development shall conform to the following criteria:

  a. Institutional uses include, but are not limited to: private and public-service structures. These commonly include:1.public and private educational facilities;2.government-administration buildings;3.public-safety structures (e.g. police and fire);4.cultural facilities (e.g. libraries, museums, and performing-arts theaters);5.health-care facilities e.g. hospitals, medical centers, clinics, nursing homes, adult day care centers, group homes, group living facilities, emergency shelters, residential treatment facilities [1].
  b. Large institutional areas should be designed so that the more intensive uses are at the center of the development, with less intensive uses near the fringes.
  c. Prior to site planning, the School Board, independent special districts and other governmental entities shall communicate to one another to pursue potential colocation of government services.
  d. Commercial uses within institutional areas mapped on the Future Land Use Map Series shall be primarily for the purpose of serving the institutions within the area and shall be limited to a scale appropriate for that purpose.
  e. Institutional sites shall be designed to provide for:
     1.Adequate parking to meet the present and future demands of the use.
     2.Buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.
  f. Multi-family residential uses may be permitted at densities up to and including 15 dwelling units per acre as part of a Planned Development. Residential uses may be permitted according to the following:
     1. Residential uses shall only be established adjacent to or in conjunction with a university, college, vocational school or other similar educational institution.
     2. Residential development shall be intended to primarily meet the housing needs for students and facility members of the nearby educational institution
  g. Recreational uses accessory to the institutional use or compatible with the location of the institutional district.

- POLICY 2.116-A5: MISCELLANEOUS - Electric-Power Generating Facilities established for the purpose of implementing Polk County's Solid-Waste Management Plan, as the Polk County Board of County Commissioners, shall be specifically permitted in the Institutional land use category provided that all applicable federal, state, and local regulations, including Section 2.125-I are satisfied.

- POLICY 2.130-A: POINCIANA (PRE-DRI #1) - The Poinciana development contains approximately 47,000 acres located in Polk and Osceola counties. The project is a multi-use

development proposed to contain single-family, multi-family, commercial, industrial, institutional, and open space/recreation uses within 8 villages, 9 estate areas, and 6 office/industrial parks. Located in Polk County are Villages 3, 4, 6, 7, and 8. The Poinciana development received approval by Polk County in 1971 as a Planned Unit Development (PUD 71-10). In 1983, Poinciana received vested rights status under Sections 830.06 and 120.57, F.S., which vested this project from the Development of Regional Impact (DRI) review process.

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 LDCPAL 2025-6.**

Planning Commission Recommendation: On September 10th, 2025, in an advertised public hearing, the Planning Commission voted (?:?) to recommend ? **of LDCPAL-2025-6.**

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 identifies the Future Land Use (FLU) designations and the existing uses surrounding the subject site that are immediately adjacent.

Table 1 Surrounding Uses

Northwest DRI; residential neighborhood, single family detached	**North** DRI; residential neighborhood, single family detached	**Northeast** DRI; undeveloped
West DRI; undeveloped	**Subject Site** DRI; undeveloped pasture land	**East** DRI; undeveloped
Southwest A/RR; undeveloped pasture land	**South** A/RR; undeveloped pasture land	**Southeast** A/RR; undeveloped pasture land

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

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."

A. Land Uses

The purpose of UEA's is to recognize existing isolated areas of urban development that contain centralized water and sewer systems. UEA's are those areas within the County that are not located within a TSDA, UGA, or SDA and have developed at urban or suburban densities with County owned, municipal or County-franchised potable water systems, and small scale public or County franchised centralized sewer facilities, or private sewer systems with capacities in excess of 400,000 GPD.

The subject site is 72.27 acres of a total 189.43 acres which is currently designated as Development of Regional Impact (DRI) and is part of the Poinciana Master Plan. The conversion from DRI to Institutional (INST) will allow for the future development of a high school, which is sorely needed in this area.

B. Infrastructure

The subject site will be able to connect to water and sewer per a letter received from the Toho Water Authority.

Nearest Elementary, Middle, and High School

The schools zoned for the subject property are the zoned schools listed in Table 2 below.

Table 2 School Information

Name of School	**Annual Estimated Demand**	**% Capacity 2024-2025 School Year**	**Average driving distance from subject site**
Laurel Elementary School	0 students	119%	2.6 ± miles driving distance
Lake Marion Creek Middle School	0 students	89%	2.7 ± miles driving distance
Haines City High School	0 students	120%	12.8 ± miles driving distance

Source: Polk County School Board, Polk County Impact Fee Ordinance, GIS

There is not capacity in two of the zoned schools for the subject site, but this request is changing the land use to an institutional designation, which does not typically generate residential uses which create students. However, final concurrency is determined at Level 2 Review approval and not at Comprehensive Plan amendment or Planned Development approvals. Site is intended to be used for a school, so no student generation should occur.

Nearest Sheriff, Fire, and EMS Station

Table 3 below displays that the nearest Sheriff District office and Fire/EMS stations. Sheriff response times are not as much a function of the distance to the nearest sheriff's substation, but more a function of the overall number of patrol officers within the County.

Table 3 Public Safety Information

	Name of Station	**Distance Response Time***
Sheriff	**Northeast District Command Unit (**1100 Dunson Rd in Davenport)	25.3 +/- miles Priority 1 – 9:58 Priority 2 – 30:57
Fire/ EMS	**Station #46** (9500 Marigold Avenue, Kissimmee, FL)	1.5 +/- miles

Source: Polk County Sheriff's Office & Polk County Fire Rescue. Response times for July 2025.

Water and Wastewater

A. Estimated Demand and Service Provider

The subject site is within the Toho Water Authority Service Area for potable water and wastewater per the applicant's Impact Assessment Statement and a letter from Toho. This was confirmed by the service area map on the Toho website. The current land is undeveloped so generates no demand on water or wastewater, so the Institutional land use would be greater than what is currently used.

Table 4 Estimated Water and Sewer Impact Analysis

Permitted Intensity	**Maximum Permitted in Existing Land Use DRI in Poinciana Master Plan**	**Maximum Permitted in Proposed INST in Poinciana Master Plan**
72.27 +/-acres **3,148,081 sf**	**72.27 +/- acres X 7 du/ac =** **506 du**	**72.27 +/- acres X 0.25 FAR =** **787,021 sf**
Potable Water Consumption	**506 du X 198 GPD =** **100,188 GPD**	**787,021 X 0.24 GPD =** **188,885 GPD**
Wastewater Generation	**506 du X 180 GPD =** **91,080 GPD**	**188,884 X 80% of water =** **151,108 GPD**

Source: Concurrency Manual: *Density used was for multifamily at 198 GPD per unit for water and 180 GPD for sewer.* INST uses 0.24 X square footage for water, and 80% of water for wastewater.

B. Service Provider

The subject site is within the Toho Water Authority Service Area for water and wastewater. This was confirmed by the service area map on the Toho website. There are water and wastewater lines that run along Bayberry Street, and there supposedly is available capacity.

The nearest fire hydrant is 0.17 miles to the northwest of the subject site on Violet Court.

C. Available Capacity

Information is not available for capacity as the water and wastewater is handled by Toho Water Authority. However, a letter was provided to applicant from Toho Water Authority that they do in fact have capacity in water and sewer lines to serve this site.

D. Planned Improvements

Toho has announced that they are developing a plan for utilizing new water sources and reclaimed water usage.

Per a statement from Toho on the letter given to the applicant; “Toho staff has determined that Toho has potable water, reuse, and sewer capacity with existing facilities and expansions as part of planned improvements contained in its Capital Improvement Plan to serve the referenced project.”

Roadways/Transportation Network

A. Estimated Demand

Table 5 following this paragraph shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate. The proposed request will generate a more traffic than the current Future Land Use designation.

Table 5 Estimated Transportation Impact Analysis

Permitted Intensity	**Maximum Permitted in Existing Land Use DRI in Poinciana Master Plan**	**Maximum Permitted in Proposed INST in Poinciana Master Plan**
72.27 +/-acres **3,148,081 sf**	**72.27 +/- acres X 7 du/ac =** **506 du**	**72.27 +/- acres X 0.70 FAR =** **2,203,657 sq ft / 2500 students = 881 sf**
Average Annual	**506 du X 6.74 AADT =** **3,411 Trips (100% New Trips)**	**881 sf X 1.94 AADT =** **1,521 Trips (89% New Trips)**
PM Peak	**506 du X 0.51 AADT =** **259 Trips**	**881 sf X 0.14 AADT =** **123 Trips**

Source: CPA Concurrency Analysis where LDA for RMX Multifamily Housing (Low-Rise) 6.74 AADT, 0.51 peak; High School for INST at 1.94 AADT, 0.14 peak. Impact Assessment provided by applicant shows High School is expected to serve 2,500 students.

B. Available Capacity

The roads surrounding the subject site are all projected to have insufficient capacity available. Marigold Avenue is an Urban Collector Road with a "C" Level of Service, but is projected to be F within five (5) years. Bayberry Street is also an Urban Collector, but is not tracked for concurrency and level of service.

Link #	Road Name	Current Level of Service (LOS)	Available Peak Hour Capacity	Minimum LOS Standard	5-Year Peak Hr Projected LOS
8431N	Marigold Avenue (Poinciana Parkway to Palmetto Street)	C	64	D	F
8431S	Marigold Avenue (Poinciana Parkway to Palmetto Street)	D	31	D	F

Source: 2023 Roadway Network Database

C. Roadway Conditions

Bayberry Street is currently showing a condition of Poor. This will need to be improved when development begins.

D. Sidewalk Network

The closest sidewalk connection is 1.78 miles north of the subject site at the intersection of Marigold Avenue and Lake Marion Creek Drive.

E. Planned Improvements:

Marigold Avenue is already being improved in this area. There are no other planned improvements at the moment.

F. Mass Transit

The closest mass transit route is Line 426, the Poinciana Circulator route serviced by Lynx Transit Systems located within Osceola County. The closest stop is 8.5 miles away to the northeast of the subject site.

Park Facilities:

A. Location:

The nearest park is Poinciana Community Park at 1.63 miles to the south of the subject site, at the intersection of Marigold Avenue and County Road 542 (Lake Hatchineha Road).

B. Services:

This park has baseball fields, a tot lot, a soccer field, basketball court, and open pavilion space.

C. Multi-use Trails:

The closest free hiking trail is in the Poinciana Community Park which is 1.63 +/- miles to the south of the subject site.

D. Environmental Lands:

This site contains no County owned environmental lands. The closest environmental lands to the site are the Kissimmee Chain of Lakes 0.69 miles to the east of the subject site. Site does sit within the Polk Green Possible Network Connections.

E. Planned Improvements:

There are no further recreation improvements scheduled for this area of the County at this time.

Environmental Conditions

The subject site's elevations range from 76 feet in the northeast corner, 93 feet along Bayberry Street to the west, and 79 feet at the southeast corner. Highest elevation is 93, low is 76 feet.

A. Surface Water:

There are no surface waters on the subject site. Site does reside within a Possible Network Connection for the Polk Green District. However, with the land to the south now Conservation and the land to the east of the site untouched, it could still be a viable connection point.

B. Wetlands/Floodplains:

There are is a sizeable portion of wetlands on the northern part on the subject site, about eight (8) acres in size. The majority of the site does reside with a Flood Zone A, but not sit within a flood plain or basin. This request is subject to review by the Florida Department of Commerce and, when permitted, is regulated in accordance with the land use standards of the Polk County Comprehensive Plan and Land Development Code.

C. Soils:

The subject site is comprised of a combination of Samsula muck, Smyrna and Myakka fine sands, Pompano fine sand, and Satellite sand. While site grading and preparation will be necessary to support site development, these soils are generally considered difficult for development.

Table 8 (Per the Applicant's IAS)

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site *(approximate)*
Samsula muck	Severe: ponding; poor filter	Severe: ponding, low strength	11%
Smyrna and Myakka fine sands	Severe: seepage, wetness	Severe: wetness	0.5%
Pompano fine sand	Severe: seepage, wetness	Severe: wetness	47.1%
Satellite sand, 0 to 2 percent slopes	Severe: seepage, wetness	Severe: wetness	41.4%

*Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service *Because of poor filtration, ground water contamination is a hazard in many areas that have a concentration of homes with septic tanks.*

The subject site will be connecting to Toho Water Authority for water and sewer, so septic usage will not be a problem.

Per the applicant's Impact Assessment Statement; "The subject parcel consists of soils identified as Pompano Fine Sand, Satellite Sand, and Samsula Muck according to the US Department of Agriculture (USDA) Natural Resources Conservation Services (NRCS) soil maps. Generally speaking, the Samsula Muck is limited to the wetland area in the northern portion of the subject parcel. The remaining soil types, are characteristic of poorly drained soils with estimated seasonal high-water levels within 12 inches and rapid soil permeability.

As part of the due diligence effort, we have obtained a subsurface soil exploration and geotechnical engineering evaluation for the subject site. This study included fifty-nine (59) borings of varying depths up to seventy (70) feet. Review of this study shows consistency with the soil types and their locations. In general, the upper 15-20 feet are identified as either SP or SP-SM types soils, and per the geotechnical engineering evaluation, "the existing soils other than the organic muck and organic topsoil are suitable for supporting the proposed buildings on a conventional shallow foundation system."

Accordingly, the development of the site will include the removal of the organic muck and organic topsoil from any developed areas. The development of the site will also include the placement of fill, from an on-site and/or an off-site source, for the purpose of establishing final grading on the site that addresses the high groundwater table. In order to meet stormwater management requirements, the designed stormwater system will consist of both dry retention ponds and wet detention ponds."

D. Protected Species

According to the Florida Biodiversity Matrix GIS application, no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law.

E. Archeological Resources:

According to the Florida Department of State, Division of Historical Resources, there are no archeological sites listed in the Florida Master Site File.

F. Wells (Public/Private)

The subject site is not located on a wellfield and does not have a well on site. The site will be connecting to water from Toho Water Authority Utilities.

G. Airports:

The site is not within an Airport Impact District.

Economic Factors:

No Economic Factors are present on this site.

Consistency with the Comprehensive Plan
Many policies within the Comprehensive Plan are reviewed for consistency with an application. The most relevant policies for the proposed request are included in this section. The policy is first stated and then an analysis of how the request is provided to state that it may or may not be consistent with the Comprehensive Plan. How the request is **consistent** with the Comprehensive Plan is listed below:

Table 8 Comprehensive Plan and Land Development Code

Comprehensive Plan Policy	**Consistency Analysis**
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: 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.	The Comprehensive Plan permits Institutional to be designated in rural areas and contribute to a combination of non-residential buildings.

Comprehensive Plan Policy	Consistency Analysis
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.	The lands surrounding the subject site are a combination of low density residential, and agricultural land. Toho Water utilities are readily available in this area per a letter provided to the applicant.
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 requirements and the County's concurrency management system.	The timing is consistent with the growth in the area as the schools currently developed are reaching capacity and new schools will need to be constructed. There is already infrastructure in place with water, sewer, and emergency services. Site will need sidewalks and the roads will need to be improved to accommodate the additional traffic in the area. Per a statement from Toho on the letter given to the applicant; "Toho staff has determined that Toho has potable water, reuse, and sewer capacity with existing facilities and expansions as part of planned improvements contained in its Capital Improvement Plan to serve the referenced project."
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: 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	

Comprehensive Plan Policy	Consistency Analysis
characteristics; 5. location of potable water supplies, private wells, public well fields; and 6. climatic conditions, including prevailing winds, when applicable.	
POLICY 2.107-A1 DESCRIPTION - UEAs shall be those areas within the County which have developed at urban or suburban densities with County-owned, municipal or County-franchised potable-water systems, and centralized public sewer facilities, or private sewer system in excess of 400,000 GPD. UEAs are typically lacking the full complement of other urban services typically found in the Transit Supportive Development, Urban Growth, or Suburban Areas.	Poinciana is rapidly developing and this is a large open area. It was originally designated for a mixture of residential uses, but a school is also needed for this area to alleviate capacity issues.
POLICY 2.107-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within UEAs: o a. ACTIVITY CENTERS: Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and High-Impact Commercial Centers shall be permitted within UEA's in accordance with applicable criteria. o b. RESIDENTIAL: Residential-High, Residential-Medium and Residential-Low Districts shall be permitted within UEA's in accordance with applicable criteria. o c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, Preservation	Institutional is an allowable use within the Utility Enclave Area. High School would be considered a Conditional Use Level 3. It will be able to connect to water and sewer per Toho Water Authority. Emergency services are available.
POLICY 2.107-A5: DEVELOPMENT CRITERIA - Development within UEAs shall conform to the following criteria as further specified by the Land Development Code: o a. All uses developed after adoption of the Polk County Comprehensive Plan shall be required to connect to the existing centralized water and sewer system and may receive a development order provided all other provisions of this Plan are met. Connection to public sewer shall	

Comprehensive Plan Policy	Consistency Analysis
be required as regulated by the Nutrient Restoration Plan Overlay. o b. Incorporate design features that promote healthy communities, green building practices, mixed use development, transit oriented design, variety in housing choices and other initiatives consistent with Section 2.1251 - Community Design, of this element. o c. Provide access to parks, green areas, and open space and other amenities. o d. Be designed to facilitate the provision of public safety services (i.e., fire, EMS and law enforcement). In order to achieve higher densities and intensities allowed by each land use, development in the UEA shall be required to connect to centralized water and sewer system and incorporate clustering and other low impact design criteria as established under the Conservation Development Section (Section 2.1251).	
POLICY 2.116-A1: CHARACTERISTICS - Institutional areas are primarily characterized by private and public-service structures. POLICY 2.116-A2: DESIGNATION AND MAPPING -Institutional areas shall be designated and mapped on the Future Land Use Map Series as "Institutional" (INST) and shall include all major existing institutional areas which are not included within an Activity Center, Linear Commercial Corridor, or Commercial Enclave. POLICY 2.116-A3: LOCATION CRITERIA - Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County, unless further prohibited by the Land Development Code the County in accordance with Section 163.3201(1), FS. The following factors shall be taken into consideration when determining the appropriateness of establishing new Institutional areas on the Future Land Use Map Series, or in approving the location for an institutional use not located within lands classified as Institutional:	The subject site is proposed to be in the Utility Enclave Area (UEA). Institutional is an allowable use in the UEA. Site will be able to connect to water and sewer through Toho Water Authority. Site has accessibility to Marigold Avenue, an Urban Collector. Roads will need to be improved leading to the site to accommodate increase to traffic volume. Educational facilities are allowed within Institutional land uses.

Comprehensive Plan Policy	Consistency Analysis
a. Accessibility to roadways, with consideration being given to regional transportation issues for largescale institutional developments having a regional market. b. Proximity to incompatible land uses, which is dependent upon the intensity of the institutional use (buffering may be provided to mitigate adverse impacts). c. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10. d. Proximity to similar and compatible uses providing opportunities for shared facilities. e. Plans of the School Board and other public service agencies with jurisdiction in the County. The placement of institutional uses in other than lands classified as Institutional shall be subject to County approval through a Conditional Use Permit, or in accordance with land-development regulations adopted and/or amended by the County in accordance with Section 163.3201(1), FS. Educational facilities will be allowed in lands designated as Institutional, or in all other land uses, except Industrial as a community facility in accordance with policies of this Plan. POLICY 2.116-A4: DEVELOPMENT CRITERIA - Institutional development shall conform to the following criteria: a. Institutional uses include, but are not limited to: private and public-service structures. These commonly include:1.public and private educational facilities;2.government-administration buildings;3.public-safety structures (e.g. police and fire);4.cultural facilities (e.g. libraries, museums, and performing-arts theaters);5.health-care facilities e.g. hospitals, medical centers, clinics, nursing homes, adult day care centers, group homes, group living facilities, emergency shelters, residential treatment facilities [1].	

Comprehensive Plan Policy	Consistency Analysis
b. Large institutional areas should be designed so that the more intensive uses are at the center of the development, with less intensive uses near the fringes. c. Prior to site planning, the School Board, independent special districts and other governmental entities shall communicate to one another to pursue potential colocation of government services. d. Commercial uses within institutional areas mapped on the Future Land Use Map Series shall be primarily for the purpose of serving the institutions within the area and shall be limited to a scale appropriate for that purpose. e. Institutional sites shall be designed to provide for: 1.Adequate parking to meet the present and future demands of the use. 2.Buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions. f. Multi-family residential uses may be permitted at densities up to and including 15 dwelling units per acre as part of a Planned Development. Residential uses may be permitted according to the following: 1. Residential uses shall only be established adjacent to or in conjunction with a university, college, vocational school or other similar educational institution. 2. Residential development shall be intended to primarily meet the housing needs for students and facility members of the nearby educational institution g. Recreational uses accessory to the institutional use or compatible with the location of the institutional district.	
POLICY 2.130-A: POINCIANA (PRE-DRI #1) - The Poinciana development contains approximately 47,000 acres located in Polk and Osceola counties. The project is a multi-use development proposed to contain single-family,	Subject site is within the Poinciana Development of Regional Impact. This site in particular was designated for a variety of residential uses, including duplex and single-family homes. Poinciana is in need of a new school to alleviate capacity at the high school

Comprehensive Plan Policy	Consistency Analysis
multi-family, commercial, industrial, institutional, and open space/recreation uses within 8 villages, 9 estate areas, and 6 office/industrial parks. Located in Polk County are Villages 3, 4, 6, 7, and 8. The Poinciana development received approval by Polk County in 1971 as a Planned Unit Development (PUD 71-10). In 1983, Poinciana received vested rights status under Sections 830.06 and 120.57, F.S., which vested this project from the Development of Regional Impact (DRI) review process.	level. The other sites that were considered for schools in this area are not large enough to accommodate a modern school site.

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 and it is permitted in the designated area. 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	**Sections where referenced in this report**
a. *Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.*	Summary of analysis
b. *Allows a significant amount of urban development to occur in rural areas.*	Summary of analysis
c. *Designates an urban development in radial, strip isolated, or ribbon patterns emanating from existing urban developments.*	Summary of analysis, surrounding Development, compatibility
d. *Fails to adequately protect and conserve natural resources and other significant natural systems.*	Summary of analysis, surrounding Development, compatibility
e. *Fails to adequately protect adjacent agricultural areas.*	Compatibility with Surrounding Land Uses
f. *Fails to maximize existing public facilities and services.*	Summary of Analysis, Infrastructure
g. *Fails to minimize the need for future facilities and services.*	Summary of Analysis, Infrastructure
h. *Allows development patterns that will disproportionately increase the cost of providing public facilities and services.*	Summary of Analysis, Infrastructure
i. *Fails to provide a clear separation between urban and rural uses.*	Summary of Analysis, Compatibility with Surrounding Land Uses
j. *Discourages infill development or redevelopment of existing neighborhoods.*	Summary of Analysis, Compatibility with Surrounding Land Uses
k. *Fails to encourage an attractive and functional mixture of land uses.*	Summary of Analysis, Compatibility with Surrounding Land Uses
l. *Will result in poor accessibility among linked or related land uses.*	Summary of Analysis, Compatibility with Surrounding Land Uses
m. *Results in the loss of a significant amount of open space.*	Summary of Analysis, Compatibility with Surrounding Land Uses

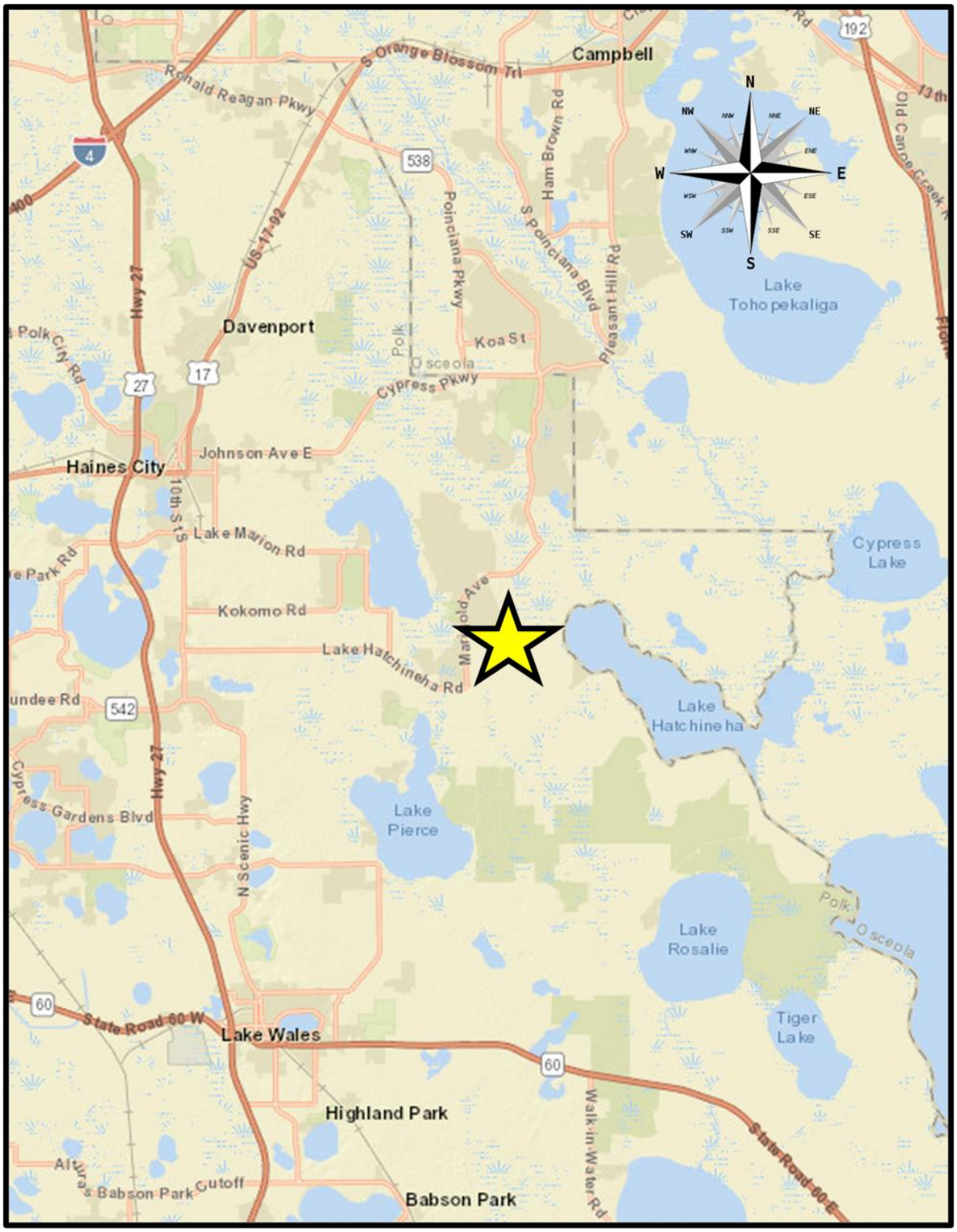
Comments from other agencies

No comments

Exhibits:

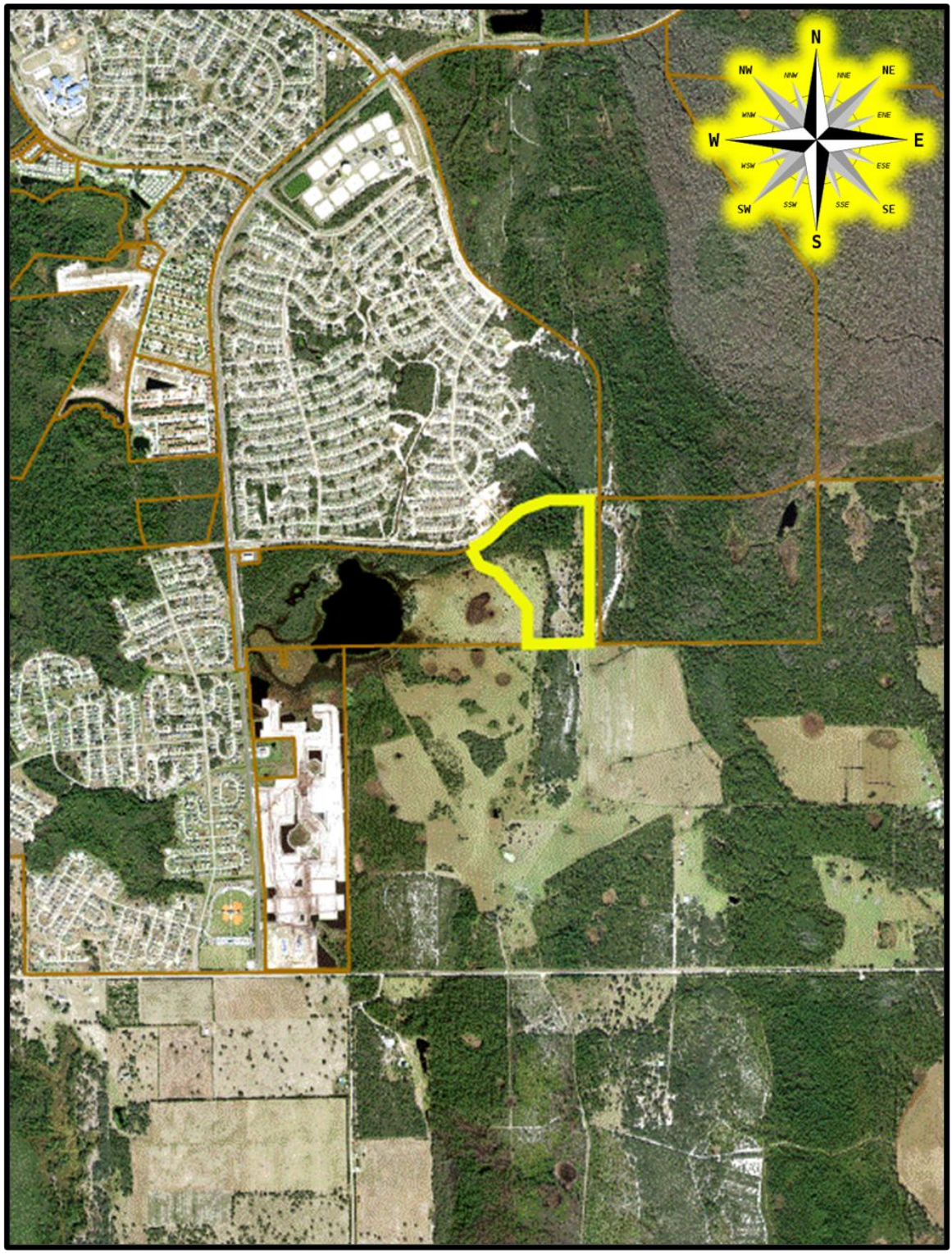
Exhibit 1 Location Map
Exhibit 2 2023 Aerial Context Map
Exhibit 3 2023 Aerial Close Up
Exhibit 4 Current Future Land Use Map
Exhibit 5 Proposed Future Land Use Map
Exhibit 6 INST-1 Conditional Uses
Exhibit 7 Poinciana Master Plan Site

Applicant's submitted documents and ordinance as separate files

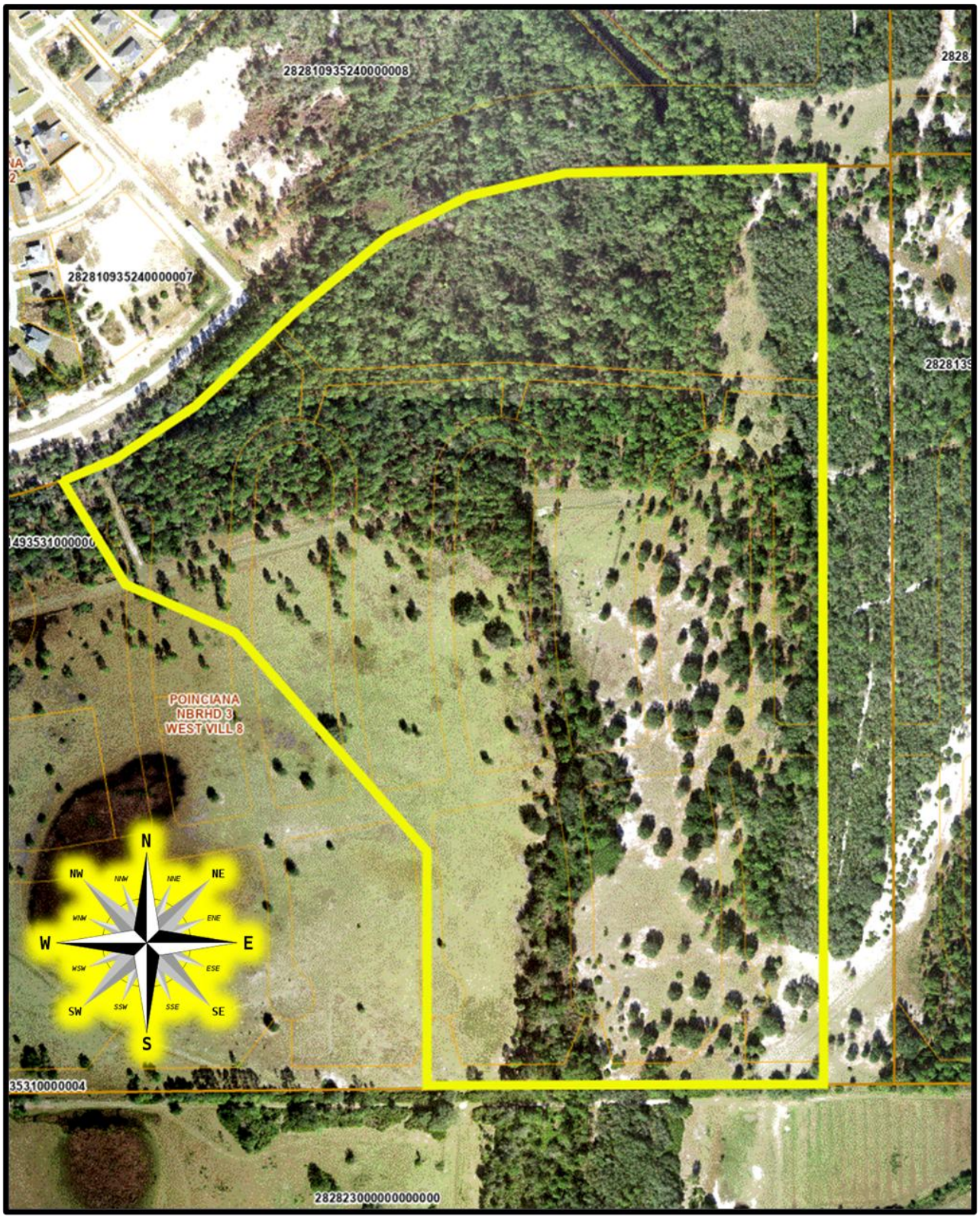


LOCATION MAP

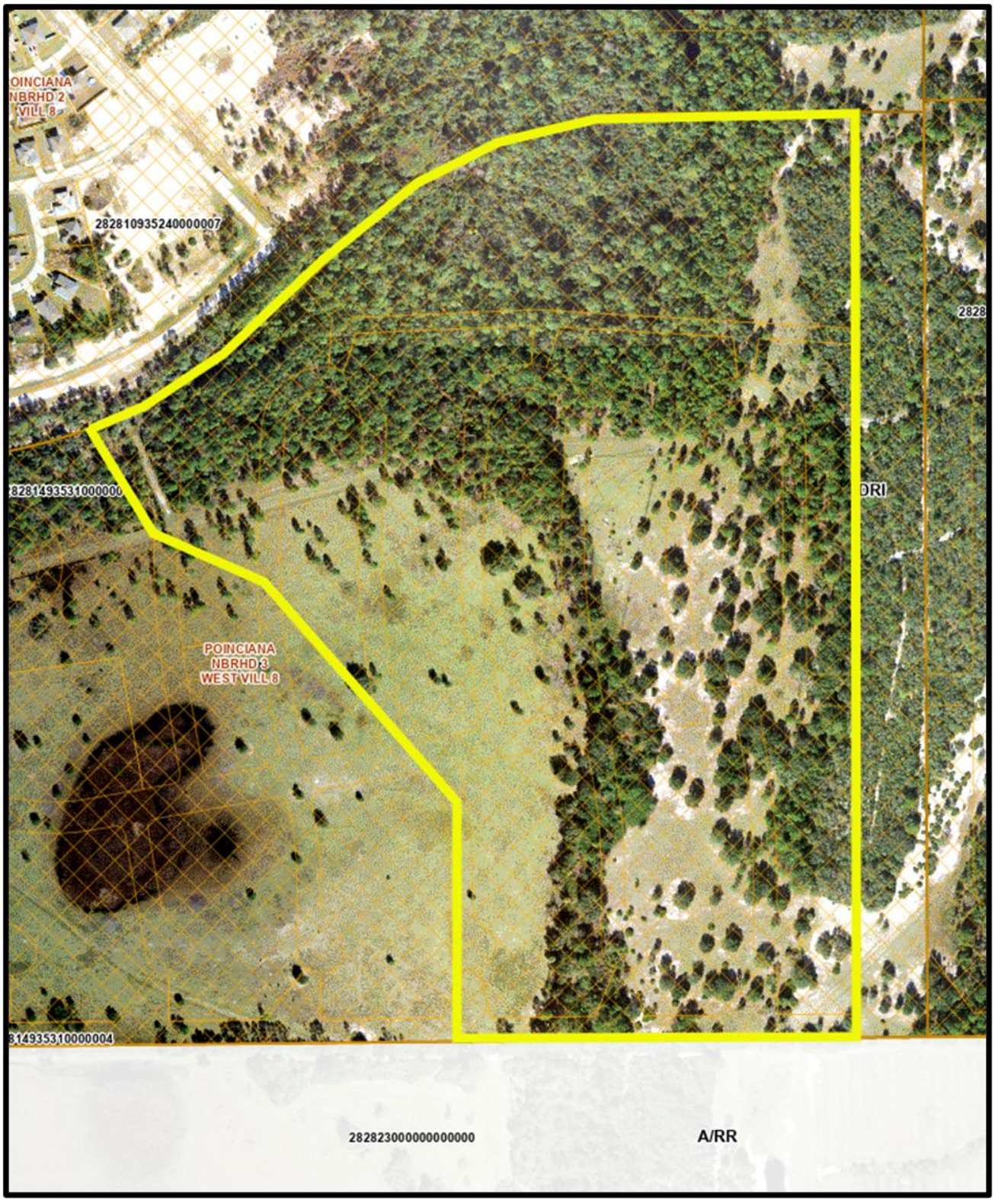
Exhibit 2



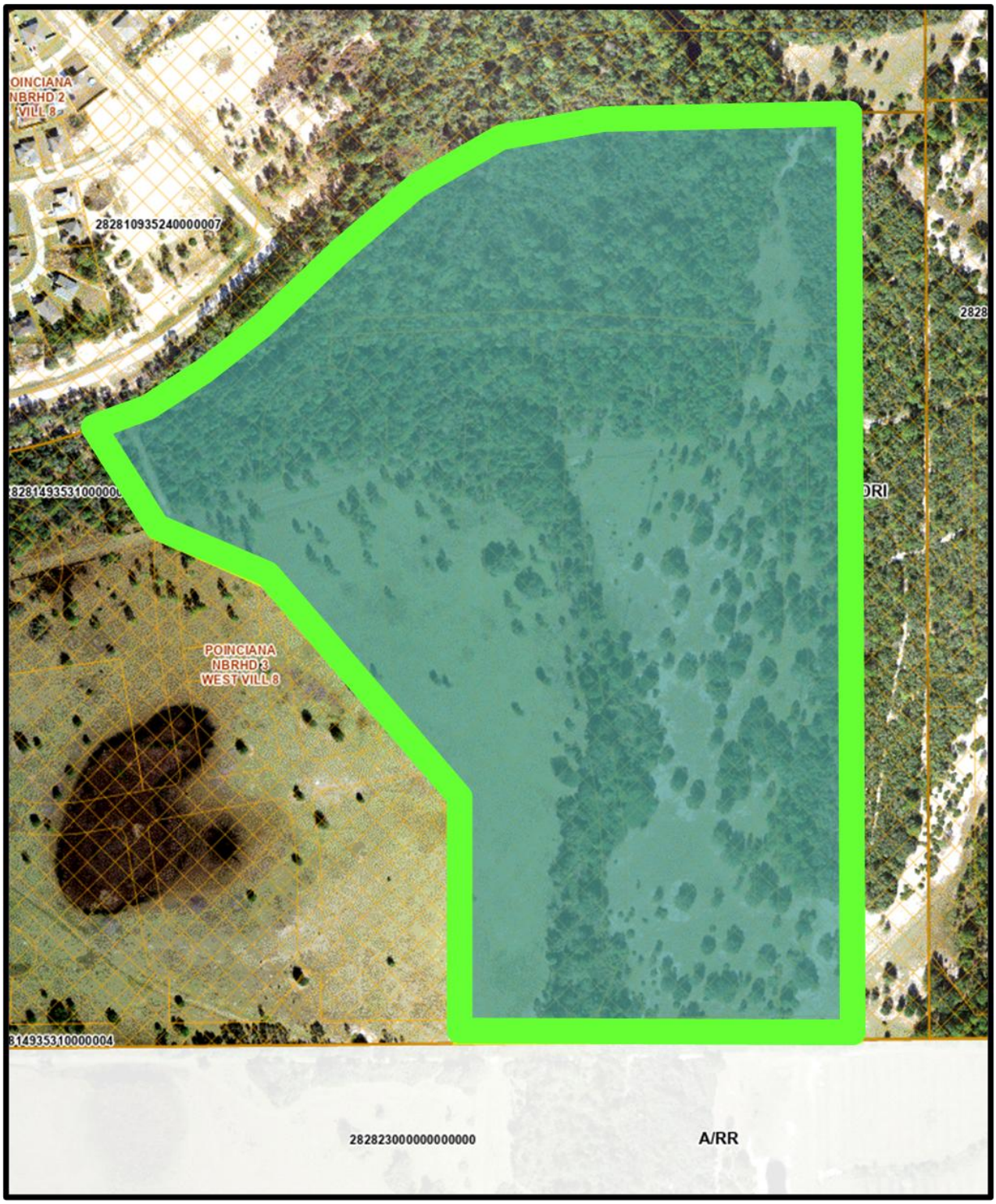
2023 AERIAL PHOTO CONTEXT



2023 AERIAL PHOTO CLOSE UP



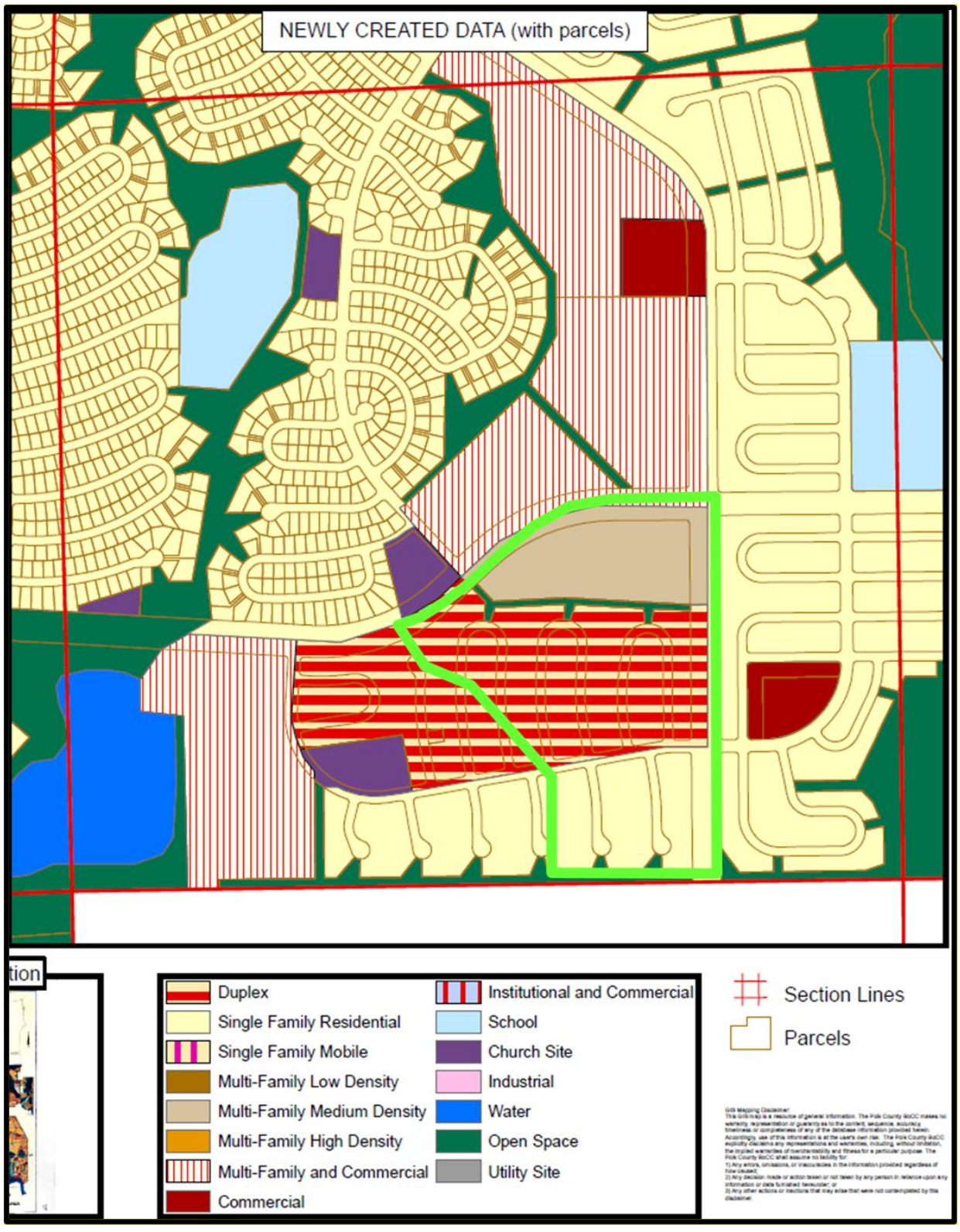
CURRENT FLUM
Development of Regional Impact (DRI)



PROPOSED FLUM
Institutional (INST)

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
INST1	Childcare Center, Farming General, Government Facility, Lodges and Retreats, School-Elementary, School-Leisure/Special Interest, School-Middle, Studio- Production, Transit- Facility, Utilities- Class I, Utilities- Class II	Group Home- Large (7-14 residents), Emergency Shelter-Medium (7-14 residents), Golf Course, Recreation- High Intensity, Recreation- Low Intensity, Recreation- Passive, Group Living Facility (15 or more residents), Adult Day Care Center (7 or more clients), Cemetery, Clinics & Medical Offices, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Community Center, Cultural Facility, Emergency Shelter- Large (15 or more residents), Heliports, Helistops, Nursing Home, Office, Office Park, Recreation- Vehicle Oriented, Religious Institution, Research & Development, Solar Electric-Power Generation Facility	Multi-family, Planned Development, Gas Station, Hospitals, Lime Stabilization Facility, Mining-Non-phosphate, School- High, School- Technical/Vocational/Trade & Training, School-University/College, Seaplane Base, Utilities- Class III, Water Ski Schools, Residential Treatment Facility

INST-1 CONDITIONAL USES



POINCIANA MASTER SITE PLAN

ORDINANCE No. 25 - ?

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF AMENDMENT **LDCPAL 2025-6;** AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN; ORDINANCE 92-36, AS AMENDED TO CHANGE THE FUTURE LAND USE DESIGNATION ON 72.27 ACRES OF DEVELOPMENT OF REGIONAL IMPACT (DRI) IN THE RURAL DEVELOPMENT AREA (RDA) INTO INSTITUTIONAL (INST) IN THE UTILITY ENCLAVE AREA AND POINCIANA MASTER PLAN. THE SUBJECT SITE IS LOCATED WEST OF LAKE HATCHINEHA, NORTH OF COUNTY ROAD 542 (LAKE HATCHINEHA ROAD), SOUTH OF BAYBERRY STREET, EAST OF MARIGOLD AVENUE, EAST OF THE CITY OF HAINES CITY IN SECTION 14, TOWNSHIP 28, RANGE 28; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt a Comprehensive Plan (Plan); and

WHEREAS, Section 163.3184, FS, and Comprehensive Plan Section 4.305.B, provides for the approval of Large-Scale Comprehensive Plan Amendments; and

WHEREAS, Application LDCPAL-2025-6 is an applicant-initiated application to change the future land use designation of 72.27 +/- acres from Development of Regional Impact (DRI) in the Rural Development Area (RDA) to Institutional (INST) in the Utility Enclave Area (UEA) and the Poinciana Master Plan (the "Amendment"); and

WHEREAS, pursuant to Section 163.3174, FS, the Local Planning Authority (Planning Commission) conducted a public hearing, with due public notice having been provided, Amendment on September 10th, 2025; and

WHEREAS, pursuant to Section 163.3184, FS, the Board of County Commissioners on November 4th, 2025, held an initial public hearing and authorized transmittal of the Amendment to the Department of Economic Opportunity (DEO) for written comment, and

WHEREAS, Florida Commerce, by letter 25-?, dated ? transmitted objections, recommendations, and comments on the Amendment; and

WHEREAS, pursuant to Section 163.3184, FS, the Board of County Commissioners conducted an adoption public hearing, with due public notice having been provided, on the Amendment on January 6th, 2026; and

WHEREAS, the Board of County Commissioners, reviewed and considered all comments received during said public hearing, and provided for necessary revisions; if any; and

WHEREAS, the Board of County Commissioners has considered the data and analysis contained within the staff report; and

WHEREAS, the Amendment is consistent with Chapter 163, FS, and the Polk County Comprehensive Plan.

NOW THEREFORE, BE IT ORDAINED by the Polk County Board of County Commissioners:

SECTION 1: LEGISLATIVE FINDINGS OF FACT

The findings of fact set forth in the recitals to this Ordinance are true and correct and hereby adopted.

SECTION 2: COMPREHENSIVE PLAN AMENDMENT

The Future Land Use Map of Ordinance No. 92-36, as amended, (the "Polk County Comprehensive Plan") is hereby amended to reflect a change in the Future Land Use designation on a 72.27-acre site from Development of Regional Impact (DRI) in the Rural Development Area (RDA) to Institutional (INST) in the Utility Enclave Area (UEA) on the parcel listed below and graphically depicted on the parcel map in Attachment "A".

Parcels included:

282814-935310-000001 and 282814-935310-000002

LEGAL DESCRIPTION:

A PORTION OF POINCIANA NEIGHBORHOOD 3 WEST, VILLAGE 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 44 THROUGH 49, INCLUSIVE, OF THE PUBLIC RECORDS OF THE POLK COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF HEMLOCK AVENUE (186 FEET IN WIDTH), ACCORDING TO THE PLAT OF POINCIANA NEIGHBORHOOD 3 WEST, VILLAGE 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 44 THROUGH 49, INCLUSIVE, OF THE PUBLIC RECORDS OF THE POLK COUNTY, FLORIDA., SAID CORNER LYING ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 28 SOUTH, RANGE 28 EAST. THENCE, S 89°11'00" W, ALONG THE SOUTH LINE OF AFORESAID PLAT OF POINCIANA, NEIGHBORHOOD 3 WEST, VILLAGE 8 AND THE SOUTH LINE OF SECTION 14, TOWNSHIP 28 S, RANGE 28 E, A DISTANCE OF 186.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF HEMLOCK AVENUE AND THE SOUTHEAST CORNER OF GREENWAY-1 OF AFORESAID PLAT; THENCE CONTINUE ALONG SAID SOUTH LINES, S 89°11'00" W, A DISTANCE OF 1038.69 FEET; THENCE DEPARTING SAID SOUTH LINE AND THROUGH THE INTERIOR OF SAID PLAT, N 00°00'35" W, A DISTANCE OF 588.42 FEET; THENCE N 40°43'33" W, A DISTANCE OF 621.83 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 20°52'21", AND A CHORD THAT BEARS N 51°09'43" W, A DISTANCE OF 289.83 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 291.43 FEET A POINT OF REVERSE CURVATURE, OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 38°58'30", AND A CHORD THAT BEARS N 42°06'38" W, A DISTANCE OF 333.60 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 340.12 FEET; THENCE N 22°37'23" W, A DISTANCE OF 94.24 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BAYBERRY STREET, (210 FEET IN WIDTH), SAID POINT BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1275.00 FEET, A CENTRAL ANGLE OF 20°33'09", AND A CHORD THAT BEARS N 57°06'02" E, A DISTANCE OF 454.91 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 457.26 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, N 46°49'27" E, A DISTANCE OF 350.00 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1137.54 FEET, A CENTRAL ANGLE OF 42°42'42", AND A CHORD THAT BEARS N 68°10'48" E, A DISTANCE OF 828.49 FEET; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 847.99 FEET; THENCE N 89°32'09" E, A DISTANCE OF 479.66 FEET, ALONG SAID RIGHT OF WAY TO A POINT ON THE WESTERLYH RIGHT OF WAY LINE OF HEMLOCK AVENUE, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD THAT BEARS S 45°27'51" E, A DISTANCE OF 35.35 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 39.27 FEET; THENCE, ALONG THE WEST RIGHT OF WAY LINE OF HEMLOCK AVENUE, S 00°27'51" E, A DISTANCE OF 2334.77 FEET, TO THE POINT OF BEGINNING.
SUBJECT TO STREETS, RIGHTS OF WAYS AND EASEMENTS OF RECORD.
CONTAINING 3,148,022 SQUARE FEET OR 72.269 ACRES, MORE OR LESS.

SECTION 3: SEVERABILITY

If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction the other provisions shall remain in full force and effect.

SECTION 4: EFFECTIVE DATE

The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the Department of Economic Opportunity posts a notice of intent determining that this amendment is in compliance. If timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

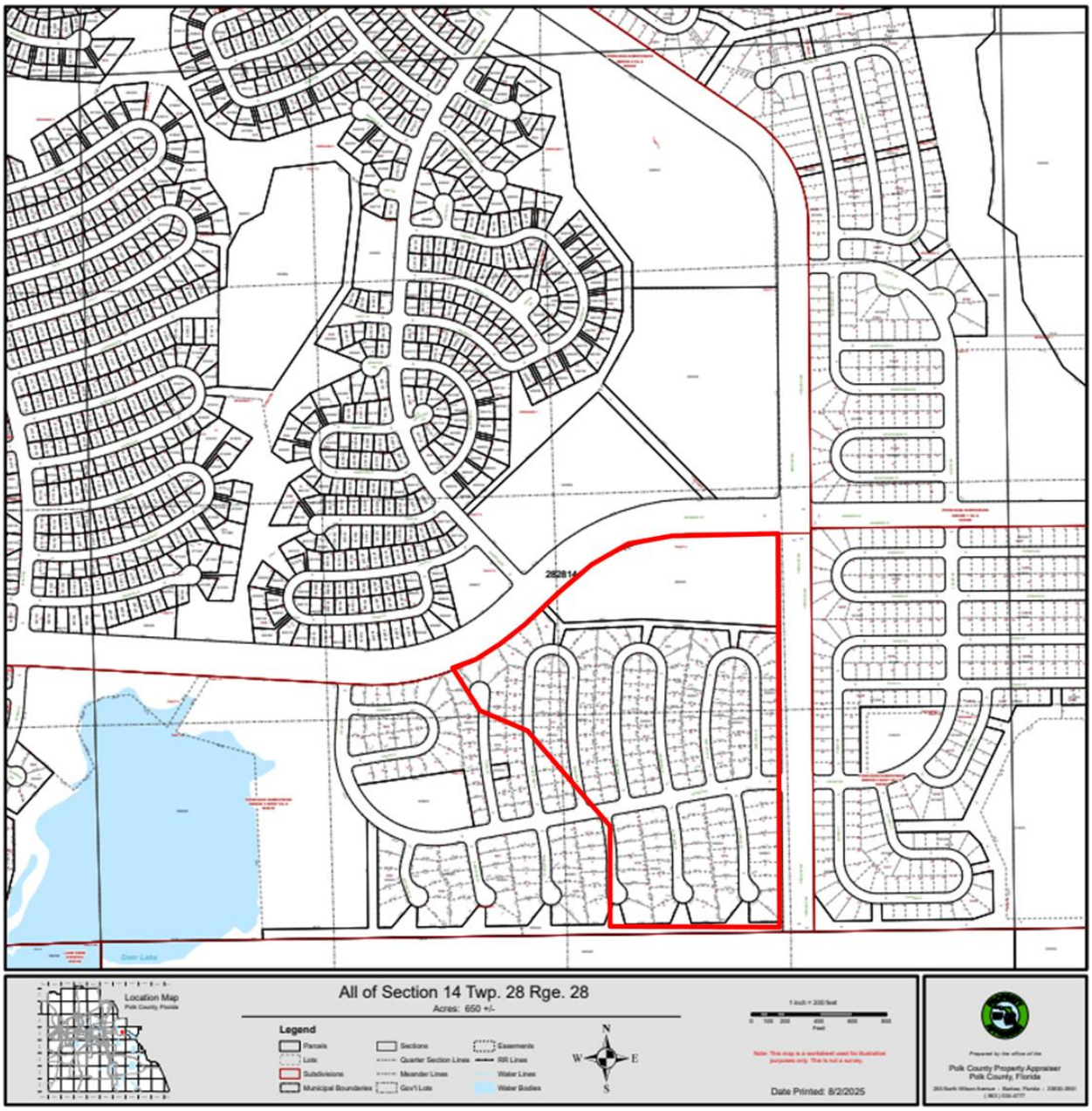
SECTION 5: FILING WITH THE DEPARTMENT OF STATE:

The Clerk and Auditor to the Board of County Commissioners of Polk County, Florida, shall file a certified copy of this ordinance with the Department of State, through the Secretary of State, upon adoption by the Board of County Commissioners of Polk County, Florida.

ADOPTED, in open session of the Polk County Board of County Commissioners with a quorum present and voting this January 6th, 2026.

ATTACHMENT "A"

LDCPAL 2025-6
Land Use: DRI to INST (72.27 ± acres)
Location: The site is located west of Lake Hatchineha, north of County Road 542 (Lake Hatchineha Road), east of Marigold Avenue, and south of Bayberry Street.
Section-14 Township-28 Range-28



Parcel Detail
Note: Not to Scale

Demonstration of Need – Compliance with Policy 2.102-A11: Urban Sprawl Criteria

The Applicant respectfully submits the following analysis to demonstrate consistency with Polk County Comprehensive Plan Policy 2.102-A11 and to confirm that the proposed Small-Scale Comprehensive Plan Amendment does not promote urban sprawl.

a. *Does not promote low-intensity, low-density, or single-use development in excess of demonstrated need.*

The proposed amendment will convert ±72.27 acres of land currently designated for Single-Family, Multi-Family, and Commercial uses to an Institutional designation to accommodate a new public high school facility. This conversion directly responds to urgent capacity constraints within the Polk County Public School system, particularly at Haines City Senior High School, where 33 portable classrooms are currently deployed. The Polk County School Board has identified the need for a new high school to serve the rapidly growing population of Northeast Polk County. The site has been selected based on its strategic location and ability to meet current and future enrollment demands, representing a demonstrated and well-documented public infrastructure need rather than excess or speculative development.

b. *Does not promote urban development in rural areas or leapfrog undeveloped lands.*

The subject property is located within the Urban Development Area and is surrounded by existing and entitled urban development within the Poinciana Master Plan. The site is internal to Village 8 and is not situated within a rural context. Its development as a high school is a logical continuation of the existing urban framework and does not constitute leapfrog or premature expansion of the urban boundary.

c. *Does not promote radial, strip, or ribbon development patterns.*

The proposed Institutional use is centrally located within the master-planned community and does not front an arterial corridor in a way that would create strip or ribbon development. The high school will be integrated into the surrounding neighborhood with appropriate setbacks, buffering, and circulation planning. Its location supports a compact, connected land use pattern rather than a radial expansion.

d. *Does not compromise the protection of natural resources.*

The site has been evaluated for compatibility with environmental protection goals, and no significant wetlands, floodplains, or critical habitats are being impacted by the proposed land use change. Any future development of the site will be subject to County environmental review through the Site Development process, ensuring compliance with applicable natural resource protections.

e. *Does not compromise adjacent agricultural areas or prime farmland.*

The area is fully encompassed within the Poinciana urban boundary and is not adjacent to active agricultural operations or designated prime farmland. There will be no conflicts with agricultural activities or loss of viable agricultural lands resulting from the proposed change.

f. *Maximizes the use of existing public facilities and services.*

The high school site benefits from existing infrastructure that has already been planned or constructed as part of the Poinciana development. Roadways, utility lines, and drainage systems are either in place or included in ongoing capital improvement planning. Co-locating a school in this area ensures that prior infrastructure investments are maximized for community-serving uses.

g. *Minimizes reliance on future public facilities and services.*

The site's location within a developed and serviced area reduces the need for extensive new infrastructure. Polk County Public Schools will coordinate with local service providers to ensure that all utility and access needs are addressed through extensions or upgrades already contemplated in the County's growth strategy. The site will not require speculative or extraordinary service extensions.

h. *Does not increase the cost of providing public facilities and services disproportionately.*

The project will not impose disproportionate service costs on the County. The centralized nature of the site and its placement within an existing development footprint will allow for efficient school operation and service delivery. The project avoids siting inefficiencies that can occur when schools are developed in disconnected or underserved areas.

i. *Provides a clear separation between urban and rural uses.*

The subject site is located well within the established urban footprint of Poinciana and does not abut any designated rural areas. The proposed use supports urban service delivery and complements surrounding residential land uses.

j. *Does not discourage infill or redevelopment.*

This amendment promotes infill development by utilizing an internal, previously entitled site for a critical public infrastructure project. It enhances the overall functionality of the neighborhood and avoids the fragmentation of undeveloped parcels. The school will serve as a long-term civic anchor within the community.

k. *Encourages a functional mix of land uses.*

The conversion of this site from residential and commercial designations to an Institutional use introduces a complementary public facility that supports the surrounding residential population. The high school will bring long-term land use balance and reinforce community-serving functions within the master plan.

l. *Improves accessibility among linked land uses.*

The site is easily accessible from internal roadways within Poinciana and is centrally located to serve nearby residential neighborhoods. Future site planning will ensure multimodal access, including sidewalks, drop-off zones, and connections to existing transportation infrastructure, supporting student safety and connectivity.

m. *Does not result in the loss of functional open space.*

No designated open space or preserved greenways are affected by this amendment. The property was previously planned for residential and commercial use, and the shift to Institutional will maintain consistency with the overall master plan's land use balance and recreational network.

Section 910 Impact Assessment Statements

The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern.

A. **Land and Neighborhood Characteristics**

To assess the compatibility of the requested land use district with the adjacent property and to evaluate the suitability of the site for development, the applicant shall:

1. Show how and why is the site suitable for the proposed uses;

   The ±72.27-acre site is strategically located within the Poinciana Master Plan and is internal to the Village 8, Neighborhood 3W area. It is ideally suited for institutional development due to its accessibility from existing collector roadways, availability of utilities, and central location relative to growing residential communities. The site's scale and configuration are compatible with high school facility requirements and surrounding urban land use patterns.

2. Provide a site plan showing each type of existing and proposed land use;

   A detailed site plan is under development and will depict a full-scale public high school with academic buildings, administrative offices, athletic facilities, open space, and parking. The site will accommodate approximately 2,500 students.

3. Describe any incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses;

   No incompatibilities are anticipated. The proposed Institutional use is consistent with public infrastructure needs and is surrounded by residential and mixed-use entitlements. Standard buffering, building setbacks, and site design measures will be used to ensure compatibility with adjacent uses.

4. Explain how the requested district may influence future development patterns if the proposed change is located in an area presently undeveloped; and

   The high school will reinforce compact, community-based planning in a rapidly urbanizing area. The facility will serve as a civic anchor for current and future residential development and will reduce the need for students to travel to more distant schools.

5. Describe each of the uses proposed in a Planned Development and identify the following:

   No PUD being proposed.

B. **Access to Roads and Highways**

To assess the impact of the proposed development on the existing, planned and programmed road system, the applicant shall:

1. Calculate the number of vehicle trips to be generated daily and at PM peak hour based on the latest ITE or provide a detailed methodology and calculations;

   Trip generation for a high school (ITE LUC 530) varies. Assuming ~2,500 students and 200 staff. Final traffic impact study will be provided during site plan review.

2. Indicate what modifications to the present transportation system will be required as a result of the proposed development;

Any improvements (turn lanes, signalization, school zone signage) will be identified during the Site Development Plan and Traffic Study review and coordinated with Polk County Transportation Planning.

3. List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development;

   Parking will be provided per Polk County Code and School Board standards for high school facilities, including staff, visitor, and student parking, as well as bicycle racks and designated bus loading areas.

4. Indicate the proposed methods of access to the existing public roads (e.g., direct frontage, intersecting streets, frontage roads); and

   Access will be provided via internal PUD roads connecting to Marigold Avenue and Bayberry Street, both of which are public roads capable of supporting institutional traffic volumes.

5. Indicate the modes of transportation, other than the automobile, that have been considered (e.g., pedestrian, bicycle, bus, train or air) and describe the modes.

   Sidewalks, bike paths, and potential future transit stops will be incorporated into the site design. The site supports multimodal transportation by promoting safe pedestrian and bicycle access from nearby neighborhoods.

C. **Sewage**

To determine the impact caused by sewage generated from the proposed development, the applicant shall:

1. Calculate the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development;

   Final flow calculations will be provided with engineering documents.

2. Describe the proposed method and level of treatment, and the method of effluent disposal for the proposed sewage treatment facilities if on-site treatment is proposed;

   Wastewater will be collected and conveyed to Toho Water Authority's centralized system. No on-site treatment is proposed.

3. Indicate the relationship of the proposed sewage system to Polk County's plans and policies for sewage treatment systems;

   The project is consistent with County policies and the UEA and NRPO overlays. All wastewater management will comply with applicable local and state regulations.

4. Identify the service provider; and

   Toho Water Authority

5. Indicate the current provider's capacity and anticipated date of connection.

   Capacity confirmation and connection timing will be established during SDP review and coordination with Toho Water Authority.

D. **Water Supply**

To determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area, the applicant shall:

1. Indicate the proposed source of water supply and, the type of treatment;

   Potable water will be supplied from Toho Water Authority's centralized public water system, subject to standard municipal treatment.

2. Identify the service provider;

Toho Water Authority

3. Calculate the estimated volume of consumption in gallons per day (GPD); and

Final demand will be determined during utility design.

4. Indicate the current provider's capacity and anticipated date of connection.

While TWA currently serves portions of the surrounding Poinciana community, the subject site lies outside the current water service boundary. As part of this development, the applicant will coordinate with TWA to extend water infrastructure and expand the coverage area to include the subject parcels.

The anticipated date of connection will coincide with site development and utility permitting during the Site Development Plan (SDP) phase. Capacity is expected to be available once line extensions are completed and approved by TWA.

E. **Surface Water Management and Drainage**

To determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development, the applicant shall:

1. Discuss the impact the proposed development will have on surface water quality;

Stormwater will be treated on-site through a professionally designed stormwater management system consistent with SFWMD and Polk County requirements. Best management practices will mitigate pollutant discharge and preserve water quality.

2. Describe the alteration to the sites natural drainage features, including wetland, that would be necessary to develop the project;

Site grading and construction will create new drainage conveyances and retention features. No impacts to jurisdictional wetlands or natural drainage systems are anticipated.

3. Describe the impact of such alterations on the fish and wildlife resources of the site; and

The site is not designated as critical habitat or conservation area. Minimal disruption to wildlife is expected due to its previously disturbed condition and surrounding development.

4. Describe local aquifer recharge and groundwater conditions and discuss the changes to these water supplies which would result from development of the site.

Stormwater facilities will support aquifer recharge through retention and percolation. No adverse impacts to groundwater levels are anticipated.

F. **Population**

To determine the impact of the proposed developments additional population, the applicant shall:

1. Calculate the projected resident (and transient) population of the proposed development and the generated population in the case of commercial or industrial uses;

This is a non-residential institutional use. No permanent residential population is proposed.

2. Describe, for commercial and industrial projects, the employment characteristics including the anticipated number of employees, type of skills or training required for the new jobs, the percentage of employees that will be found locally or are expected to be drawn from outside the county or state, and the number of shifts per day and employees per shift;

The high school will employ approximately 150–200 staff members including teachers, administrators, and support staff. Most positions are expected to be filled by residents of Polk

County or the broader Central Florida region. A standard school day will include one daytime shift with some after-hours activities.

3. Indicate the expected demographic composition of the additional population (age/socio-economic factors); and

   The high school will serve students aged 14–18 and staff of varying ages. The facility will reflect the demographic diversity of the surrounding community.

4. Describe the proposed service area and the current population thereof.

   The proposed school will serve students from Northeast Polk County, specifically those residing in Poinciana and surrounding communities. The broader service population exceeds 50,000 residents.

G. **General Information**

To determine if any special needs or problems will be created by the proposed development, the applicant shall:

1. List and discuss special features of the proposed development that promote desirability and contribute to neighborhood needs; and

   - ***Modern educational facilities for 2,500 students***
   - ***Athletic fields, gymnasium, and outdoor recreation amenities***
   - ***Sidewalks and bike access for student safety***
   - ***Community-serving use that complements the surrounding residential development***
   - ***Reduces travel time and enrollment pressure on existing schools***

2. Discuss the demand on the provision for the following services:

   a. Parks and Recreation;

      On-site recreational amenities will support student and community use. No additional demand on County parks expected.

   b. Educational Facilities (preschool/elementary/middle school/high school);

      Laurel Elementary School: 1.99 +/- miles
      Lake Marion Creek Middle School: 1.89 +/- miles
      Haines City High School: 8.2 +/- miles

   c. Health Care (emergency/hospital); d Fire Protection;

      HCA Florida Poinciana Hospital: 6.89 +/- miles

   e. Police Protection and Security; and

      Service expected from Polk County Sheriff's Office

   f. Electrical Power Supply.

      Duke Energy

H. **Maps**

1. Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development.

2. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scales shall be clearly indicated on each map and the dates

of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following maps shall accompany all Impact Assessment Statements:

3. Map A: A location map showing the relationship of the development to cities, highways, and natural features;
4. Map B: A Topographical Map with contour intervals of no greater than five feet, the identification of the property boundaries, and a delineation of the areas of special flood hazard (100 year flood plain) as shown on the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency (FEMA) for Polk County;
5. Map C: A Land Use and Land Use District Map showing the existing land use designations and districts on and abutting the proposed development, including lot sizes and density;
6. Map D: A Soils Map with soils designated according to Natural Resources Conservation Service classifications. If available, USDA Natural Resources Conservation Service (NRCS) soil surveys are preferable;

LDCPAL-2025-6 - Poinciana- Bayberry St. PPP

Menu Reports Help

Application Name: Poinciana- Bayberry St. PPP

File Date: 05/28/2025

Application Type: BOCC-CPA Large

Application Status: Approved for Hearing

Application Comments:

View ID	Comment	Date

Description of Work: To initiate a Large-Scale Comprehensive Plan Amendment (L-CPA) for approximately 72.27 acres located within Village 8, Neighborhood 3W of the Poinciana Pre-Develc of Regional Impact (Pre-DRI). The request seeks to amend the Future Land Use designation of the subject property from its current Residential entitlements to Institutiona facilitate the development of a public high school campus. The proposed amendment is intended to support long-range community infrastructure planning and meet the g demand for educational facilities in the Poinciana area. The site has been identified in coordination with the Polk County School Board and is strategically positioned to se projected student population generated by existing and future residential developments within the broader Poinciana Planned Community.

Application Detail: Detail

Address: 0 POINCIANA PKWY, POINCIANA, FL 34759

Parcel No: 282814935310000001

Owner Name: KK CATTLE COMPANY LLC

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
John Adams		Engineer	Mailing, 8 Broadway, S...	Active
Jay Klima		Engineer		Active
Jay Klima	Klima Weeks Civ...	Organization	Mailing, 385 Douglas A...	Active
Jay Klima	Klima Weeks Civ...	Individual		Active
Jay Klima	Klima Weeks Civ...	Individual		Active
SCHOOL BOARD OF POLK C...	Klima Weeks Civ...	Individual		Active
Jay Klima	Klima Weeks Civ...	Individual		Active
Structure Development	Structure Devel...	Individual	Mailing, 3700 34th Str...	Active
STRUCTURE DEVELOPMENT LLC	STRUCTURE DEVEL...	Individual	Mailing, 3700 34th Str...	Active
John Adams		Individual	Mailing, 8 Broadway # ...	Active
John Adams	RJWA, Inc.	Individual	Mailing, 8 Broadway, S...	Active
John Adams	RJWA, Inc.	Individual	Mailing, 8 Broadway, S...	Active
John Adams	RJWA, Inc.	Individual	Mailing, 8 Broadway, S...	Active
John Adams	RJWA, Inc.	Individual	Mailing, 8 Broadway, S...	Active
John Adams	RJWA, Inc.	Individual	Mailing, 8 Broadway, S...	Active
John Adams	Space Source, INC	Individual	Mailing, 8 Broadway FL...	Active
John Adams	Space Source, INC	Individual		Active
STRUCTURE DEVELOPMENT LLC	STRUCTURE DEVEL...	Individual	Mailing, 8 Broadway, S...	Active
Jay Klima	Klima Weeks Civ...	Individual	Mailing, 385 Douglas A...	Active
John Adams	Rj Whidden and ...	Applicant	Mailing, 316 Church St...	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $5,512.30

Total Fee Invoiced: $5,512.30

Balance: $0.00

Custom Fields: LD_GEN_PUB

PUBLIC HEARINGS

Development Type
Board of County Commissioners

Application Type
CPA Not In Selected Area Plan

Variance Type
–

Brownfields Request
–

Affordable Housing

Type of Acreage
–

GENERAL INFORMATION

Expedited Review

Number of Lots
–

Will This Project Be Phased

Acreage
72.27

DRC Meeting
06/26/2025

DRC Meeting Time
11:30 AM

Rescheduled DRC Meeting
–

Rescheduled DRC Meeting Time
–

Green Swamp
No

Number of Units
–

Case File Number
–

Is this Polk County Utilities

Is this Application a result of a Code Violation
No

One Year Extension
–

FS 119 Status
Non-Exempt

Code Violation Case Number
–

ADVERTISING

Legal Advertising Date
–

BOCC1 Advertising Date
–

BOCC2 Advertising Date
–

Advertising Board
Board of County Commissioners

MEETING DATES

Community Meeting
–

Planning Commission Date
09/10/2025

Land Use Hearing Officer 3
–

1st BOCC Date
11/04/2025

2nd BOCC Date
01/06/2026

LUHO-Level 3
–

HEARING

PC Hearing Results
–

PC Vote Tally
–

BOCC 1st Hearing Results
–

BOCC 1st Vote Tally
–

BOCC 2nd Hearing Results
–

BOCC 2nd Vote Tally
–

FINAL LETTER

Denovo Appeal
–

Denovo Results
–

Denovo Tally
–

LD_GEN_PUB_EDL

Opening DigEplan List...

DigEplan Document List
–

PLAN REVIEW FIELDS

TMPRecordID
POLKCO-25EST-00000-33300

DocumentGroupforDPC
DIGITAL PROJECTS LD

RequiredDocumentTypes
–

RequiredDocumentTypesComplete
Yes

AdditionalDocumentTypes
Applications,AutoCad File,Binding Site Plans (PDs and CUs),CSV,Calculations,Correspondence,Design Drawings,Flood/Traffic Studies,Impact Statement,Inspections,Miscellaneous,Plats,Record Drawings,Response Letter Resubmittal Complete,Staff Report/Approval Letter,Survey,Title Opinion

Activate DPC
Yes

Activate FSA
Yes

DigitalSigCheck
Yes

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement
√

SELECTED AREA PLANS

Selected Area Plans

LAND USE

Selected Area Plan **LU Code**

DEVELOPMENT AREA

Development Area

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
BOCC 2	2			08/25/2025	
BOCC 1	2			08/26/2025	
PC	2			08/26/2025	

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	06/12/2025	Lyndsay Rathke
Surveying Review				
Engineering Review				
Roads and Drainage Review	Phil Irven	Approve	06/12/2025	Phil Irven
Fire Marshal Review	Kim Turner	Not Required	06/12/2025	Kim Turner
Planning Review	Johnathan Sims	Approve	06/25/2025	Johnathan Sims
School Board Review	School District	Not Required	06/12/2025	School District
Review Consolidation	Lyndsay Rathke	Approved for...	06/25/2025	Lyndsay Rathke
Staff Report				
Public Notice				
Planning Commision				
BOCC Hearing				
Final Letter				
DEO Review				
Second BOCC Hearing				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Agenda Item 10. 9/10/2025

SUBJECT

LDCPAS-2025-15 (Crescent Road CPA)

DESCRIPTION

This is an Applicant-Initiated Small-Scale Future Land Use designation change from Residential Medium (RMX) to Employment Center (ECX), in the Transit Supportive Development Area (TSDA) and North Ridge Selected Area Plan (SAP) on +/- 17.42 acres. The property is located south of Minute Maid Ramp Road, west of Rollins Drive, north of Cottonwood Drive, east of US Highway 27, and east of Haines City, in Section 20, Township 26, Range 27.

RECOMMENDATION

Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Johnathan (JP) Sims

Planner II

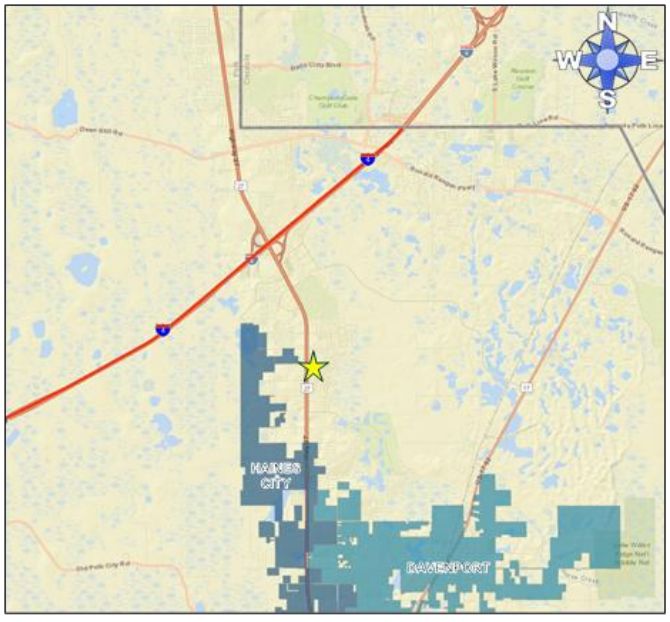
Polk County BoCC

863-534-7515

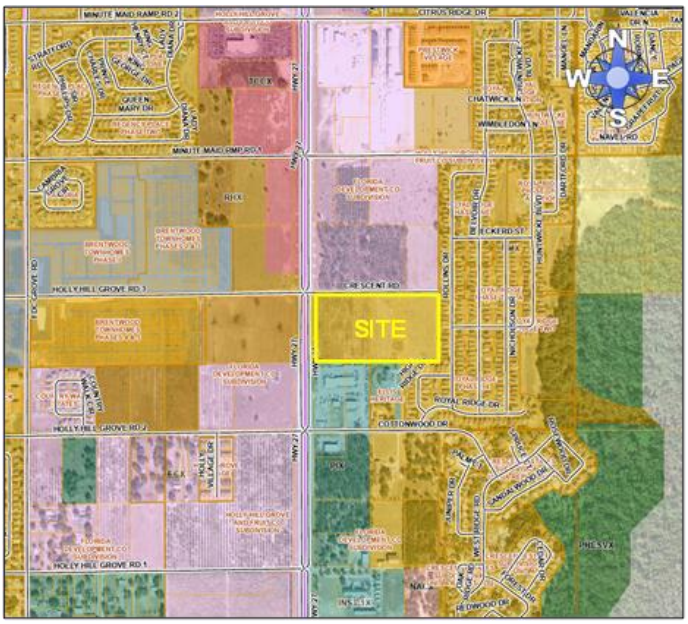
johnathansims@polk-county.net

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

ID #:	**103**
DRC Date:	June 26th, 2025
Planning Commission Date:	September 10th, 2025
BoCC Dates:	October 21st, 2025
Applicant:	William Maki
Level of Review:	Level 4 Review, Comprehensive Plan Map Amendment
Case Number and Name:	LDCPAS-2025-15 Crescent Road CPA
Request:	Small Scale Comprehensive Plan map amendment from Residential Medium (RMX) to Employment Center (ECX) in the North Ridge Selected Area Plan (SAP) and TCCO Corridor on 17.42 +/- acres.
Location:	South of Minute Maid Ramp Road, west of Rollins Drive, north of Cottonwood Drive, east of US Highway 27, and east of Haines City, in Section 20, Township 26, Range 27.
Property Owner:	GPK LIC II LLC
Parcels Size:	± 17.42 acres (272620-705500-040170, 040191, 040192 and 040200)
Development Area/Overlays:	Transit Supportive Development Area (TSDA)
Future Land Use:	Residential Medium (RMX)
Nearest Municipality	Haines City
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Case Planner:	Johnathan (JP) Sims, Planner II



Location



Current Land Use Map

Summary

Applicant-Initiated Small-Scale Future Land Use designation change from Residential Medium (RMX) to Employment Center (ECX), in the Transit Supportive Development Area (TSDA) and North Ridge Selected Area Plan (SAP). All development within the North Ridge SAP shall be designed to protect the upland habitats, native plant communities, wetlands and other natural resources.

Compatibility Summary

The subject site is bordered by already existing Residential Medium (RMX) and Professional Institution (PIX) to the south and Residential Medium (RMX) designation to the east. To the north is more Employment Center (ECX), and to the west will be Residential High (RHX) across US Highway 27. Changing the subject site from RMX to ECX would not be out of context for this area.

Infrastructure Summary

The subject site would be abutted to Highway 27 which is designed for high density traffic. Exits from the development would occur on Crescent Road and Cottonwood Drive according to the Concept Site Plan submitted by the applicant. Changing the designations around the site would likely generate the same amount of traffic as it would if left unchanged. The subject site is within a Polk County Utilities Service Area in the Northeast. There is already water, wastewater, and reclaimed lines that run along US Highway 27 west of the site. Duke Energy will be providing electricity to the subject site.

Environmental Summary

The nearest lake to the parcel is Lake St Charles to the southwest at 1.97 miles away. There are no nearby floodplains or basins. The soil available in this area is 98% Candler Sand and 2% Urban Land per the USDA NRSC soil survey completed August 27th, 2021. The closest park to the site is Loughman Park 5.15 miles to the northeast. The subject site is not in a flood zone or wetland. The subject site does not reside within the Green Swamp.

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 2.102-A10: Location Criteria
- Policy 2.104(A1-A9): Transit Supportive Development Area (TSDA)
- Policy 2.109-A9: Employment Center
- Policy 2.120(D1-D4): Residential Medium
- Policy 2.131-Q: North Ridge Selected Area Plan

Findings of Fact

Request and Legal Status

- This is an applicant-initiated request for a Small-Scale Future Land Use designation change.

- The subject site is within the Transit Supportive Development Area (TSDA) and North Ridge Selected Area Plan (SAP) and within the Corridor of the TCCO Overlay.

- Planned Development 05-17 (PD-05-17), expired, was approved on the site to allow for 110 resort residential units, multifamily attached residential lots.

- Parcel # 272620-705500-040192 is currently owned by Polk County but is being given to the applicant as part of this project. The Right-of-way (ROW) is being vacated for the purpose of creating a direct access point onto the site for emergencies. It was originally intended to allow for an alternative roadway to US 27.

Compatibility

- The existing uses surrounding the site are
    - North – ECX; Undeveloped land
    - West – RHX; Brightly Apartments.
    - East – RMX; Royal Ridge single family housing development
    - South – PIX; Fire Station, Sun State International

- The subject site is bordered by a combination of residential and nonresidential land that has been developed to the west and the north. East of the subject site already has residential usage. South of the site is a fire station and a trucking company. To the east is a Residential Medium home site called Royal Ridge. The northern side of the subject site is Employment Center that is currently being developed. The PIX land use to the south houses Fire Station 39 and Sun State International Trucking. To the west is an apartment complex called Brightly.

Infrastructure

- The zoned schools for the site are Loughman Oaks Elementary, Citrus Ridge K-8 for Middle, and Ridge Community Senior High School.

- Polk County Fire Rescue station 38 will be the response unit for this site. It is located at 126 Cottonwood Drive, Davenport, FL 33837 approximately 0.1 mile from the site.

- The subject site is within the Sheriff Department's Northeast District. NE District is located at 1100 Dunson Rd in Davenport.

- Access is gained via a proposed entrance on Crescent Road and another on Cottonwood to the south of the subject site.

- The road condition of Crescent Road is unpaved, so no information is collected for that segment. Cottonwood Drive is in Poor condition.

- The subject site will be serviced by Polk County's Northeast Utility Service Area for potable water and wastewater.

- The closest sidewalk connection to the site is to the south. On Cottonwood Drive, there is sidewalk that runs west to east in front of the Sun State International trucking company.

- The closest mass transit stop is 6.84 miles away on US HWY 17/92 and US 27 intersection to the south of the subject site. It is serviced by Citrus Connection on Line 15.

- The nearest park is the Loughman Park 5.15 miles to the northeast of the subject site. The subject site is located east of the Green Swamp.

- Applicant has requested that pending approval, Polk County vacate the Right-of-way (ROW) that is currently the entrance to Fire Station #38 off Cottonwood Drive. The ROW in question was originally part of the Holly Hill Grove Road SAP Proposed Road.

Environmental

- The subject site elevations begin at 182 feet along Crescent Road and slopes downward slightly to lower elevations to the southeast. The high point of the site is 186 feet close to the south side of the site and the low point is near US Highway 27 at 171 feet. Overall, the site is relatively flat with some minor elevation changes along the edges of the property.

- The site is not located in a wetland or floodplain.

- The soil type for the subject site includes 98% Candler Sand 0 to 5 percent, and 2% Urban Land 0 to 2 percent slopes.

- Per the Polk Species Observation Map (2015), there are no protected species such as eagles at 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 wells on the subject site and it is not located in a wellfield. The closest wellfield is to the south at 0.03 miles on Cottonwood in the Royal Ridge subdivision.

- This site falls within a Possible Network Connection area on the Polk Green Overlay. However, everything around it has been developed so is no longer a viable option.

- The site is not within an Airport Impact District.

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-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.

- 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.
- Note: Some land use categories are only allowed in adopted Selected Area Plans, special areas or neighborhood plans as specified in the definitions in Section 2.109.

- POLICY 2.104-A4: OVERLAY DISTRICTS - All overlay Districts shall be permitted within TSDAs and UGAs in accordance with applicable criteria.

- 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:
  a. provide access to transit facilities;
  b. connect to centralized potable water and sanitary sewer systems;
  c. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;
  d. implement "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;
  e. integrate pedestrian-oriented features, including sidewalks, trails or walkways into every development including appropriate pedestrian shelters or awnings;
  f. provide access to civic space, parks, green areas, and open space and other amenities;
  g.be supported by public safety (i.e., fire, EMS and law enforcement);
  h. have access to public schools;
  i. provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas.
  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.

- POLICY 2.104-A6: GENERAL INCENTIVES - Polk County shall encourage and promote compact, mixed-use by allowing:
  a. increased densities and intensities within the Transit Corridors and Centers Overlay District subject to Policy 2.104-A7; and
  b. increased densities for affordable or workforce housing subject to Policy 2.104-A7.

- POLICY 2.104-A7: DENSITIES AND INTENSITIES - To promote energy efficient land use patterns and compact mixed-use development, the TSDA and the Transit Corridors and Centers Overlay (TCC Overlay) within the TSDA shall include higher densities and intensities of development. The maximum densities and intensities listed in Table 2.104.1 exceed those listed in Policy 2.109-A1 and Policy 2.119-A1 and the policies that include the description for each of the referenced land use category as provided for within this Element. The Mixed-Use category within Tables 2.104.1 and 2.104.2 is for those non-residential land use categories that permit residential as provided for in this Element or the Appendices for the Selected Area Plans (SAP). The Transit Corridors and Centers Overlay includes three separate components that expand the residential density of selected Future Land Use Districts. These three components as depicted in Figure 1. include:

a. Transit Corridor - an area within ¼ mile of fixed route transit service;
b. Transit Center - an area within a one mile radius of the point of access for transit services; and
c. Transit Center Core - an area within ¼ mile of the point of access for transit services.

- Maximum densities are established within the TSDA and the respective components of the Transit Corridors and Centers Overlay as listed in Table 2.104.1. The maximum densities are not guaranteed within the respective land use categories and shall only be permitted subject to the requirements established in Policy 2.104-A5 Development Criteria and Policy 2.124-A3 Design Principles. Table 2.104.1 also includes recommended minimum densities to support future investments in public transportation. These recommended minimum densities may be required under the Land Development Code to coincide with planned public or private sector transit investments. Residential projects with less than the recommended minimum density will be encouraged to include a site design that allows for project phasing in order to preserve the maximum development potential of the subject parcel(s).

- POLICY 2.109-A9: The purpose of the Employment Center (EC) land use district is to allow for the development of activity centers to facilitate light assembly, office and research parks, low impact commercial and other businesses. This land use classification may be available in areas that serve the post-secondary education campuses of Polk County. The EC land use is only available in the adopted Selected Area Plans.

- POLICY 2.120-D1: CHARACTERISTICS - Densities up to, and including, 10.00 DU/AC. The Residential-Medium classification is characterized by single-family dwelling units, duplex units, and multi-family units.

- POLICY 2.120-D2: DESIGNATION AND MAPPING - Residential-Medium districts shall be located throughout TSDAs, UGAs, SDAs, and UEAs as designated on the Future Land Use Map Series as "RM."

- POLICY 2.120-D3: LOCATION CRITERIA - Residential-Medium areas shall be located only within TSDAs, UGAs, SDAs, and UEAs and activity centers. The placement of Residential-Medium shall be evaluated based on the general criteria listed in Policy 2.119-A2.

- POLICY 2.120-D4: DEVELOPMENT CRITERIA - Residential development may contain a variety of housing types as defined by the Land Development Code and shall be permitted at a density of up to 10 DU/AC. Additionally, community facilities are permitted in accordance with policies of this Plan.

- POLICY 2.131-Q1: DESIGNATION AND MAPPING - The North Ridge Selected Area Plan is established as designated on the Future Land Use Map Series. Land use categories shall be designated on the Future Land Use Map Series and the North Ridge Selected Area Plan Map which is included as part of the Future Land Use Map Series.

- POLICY 2.131-Q2: LAND USE CATEGORIES ESTABLISHED - The following land use categories shall apply:

    - A. Activity Centers
        - 1.Tourist Commercial Center (TCCX);
        - 2.Regional Activity Center (RACX);
        - 3.Community Activity Center (CACX);
        - 4.Neighborhood Activity Center (NACX);
        - 5.Convenience Center (CCX);
        - 6.Employment Center (ECX); and
        - 7.Professional Institutional (PIX)
    - B. Non-Residential
        - 1.Linear Commercial Corridor (LCCX);
        - 2.Recreation and Open Space (ROSX);
        - 3.Preservation (PRESVX);
        - 4.Business Park Center (BPCX);
        - 5.Leisure Recreation (L/RX);
        - 6.Industrial (INDX);
        - 7.Institutional (INSTX);
        - 8.Commercial Enclave (CEX)
    - C. Residential
        - 1.Agricultural/Rural Residential (A/RRX);
        - 2.Residential Suburban (RSX);
        - 3.Residential Low (RLX)
        - 4.Residential Medium (RMX); and
        - 5.Residential High (RHX).

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 2025-15.**

Planning Commission Recommendation: *On September 10th, 2025, in an advertised public hearing, the Planning Commission voted (?:?) to recommend* ***? of LDCPAS-2025-15.***

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 identifies the Future Land Use (FLU) designations and the existing uses surrounding the subject site that are immediately adjacent.

Table 1 Surrounding Uses

Northwest ECX: undeveloped	**North** ECX: undeveloped	**Northeast** RMX; Royal Ridge subdivision
West RHX; LDRES-2022-92 Brentwood Townhomes Multi-family	**Subject Site** RMX/ECX; undeveloped	**East** RMX; Royal Ridge subdivision
Southwest ECX; undeveloped	**South** PIX; Fire Station 39 and Sun State International Trucking	**Southeast** RMX; Royal Ridge subdivision

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

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."

A. Land Uses

The purpose of TSDA's 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. TSDA's are areas within the County that, at a minimum, are currently served, or are programmed within the applicable Comprehensive Plan Capital Improvement Program to be served within the next ten years by County owned, municipal, or County franchised central sanitary sewage and potable water systems. TSDA's are also supported by, or programmed to be supported by, other services typically found to accompany urban development such as public safety services, an urban road network, and developed parks. The surrounding land uses of RMX to the east, RHX to the west across US 27, ECX to the north, and PIX to the south lend itself to the fact that moving from RMX to ECX to be adjacent to US 27 would not seem out of context. This maintains places of employment, as well as provides a diversity of housing to choose from.

B. Infrastructure

The site is located within an area that has a significant amount of urban infrastructure and services with capacity to serve it. Polk County Northeast Service Utilities Area will supply water, wastewater, and reclaimed water lines to the site. It is also adjacent to a major arterial road with US Highway 27 that has available capacity. There are adequate public safety facilities nearby, with the Fire station being at the southern edge of the subject site. However, since Crescent Road is currently unpaved, it will need to be brought up to County standards in order to be used as an ingress/egress into the development site. Schools will also be near or at capacity which will impact future developments.

Nearest Elementary, Middle, and High School

The schools zoned for the subject property are the zoned schools listed in Table 2 below.

Table 2 School Information

Name of School	**Annual Estimated Demand**	**% Capacity 2024-2025 School Year**	**Average driving distance from subject site**
Loughman Oaks Elementary	34 students	98%	8.9 ± miles driving distance
Citrus Ridge Middle School	8 students	86%	8.6 ± miles driving distance
Ridge Community Senior High	11 students	111%	4.6 ± miles driving distance

Source: Polk County School Board, Polk County Impact Fee Ordinance, GIS

There is capacity in two of the zoned schools for the subject site. The zoned high school is currently over capacity. However, final concurrency is determined at Level 2 Review approval and not at Comprehensive Plan amendment or Planned Development approvals. If at Level 2 Review, the Level of Service (LOS) will be exceeded by the development or there is no capacity, County and School Board staff will discuss the mitigation options to ensure available space for new students and develop a plan with the applicant.

Nearest Sheriff, Fire, and EMS Station

Table 3 below displays the nearest Sheriff District office and Fire/EMS stations. Sheriff response times are not as much a function of the distance to the nearest sheriff's substation, but more a function of the overall number of patrol officers within the County.

Table 3 Public Safety Information

	Name of Station	**Distance Response Time***
Sheriff	**Northeast District Command Unit (**1100 Dunson Rd in Davenport)	3.4 +/- miles Priority 1 – 9:58 Priority 2 – 30:57
Fire/ EMS	**Station #38** (126 Cottonwood Drive, Davenport, FL 33837)	0.6 +/- miles

Source: Polk County Sheriff's Office & Polk County Fire Rescue. Response times for July 2025.

Water and Wastewater

A. Estimated Demand and Service Provider

The subject site is within the Northeast Polk County's Utility Service Area for potable water, reclaimed water, and wastewater.

Table 4 Estimated Water and Sewer Impact Analysis

Permitted Intensity **17.42 acres**	**Maximum Permitted in Existing Land Use RMX**				**Maximum Permitted in Proposed ECX**			
	17.42 ac	X	15 du/ac =	261 du	**17.42 ac 758,815 sf**	X	0.7 FAR	= 531,170 sf
Potable Water Consumption	261 du	X	198 =	**51,678 GPD**	531,170	X	0.24 =	**127,481 GPD**
Wastewater Generation	261 du	X	180 =	**46,980 GPD**	531,170	X	80% =	**101,985 GPD**

Source: Concurrency Manual: RMX uses 198 GPD in Potable Water and 180 in Wastewater GPD. ECX uses 0.24 GPD per sq ft for water and 80% for wastewater.

B. Available Capacity

Since water and wastewater are going to be provided by the Northeast District for Polk County Utilities, there is sufficient capacity.

System Status								
	Current Working Permit Limit (MGD)	Current Flow (MGD)	Percent of Current Limit Used Today (%)	Available Flow-Capacity Today (MGD)	Firm Commitments (MGD)	Uncommitted Capacity (MGD)	System Growth Rate (MGD/year)	Time Until Flow Exceeds Limit (Years)
Northeast PWS	13.940	8.116	58%	5.824	4.754	1.071	0.249	4.3

C. Planned Improvements

There is a reclaimed water main improvement taking place on FDC Grove Road 0.56 miles to the west.

Roadways/Transportation Network

A. Estimated Demand

Table 5 following this paragraph shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate. The proposed request will generate less traffic than the current Future Land Use designation.

Table 5 Estimated Transportation Impact Analysis

Permitted Intensity	**Maximum Permitted in Existing Land Use RMX**	**Maximum Permitted in Proposed ECX**
17.42 Acres 758,815 sq ft	17.42 ac X 15 du/ac = 261 du	**758,815 sf** X 0.70 FAR = 531,171 sf **531,171 sf** / 1000 sf = 531 sf
Average Annual Daily Trips (AADT)	261 du X 4.54 AADT = **1,185 Trips**	531 sf X 4.54 AADT = **5,878 Trips**

PM Peak Hour Trip	261 du	X	0.39 AADT = **102 Trips**	75 du	X	0.39 AADT = **690 Trips**

Source: Table 1 for Minor Traffic Study – 08/11/2025. ECX has a maximum FAR in the North Ridge SAP of 0.70, and using Office Park as LDA, 11.07 AADT and 1.3 PM Peak Hour. RMX uses 4.54 AADT and 0.39 PM Peak Hour for Multifamily Multi-story.

B. Available Capacity

The roads surrounding the subject site all have insufficient capacity availability. US HWY 27 to the west is a principal arterial road with a F level of service. Crescent Road is a Local Road which is unpaved, and Cottonwood Drive to the south of the subject site is also Local Road, so they are not included in the major traffic studies. Applicant has requested that pending approval, Polk County vacate the Right-of-way (ROW) that is currently the entrance to Fire Station #38 off Cottonwood Drive. The ROW in question was originally part of the Holly Hill Grove Road SAP Proposed Road but is no longer needed. Table 6 below shows the relevant road links;

Table 6

Link #	Road Name	Current LOS	Available Capacity	Minimum LOS Standard	Projected Five Year LOS
5110N	US 27 (I-4 to CR 547)	F	0	D	F
5110S		F	0	D	F

Source: Polk Transportation Planning Organization, Roadway network Database 2023

C. Roadway Conditions

Crescent Road is considered unpaved in our pavement management system due to having a substandard base. As a result, I have no pavement condition data on it as it's maintained under the Dust Control operation and not Pavement Management. US Highway 27 is in Good condition in the link including the subject site. It should be included as a condition for development that Crescent Road be paved up to modern Level Of Service (LOS) standards. Cottonwood Drive is in Poor condition and would also need to be improved to meet county standards.

D. Sidewalk Network

The closest sidewalk connection is on Cottonwood Drive 0.2 miles to the south of the subject site.

E. Planned Improvements:

There are currently no planned County improvements along any of the traffic links.

F. Mass Transit

The closest bus stop can be located along the corner of Highway 17/92 and C Street in Haines City and is serviced by Line 15 through Citrus Connection. The bus stop is 6.84 miles away from the subject site.

Park Facilities:

The nearest park is Loughman Park at 5.15 miles to the northeast of the subject site. The subject site is situated outside of the Green Swamp and is not in a floodplain or wetland.

A. Location:

Loughman Park is 5.15 miles northeast of the subject site off Ronald Reagan Parkway.

B. Services:

This park has a tot lot, a soccer field, basketball court, and open pavilion space.

C. Multi-use Trails:

The closest free hiking trail is in the Hilochee Wildlife Management Area which is 5 miles to the southwest of the subject site.

D. Environmental Lands:

The subject site is located on the eastern edge of the Green Swamp. The subject site does not reside in a floodplain or wetland. This site falls within a Possible Network Connection area on the Polk Green Overlay. However, everything around it has been developed so is no longer a viable option.

E. Planned Improvements:

There are no further recreation improvements scheduled for this area of the County at this time.

Environmental Conditions

The subject site elevations begin at 182 feet along Crescent Road and slopes downward slightly to lower elevations to the southeast. The high point of the site is 186 feet close to the south side of the site and the low point is near US Highway 27 at 171 feet. Overall, the site is relatively flat with some minor elevation changes along the edges of the property.

A. Surface Water:

There are no surface waters on the subject site.

B. Wetlands/Floodplains:

There are no wetlands or floodplains on the subject site.

C. Soils:

The subject site is comprised of 98% Candler Sand 0 to 5 percent slopes, and 2% Urban Land. According to the soil survey of Polk County, the site is almost entirely comprised of Candler Sand. While site grading and preparation will be necessary to support site development, these soils are generally suitable for development.

Table 7

Soil Name	**Septic Tank Absorption Field Limitations**	**Limitations to Dwellings w/o Basements**	**% of Site** *(approximate)*
Candler Sand, 0 to 5 percent slopes	Slight	Slight	98%
Urban Land, 0 to 2 percent slopes	Severe	Severe	2%

*Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service *Because of poor filtration, ground water contamination is a hazard in many areas that have a concentration of homes with septic tanks.*

The subject site has acceptable soils for septic tanks. This will not be an issue though as the site will be hooked up to wastewater and water from Polk County Utilities.

D. Protected Species

According to the Florida Biodiversity Matrix GIS application, no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law.

E. Archeological Resources:

According to the Florida Department of State, Division of Historical Resources, there are no archeological sites listed in the Florida Master Site File.

F. Wells (Public/Private)

The subject site is not located on a wellfield and does not have a well on site. The closest wellfield is 0.2 miles to the southeast of the subject site on Cottonwood Drive. The site will be connecting to water from Polk County Utilities.

G. Airports:

The site is not within an Airport Impact District.

Economic Factors:

The site, if switched to Employment Center, would provide a diversity of commercial and housing in the area that is currently in high demand. Directly adjacent to the site to the east is Royal Ridge, which is a large community of single-family homes that were just constructed.

Consistency with the Comprehensive Plan

Many policies within the Comprehensive Plan are reviewed for consistency with an application. The most relevant policies for the proposed request are included in this section. The policy is first stated and then an analysis of how the request is provided to state that it may or may not be consistent with the Comprehensive Plan. How the request is **consistent** with the Comprehensive Plan is listed below:

Table 8 Comprehensive Plan and Land Development Code

Comprehensive Plan Policy	**Consistency Analysis**
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: 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.	The Comprehensive Plan permits Residential High to be designated in urban areas and contribute to a combination of residential buildings. There is a diversity in the area of townhomes, apartments, and single family dwellings.
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.	The lands surrounding the subject site are already a combination of high density residential, professional institutions, commercial, and single-family homes. Polk County Utilities are readily available in this area.
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 requirements and the County's concurrency management system.	The timing is consistent with the growth in the area as the surrounding sites are already designated for a variety of uses. There is ample connectivity to water, wastewater, reclaimed water, and electricity. Fire and Sheriff are close by with low response times. Two of the schools that are zoned for the site are not at capacity. Mitigation efforts will need to be made for the high school. The subject site is not in a wetlands or floodplain, and has readily available access to a main arterial road with US HWY 27.
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: a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided, b. nearness to agriculture-production areas; c. distance from	

Comprehensive Plan Policy	Consistency Analysis
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	TSDA is where we want all high-density growth to occur since facilities and services are already available in those areas.

Comprehensive Plan Policy	Consistency Analysis
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 CommercialCenters. b.RESIDENTIAL: Residential-High, Residential-Medium, and Residential-LowDistricts. 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.	Employment Centers are allowed and encouraged to be built in TSDA since that is where development is supposed to occur. There is ample access to utilities, mass transit is not far from the site, sidewalks are already placed in adjacent developments, there is access to public schools, and there is a variety of homes available ranging in different densities.
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: a.provide access to transit facilities;b.connect to centralized potable water and sanitary sewer systems;c.incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;d.implement "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;e.integrate pedestrian-oriented features, including sidewalks, trails or walkways into every development including appropriate pedestrian shelters or awnings;f.provide access to civic space, parks, green areas, and open space and other amenities;g.be supported by public safety (i.e., fire, EMS and law enforcement);h.have access to	

Comprehensive Plan Policy	Consistency Analysis
public schools;i.provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas.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.	
POLICY 2.109-A9: The purpose of the Employment Center (EC) land use district is to allow for the development of activity centers to facilitate light assembly, office and research parks, low impact commercial and other businesses. This land use classification may be available in areas that serve the post-secondary education campuses of Polk County. The EC land use is only available in the adopted Selected Area Plans.	North Ridge SAP allows Employment Center (ECX)
POLICY 2.120-D1: CHARACTERISTICS - Densities up to, and including, 10.00 DU/AC. The Residential-Medium classification is characterized by single-family dwelling units, duplex units, and multi-family units. POLICY 2.120-D2: DESIGNATION AND MAPPING - Residential-Medium districts shall be located throughout TSDAs, UGAs, SDAs, and UEAs as designated on the Future Land Use Map Series as "RM." POLICY 2.120-D3: LOCATION CRITERIA - Residential-Medium areas shall be located only within TSDAs, UGAs, SDAs, and UEAs and activity centers. The placement of Residential-Medium shall be evaluated based on the general criteria listed in Policy 2.119-A2. POLICY 2.120-D4: DEVELOPMENT CRITERIA - Residential development may contain a variety of housing types as defined by the Land Development Code and shall be permitted at a density of up to 10 DU/AC.	The subject site is within the TSDA, it is bordering ECX, and it will include a variety of housing types with some retail facing US 27.

Comprehensive Plan Policy	Consistency Analysis
Additionally, community facilities are permitted in accordance with policies of this Plan.	
POLICY 2.120-E1: CHARACTERISTICS - Densities up to, and including, 15.00 DU/AC. The Residential-High classification is characterized by multi-story, multi-family units. POLICY 2.120-E2: DESIGNATION AND MAPPING - Residential-High districts shall be located within TSDAs, UGAs, and UEAs as designated on the Future Land Use Map Series as "RH." POLICY 2.120-E3: LOCATION CRITERIA - Residential-High areas shall be located only within TSDAs, UGAs, and UEAs and may be located within Activity Centers. The placement of Residential-High shall be evaluated based on the general criteria listed in Policy 2.119-A2. POLICY 2.120-E4: DEVELOPMENT CRITERIA - Residential development may contain a variety of housing types as defined by the Land Development Code and shall be permitted at a density of up to 15 DU/AC. Multi-family structures may contain non-residential uses to provide support retail and personal services for the residents. Additionally, educational facilities are permitted in accordance with policies of this Plan.	
POLICY 2.131-Q - NORTH RIDGE SELECTED AREA PLAN. This Selected-Area Plan is adopted in recognition that this area of Polk County; bounded on the east by the Providence Development and land to the south, on the north by the CR 54/Loughman SAP, on the west by the Core area of the Green Swamp Area of Critical State Concern and on the south by the City of Haines City; is expected to experience a high degree of development over the next twenty years. This urbanization will be caused by numerous external factors, most of which are	The subject site does sit within the North Ridge SAP and is specially designated for TSDA, ECX, RMX, and RHX. This allows control over the development rate and flow since there are numerous external factors expediting the growth in this area. In the North Ridge SAP, ECX has a maximum density of 10 du/ac, with RM maximum being 15 du/ac.

Comprehensive Plan Policy	Consistency Analysis
occurring in adjacent Osceola and Orange Counties. This Selected Area Plan is a proactive response to these forces. It represents an initiative to shape this development into an organized and well-planned urban area. VISION BASIC PRINCIPLES The "Basic Principles" section has been included to serve as guiding principles to convey the concept and intent of the objectives and policies of the North Ridge Selected Area Plan. It contains fourteen fundamental principles as follows: 1.An efficient and highly desirable urban growth pattern requires a balance of residential and nonresidential uses, a range of housing opportunities, and short trips between housing, employment, and shopping.2.The best way to achieve an efficient and highly desirable urban growth pattern in this area is through the interconnection of urban nodes, tourist activities, and medical and commercial centers.3.The existing cities serve as the social, commercial, cultural, educational, and civic centers of the entire area. Their urban services and location are responsive to the needs of the neighborhoods.4.The I-4 US 27 intersection, as a major access to the area, will allow regional-type activities to develop in the adjacent area.5.The existing medical facilities will serve as attractors for other medical services and office centers.6.Tourist commercial uses, mixed with regional-type activities are better served in the vicinity of the intersection of I-4 and US 27 and at the terminus of the Ernie Caldwell Boulevard.7.Neighborhood and community activity centers are needed to help serve not only the visitors but also the permanent residents to the area.8.Environmentally sensitive development is an enhancement to the quality of life. Provisions for Green Swamp protection, aquifer protection, and reforestation are important components to this plan.9. Transportation efficiency is a desirable goal. This plan recognizes US 27 as the primary	

Comprehensive Plan Policy	Consistency Analysis
transportation corridor and the need for alternative North/South and East/West facilities to support urban growth.10.Multi-use transportation corridors and access management are key implementation tools to providing a safe and efficient movement of vehicular traffic.11.This SAP has an important rural and agricultural component that needs to encourage agricultural activities and protection of these elements.12.Mixing residential and non-residential uses along with interconnectivity between neighborhoods and commercial districts will support a more efficient transportation pattern in the area as well as help maintain the level of service on US 27.13.Mixed use developments that can provide a diverse mix of residential and non-residential uses are preferred within the SAP.14.Provide a linked system of recreation by the establishment of an area-wide pedestrian and bikeway trail within rights-of-way and on sidewalks of collector and arterial roads with links to the Green Swamp.15.This SAP area contains regionally important commercial sand resources. These raw materials are essential for future development in several central Florida Counties. Development standards must maximize long-term extraction of sand resources, and promote compatibility with adjoining uses, and promote and guide future conversion to developable land.	

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 and it is permitted in the designated area. 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	**Sections where referenced in this report**
a. *Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.*	Summary of analysis
b. *Allows a significant amount of urban development to occur in rural areas.*	Summary of analysis
c. *Designates an urban development in radial, strip isolated, or ribbon patterns emanating from existing urban developments.*	Summary of analysis, surrounding Development, compatibility
d. *Fails to adequately protect and conserve natural resources and other significant natural systems.*	Summary of analysis, surrounding Development, compatibility
e. *Fails to adequately protect adjacent agricultural areas.*	Compatibility with Surrounding Land Uses
f. *Fails to maximize existing public facilities and services.*	Summary of Analysis, Infrastructure
g. *Fails to minimize the need for future facilities and services.*	Summary of Analysis, Infrastructure
h. *Allows development patterns that will disproportionately increase the cost of providing public facilities and services.*	Summary of Analysis, Infrastructure
i. *Fails to provide a clear separation between urban and rural uses.*	Summary of Analysis, Compatibility with Surrounding Land Uses
j. *Discourages infill development or redevelopment of existing neighborhoods.*	Summary of Analysis, Compatibility with Surrounding Land Uses
k. *Fails to encourage an attractive and functional mixture of land uses.*	Summary of Analysis, Compatibility with Surrounding Land Uses
l. *Will result in poor accessibility among linked or related land uses.*	Summary of Analysis, Compatibility with Surrounding Land Uses
m. *Results in the loss of a significant amount of open space.*	Summary of Analysis, Compatibility with Surrounding Land Uses

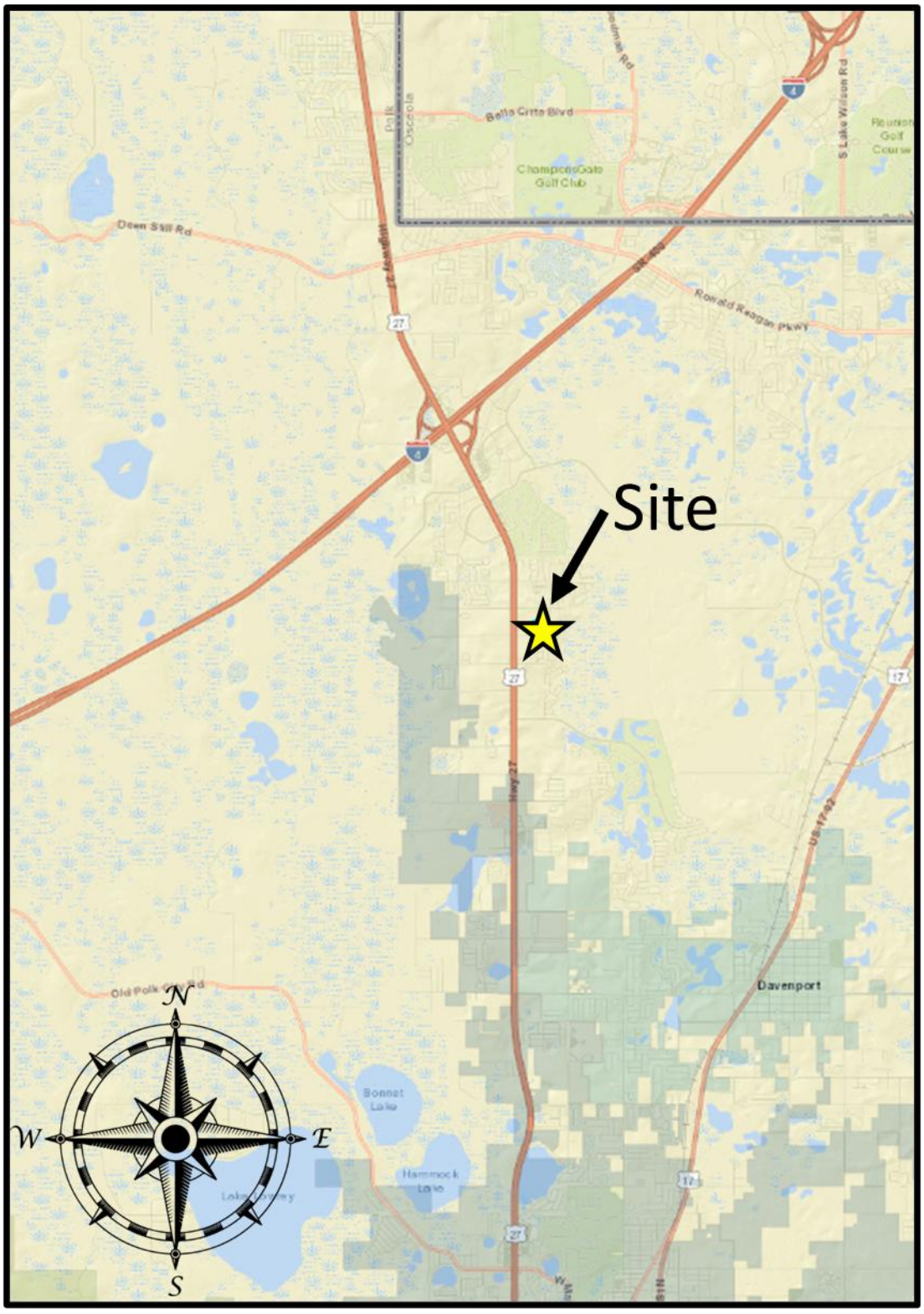
Comments from other agencies

No comments

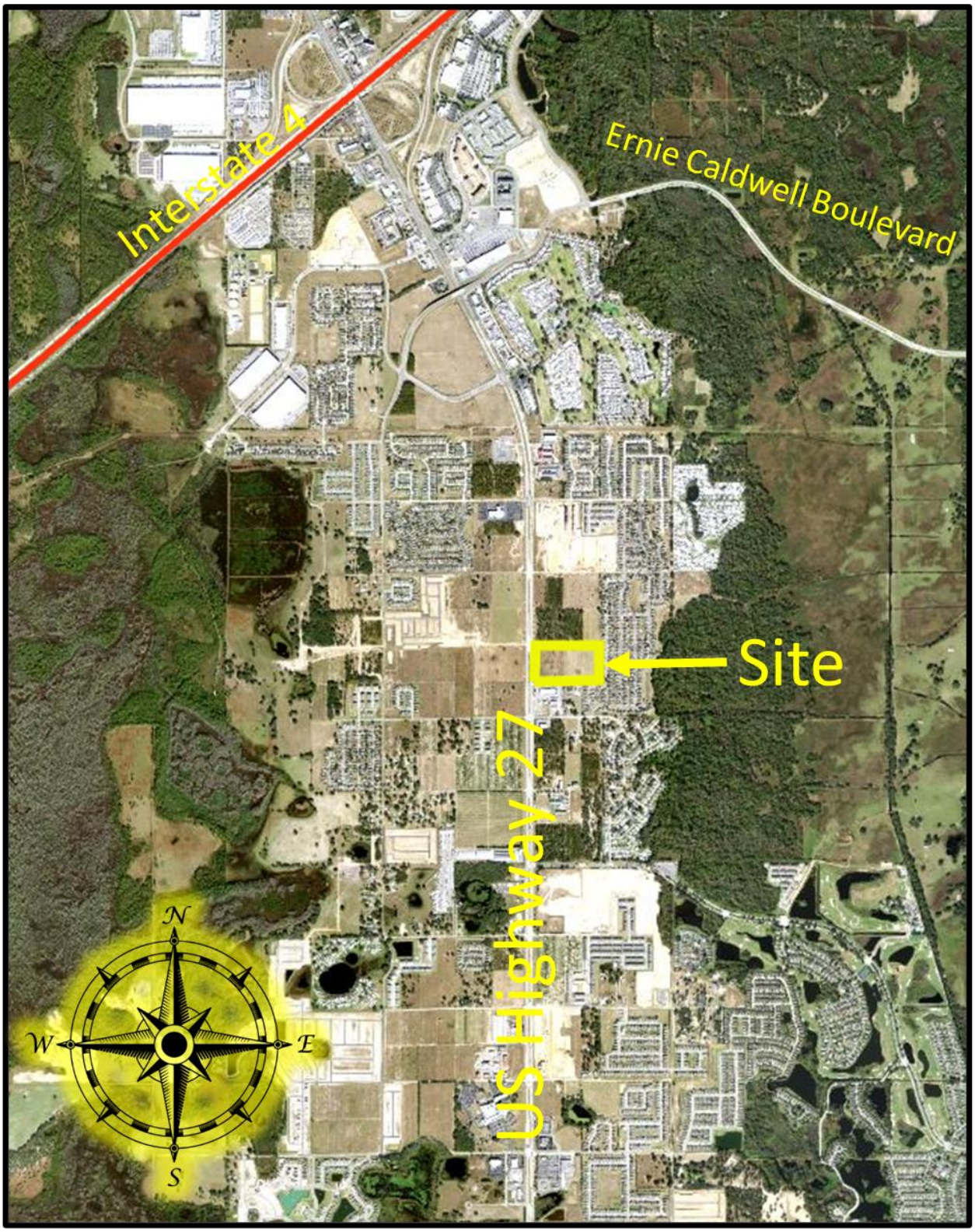
Exhibits:

Exhibit 1 Location Map
Exhibit 2 2023 Aerial Context Map
Exhibit 3 2023 Aerial Close Up
Exhibit 4 Current Future Land Use Map
Exhibit 5 Proposed Future Land Use Map
Exhibit 6 ECX Conditional Uses
Exhibit 7 RMX Conditional Uses

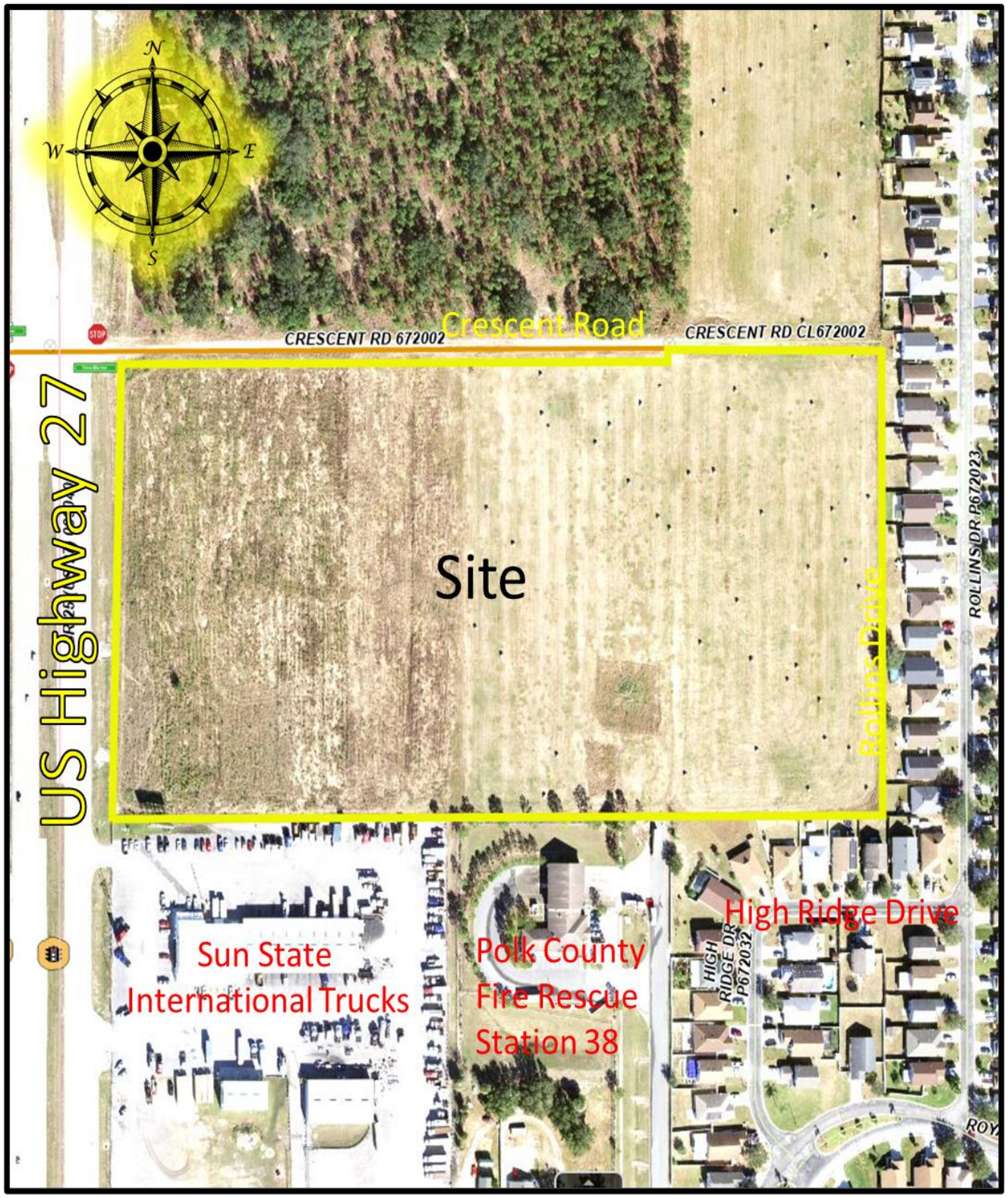
Applicant's submitted documents and ordinance as separate files



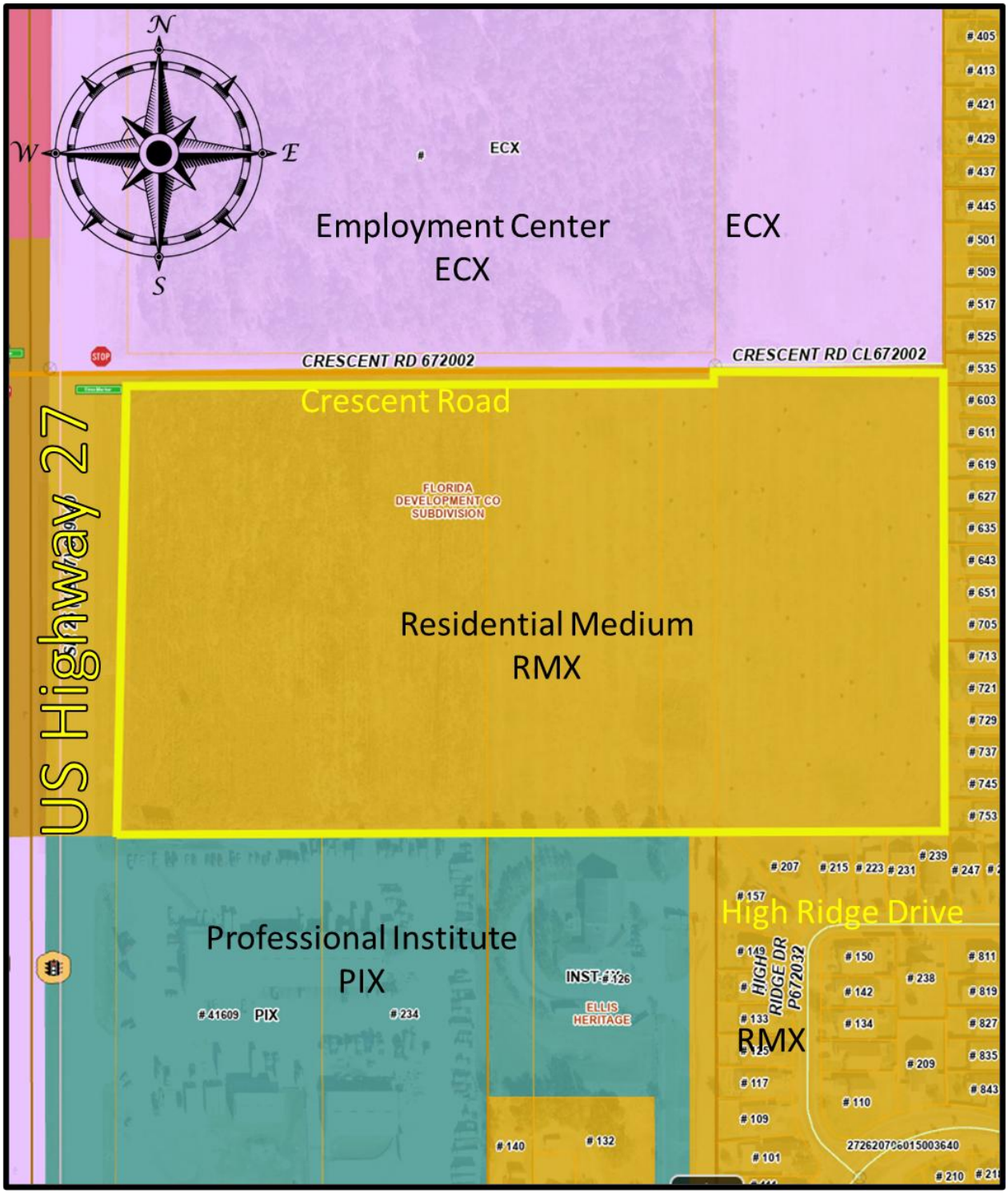
LOCATION MAP



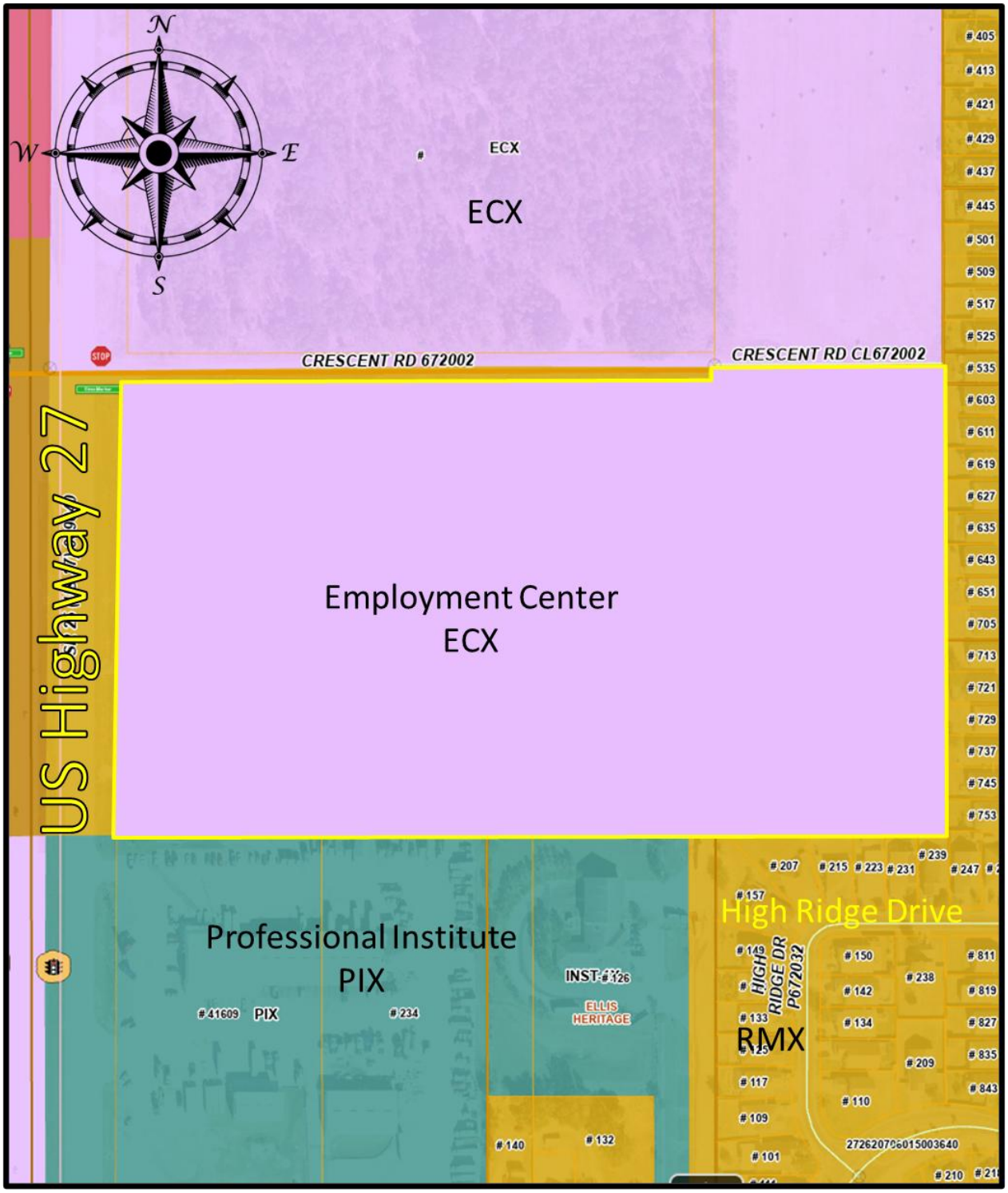
2023 AERIAL PHOTO CONTEXT



2023 AERIAL PHOTO CLOSE UP



CURRENT FLUM



PROPOSED FLUM

Employment Center (ECX) in the Transit Supportive Development Area (TSDA)				
Technical Staff Review -Level 1& 2			**Public Hearing (s) Required-Level 3 & 4**	
Conditional Uses:	Multifamily Alcohol Packaged Sales Car Wash, Incidental Childcare Center Clinics & Medical Offices Golf Course Helistops Hotels and Motels Medical Marijuana Dispensaries Office Recreation, Passive Restaurant, Drive-thru/Drive-In Retail, 5,000 – 34,999 sq.ft. Retail, 35,000 – 64,999 sq. ft. School, Leisure/Special Interest School, Technical/Vocational Trade & Training School, University/College Self-Storage Facility Transit Facility Vehicle Service, Mechanical Vehicle Sales, Leasing		**Conditional Uses:**	Planned Development Communication Tower, Monopole Gas Station Government Facility Heliports Hospitals Mining, Non-Phosphate Religious Institution Retail, more than 65,000 sq. ft. School, High

ECX CONDITIONAL USES

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
RM	Duplex- Two-family Attached, Multi-family, Single-family Detached Home & Subdivision, Farming General, Utilities- Class I	Group Home- Large (7-14 residents), Group Home- Small (6 or less residents), Mobile Homes- Individual, Emergency Shelter- Medium (7-14 residents), Emergency Shelter- Small (6 or less residents), Recreation- Passive, Utilities- Class II, Bed and Breakfast, Nursing Home, Recreation- Low Intensity, School- Elementary, School- High, School- Middle	Group Living Facility (15 or more residents), Mobile Home Park, Mobile Home Subdivision, Short-Term Rental Unit, Planned Development, Residentially Based Mixed Development (RBMD), Transitional Area Development, Adult Day Care Center (7 or more clients), Childcare Center, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Community Center, Cultural Facility, Emergency Shelter- Large (15 or more residents), Golf Course, Government Facility, Helistops, Mining- Non-phosphate, Recreation- High Intensity, Recreation- Vehicle Oriented, Religious Institution, School- Leisure/Special Interest, School- University/College, Utilities- Class III

RMX Conditional Uses

Cresent Road Mixed Use Development

Demonstration of Need

1. **Could the proposed amendment promote substantial amounts of low-density, low intensity, or single use development in excess of demonstrated need?**

   No. The small-scale LU amendment request is for ECX with multifamily and commercial uses. This matches the land use for the overall project. Directly east and west of the proposed development has a land use designation of RMX, north is ECX and south is INST-1. The current land use is RMX.

2. **Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?**

   The LU amendment is following the pattern of recent and future RMX and ECX development in the area.

3. **Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?**

   No. The development pattern will be continuous connected blocks.

4. **Does the proposed amendment fail to adequately protect adjacent agricultural areas?**

   It does not. The adjacent agricultural areas will not be negatively impacted in any way.

5. **Could the proposed amendment fail to maximize existing public facilities and services?**

   On the contrary, the development that will occur if the amendment is approved will encourage maximizing the existing facilities and improving future facilities.

6. **Could the proposed amendment fail to minimize the need for future public facilities and services?**

   The amendment will serve to encourage future facilities.

7. **Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?**

   The proposed amendment will follow a development pattern that will allow more feasible and less costly public facilities and services.

8. **Does the proposed amendment fail to provide clear separation between urban and rural uses?**

   No. As development continues to occur in the area, there will be clear separation between urban and rural uses.

9. **Will the proposed amendment discourage infill development or re-development of existing neighborhoods?**

   The development amendment will allow development that will encourage infill and re-development.

10. **Does the proposed amendment fail to encourage an attractive and functional mixture of land uses?**

    The proposed amendment will encourage attractive and functional mixtures of land uses based on the development that will occur.

11. **Could the proposed amendment result in poor accessibility among linked or related land uses?**

    No. Based on the approval of the amendment, accessibility among linked or related uses will be much improved.

12. **As a result of approval of this amendment, how much open space will be lost?**

    We do not see any loss of open space as all properties included in the proposed amendment are privately owned citrus groves and pastures.

Section 910 Impact Assessment Statements

The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern.

A. ***Land and Neighborhood Characteristics***

To assess the compatibility of the requested land use district with the adjacent property and to evaluate the suitability of the site for development, the applicant shall:

1. How and why is the site suitable for the proposed uses? *The dominance of the surrounding area has residential and commercial development and land use designations of Polk County RMX, ECX and INST-1 (North Ridge SAP). This small-scale land use amendment request from RHX to ECX, allowing commercial and multifamily apartment uses will continue the pattern of growth in the area. It will also have the same land use designation as the remainder of the Crescent Road development.*

2. Provide a site plan showing each type of existing and proposed land use. *See attached Map F.*

3. Describe any incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses. *None other than normal buffering required by the LDC.*

4. Explain how the requested district may influence future development patterns if the proposed change is located in an area presently undeveloped. *The proposed land use amendment to ECX will have a minimal influence on the area. The surrounding RMX and ECX land uses are for residential and commercial development. The proposed land use amendment will continue this pattern.*

5. Describe each of the uses proposed in a Planned Development and identify the following:

    a. The density and types of residential dwelling units.
    Multifamily residential apartments meet the requirements of the land development code. The density that will be proposed will not exceed the maximum allowable for the land use district on the 13.64 acres identified for multifamily use.

    b. The type of commercial and industrial uses.

The 4 acres identified for commercial uses will be for 3 outparcels offering retail and banking/business services.

c. The approximate customer service area for commercial uses; and
There are 4 acres identified for commercial uses.

d. The total area proposed for each type of use, including open space and recreation.
Total Project Area = 16.48 Ac.
Open Space Provided = Will comply with LDC.
Recreation provided = Will comply with LDC.

B. ***Access to Roads and Highways***

To assess the impact of the proposed development on the existing, planned and programmed road system, the applicant shall:

1. Calculate the number of vehicle trips to be generated daily and at PM peak hour based on the latest ITE or provide a detailed methodology and calculations.
Daily trips will be based on the number of allowable multifamily units times 6.41, and PM trips based on the number of multifamily units times 1.00. The commercial trips will be based on the types of commercial uses proposed and approved.

2. Indicate what modifications to the present transportation system will be required as a result of the proposed development. *Required modifications to the existing road network will be determined through a traffic study at the Level 2 submission. Presently proposed is an extension of Crescent Road into the development, as well as improving the road to County standards.*

3. List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development. *There will be a minimum of 2 parking spaces per unit with additional visitor parking spaces, including assessable spaces, for the multifamily units. The commercial uses will meet or exceed those required per use in the LDC.*

4. Indicate the proposed methods of access to the existing public roads (e.g., direct frontage, intersecting streets, frontage roads). *Intersecting streets from the proposed multifamily and commercial uses to existing public streets.*

5. Indicate the modes of transportation, other than the automobile, that have been considered (e.g., pedestrian, bicycle, bus, train or air) and describe the modes.
Pedestrian and bicycle transportation will be provided by proposed roads and sidewalks.

C. ***Sewage***

To determine the impact caused by sewage generated from the proposed development, the applicant shall:

1. Calculate the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development. *The GPD calculation will be based on the allowable multifamily units times 180 GPD (County). The GPD for the commercial portion will be calculated based on the types proposed and approved.*

2. Describe the proposed method and level of treatment, and the method of effluent disposal for the proposed sewage treatment facilities if on-site treatment is proposed. *N/A*

3. Indicate the relationship of the proposed sewage system to Polk County's plans and policies for sewage treatment systems.
N/A

4. Identify the service provider. *Polk County*

5. Indicate the current provider's capacity and anticipated date of connection. *Polk County Sewer Capacity is available with date of connection anticipated for 2025–2026.*

D. ***Water Supply***

To determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area, the applicant shall:

1. Indicate the proposed source of water supply and the type of treatment. *Polk County*

2. Identify the service provider. *Polk County*

3. Calculate the estimated volume of consumption in gallons per day (GPD). *The GPD calculation will be based on the allowable multifamily units times 360 GPD (County).*

4. Indicate the current provider's capacity and anticipated date of connection.
Polk County water capacity is available with date of connection anticipated for 2025-2026.

E. ***Surface Water Management and Drainage***

To determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development, the applicant shall:

1. Discuss the impact the proposed development will have on surface water quality.

The proposed development will have no impact on the surface water quality. A stormwater system consisting of retention ponds will be provided. All runoff on-site will be conveyed to and retained in the retention ponds. Since all runoff will be contained within the developed site, the amount of runoff from the site in its current condition will be reduced.

2. Describe the alteration to the sites natural drainage features, including wetland, that would be necessary to develop the project. *None, Existing drainage patterns shall be maintained.*

3. Describe the impact of such alterations on the fish and wildlife resources of the site. *Any listed species identified onsite will be relocated prior to construction commencement. No other impacts are proposed by the development.*

4. Describe local aquifer recharge and groundwater conditions and discuss the changes to these water supplies which would result from development of the site.
Existing groundwater depths will be identified based on geotechnical testing during the design stage. The stormwater plan will provide treatment and attenuation for improvements. The ponds will discharge to existing surface waters maintaining historic patterns. No changes to the groundwater will result from the proposed development.

E. *Population*

To determine the impact of the proposed developments additional population, the applicant shall:

1. Calculate the projected resident (and transient) population of the proposed development and the generated population in the case of commercial or industrial uses.
The projected resident population will be based on the number of multifamily units approved.

2. Describe, for commercial and industrial projects, the employment characteristics including the anticipated number of employees, type of skills or training required for the new jobs, the percentage of employees that will be found locally or are expected to be drawn from outside the county or state, and the number of shifts per day and employees per shift.
The number of employes for the retail and business commercial uses will be determined based on the uses proposed and approved. The retail and business employees will be drawn from the local population. It is unlikely that employees will be drawn from out-of-state.

3. Indicate the expected demographic composition of the additional population (age/socio-economic factors); and
Per ACS, the total number of households recorded in the 2020 census for the applicable zip code was 10,886 households. The median household income for the applicable zip code was $48,649.

4. Describe the proposed service area and the current population thereof.
The proposed service area is a mixed-use area composed of high density residential and commercial uses. The population, based on the 2020 census, is estimated population is 20,234.

F. *General Information*

To determine if any special needs or problems will be created by the proposed development, the applicant shall:

1. List and discuss special features of the proposed development that promote desirability and contribute to neighborhood needs. *There is a growing need for additional housing and residential commercial uses in the area. The proposed development will help meet the demand.*

2. Discuss the demand on the provision for the following services:

   a. Parks and Recreation
   There will be an increased demand based on the multifamily population.

   b. Educational Facilities (preschool/elementary/middle school/high school);
   Horizons Elementary: 1700 Forest Lake Drive - Davenport
   Shelly S. Boone: 225 S. 22nd Street – Haines City
   Ridge Community Sr. High: 500 Orchid Drive – Davenport

   c. Health Care (emergency/hospital); *Adventhealth Heart of Florida Medical Center: 40100 US Hwy 27, Davenport*

   d. Fire Protection: *Polk County Fire Rescue Station 38 located directly south of the development.*

   e. Police Protection and Security: *Polk County Sheriff NE District substation 1100 Dunson Road, Davenport; Davenport Police Department 16 Bay St. West, Davenport.*

   f. Electrical Power Supply
   Duke Energy

G. ***Maps***

1. Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development.

2. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scales shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following maps shall accompany all Impact Assessment Statements:

3. Map A: A location map showing the relationship of the development to cities, highways, and natural features. **Included**

4. Map B: A Topographical Map with contour intervals of no greater than five feet, the identification of the property boundaries, and a delineation of the areas of special flood hazard (100-year flood plain) as shown on the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency (FEMA) for Polk County. **Included**

5. Map C: A Land Use and Land Use District Map showing the existing land use designations and districts on and abutting the proposed development, including lot sizes and density. **Included**

6. Map D: A Soils Map with soils designated according to Natural Resources Conservation Service classifications. If available, USDA Natural Resources Conservation Service (NRCS) soil surveys are preferable. **Included**

7. Map E: A Traffic Circulation Map identifying any existing roads on or adjacent to the proposed development and indicating the name of the roads, maintenance jurisdiction, and pavement and right-of-way widths. **Included**

8. Map F: A Site Plan showing land uses, the layout of lots, the type and maximum density for each type of residential area; the typical minimum lot sizes and dimensions for each use and unit type, and the dimensions, locations, and types of buffers, easements, open space areas, parking and loading areas, setbacks, and vehicular circulation routes; and ***This request is for a small-scale land use amendment. The layout is unknown at this time.***

9. Map G: A Drainage Map delineating existing and proposed drainage areas, water retention areas, drainage structures, drainage easements, canals, wetlands, watercourses, and other major drainage features. ***Included with Map B.***

LDCPAS-2025-15 - Crescent Road Development CPA

Menu Reports Help

Application Name: Crescent Road Development CPA

File Date: 05/07/2025

Application Type: BOCC-CPA Small

Application Status: Approved for Hearing

Application Comments:

View ID	Comment	Date

Description of Work: To amend the existing FLU from RMX to ECX on Alt Key 040170 / 040191 / 040200

Application Detail: Detail

Address: CRESCENT RD, DAVENPORT, FL 33837

Parcel No: 272620705500040200

Owner Name: GPK LIC II LLC

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
William Maki		Engineer	Mailing, 913 N Pennsyl...	Active
William Maki		Contact	Mailing, 913 N Pennsyl...	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $5,458.00

Total Fee Invoiced: $4,858.00

Balance: $0.00

Custom Fields: LD_GEN_PUB

PUBLIC HEARINGS

Development Type
Board of County Commissioners

Application Type
CPA Small Scale Or EAR

Variance Type
–

Brownfields Request
N/A

Affordable Housing

Type of Acreage
–

GENERAL INFORMATION

Expedited Review

Number of Lots
–

Will This Project Be Phased

Acreage
17.42

DRC Meeting
06/26/2025

DRC Meeting Time
11:45 AM

Rescheduled DRC Meeting
–

Rescheduled DRC Meeting Time
–

Green Swamp
No

Number of Units
–

Case File Number
–

Is this Polk County Utilities

Is this Application a result of a Code Violation
No

One Year Extension
–

FS 119 Status
Non-Exempt

Code Violation Case Number
–

ADVERTISING

Legal Advertising Date
–

BOCC1 Advertising Date
–

BOCC2 Advertising Date
–

Advertising Board
Board of County Commissioners

MEETING DATES

Community Meeting
–

Planning Commission Date
09/10/2025

Land Use Hearing Officer 3
–

1st BOCC Date
10/21/2025

2nd BOCC Date
–

LUHO-Level 3
–

HEARING

PC Hearing Results
–

PC Vote Tally
–

BOCC 1st Hearing Results

BOCC 1st Vote Tally

BOCC 2nd Hearing Results

BOCC 2nd Vote Tally

FINAL LETTER

Denovo Appeal

Denovo Results

Denovo Tally

LD_GEN_PUB_EDL

Opening DigEplan List...

DigEplan Document List

PLAN REVIEW FIELDS

TMPRecordID	DocumentGroupforDPC	RequiredDocumentTypes
POLKCO-REC25-00000-00IZT	DIGITAL PROJECTS LD	
RequiredDocumentTypesComplete	**AdditionalDocumentTypes**	**Activate DPC**
Yes	Applications,AutoCad File,Binding Site Plans (PDs and CUs),CSV,Calculations,Correspondence,Design Drawings,Flood/Traffic Studies,Impact Statement,Inspections,Miscellaneous,Plats,Record Drawings,Response Letter Resubmittal Complete,Staff Report/Approval Letter,Survey,Title Opinion	Yes
Activate FSA	**DigitalSigCheck**	
Yes	Yes	

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

√

SELECTED AREA PLANS

Selected Area Plans
North Ridge

LAND USE

Selected Area Plan	LU Code
In an SAP	ECX Employment Center

DEVELOPMENT AREA

Development Area
Transit Supportive

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	06/12/2025	Lyndsay Rathke
Surveying Review				
Engineering Review				
Roads and Drainage Review	Phil Irven	Approve	06/12/2025	Phil Irven
Fire Marshal Review	Kim Turner	Not Required	06/12/2025	Kim Turner
Planning Review	Johnathan Sims	Approve	06/25/2025	Johnathan Sims
School Board Review	School District	Not Required	06/12/2025	School District
Review Consolidation	Lyndsay Rathke	Approved for...	06/25/2025	Lyndsay Rathke
Staff Report				
Public Notice				
Planning Commision				
BOCC Hearing				
Final Letter				
DEO Review				
Second BOCC Hearing				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

ORDINANCE NO. 25 -____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF AMENDMENT **LDCPAS-2025-15;** AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN; ORDINANCE 92-36, AS AMENDED TO CHANGE THE FUTURE LAND USE DESIGNATION ON +/- 17.42 ACRES FROM RESIDENTIAL MEDIUM (RMX) TO EMPLOYMENT CENTER (ECX), IN THE TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA) AND NORTH RIDGE SELECTED AREA PLAN. THE SUBJECT SITE IS LOCATED SOUTH OF CRESCENT ROAD, EAST OF US HIGHWAY 27, WEST OF ROLLINS DRIVE, NORTH OF COTTONWOOD DRIVE, AND EAST OF THE CITY OF HAINES CITY, IN SECTION 20, TOWNSHIP 26, RANGE 27, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt a Comprehensive Plan (Plan); and

WHEREAS, Section 163.3187, FS, and Comprehensive Plan Section 4.305.B, provides for the approval of Small-Scale Comprehensive Plan Amendments; and

WHEREAS, pursuant to Section 163.3174, FS, the Local Planning Authority (Planning Commission) conducted a public hearing, with due public notice having been provided, on the proposed Plan revisions on September 10th, 2025; and

WHEREAS, pursuant to Section 163.3187(2), FS, the Board of County Commissioners conducted an adoption public hearing, with due public notice having been provided, on the proposed Plan revisions on October 21st, 2025; and

WHEREAS, the Board of County Commissioners, reviewed and considered all comments received during said public hearing, and provided for necessary revisions; and

NOW THEREFORE, BE IT ORDAINED by the Polk County Board of County Commissioners:

SECTION 2: COMPREHENSIVE PLAN AMENDMENT

The Future Land Use Map of Ordinance No. 92-36, as amended, (the "Polk County Comprehensive Plan") is hereby amended to reflect a change in the Future Land Use designation on a +/- 17.42 acres site from Residential Medium (RMX) to Employment Center (ECX), in the Transit Supportive Development Area (TSDA) and North Ridge Selected Area Plan on the parcel listed below and graphically depicted on the parcel map in Attachment "A".

Parcel 272620-705000-040170;
FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 TRACTS 17 & 18 LESS HWY 27 R/W IN SW1/4

Parcel 272620-705000-040191;
FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 TRACT 19 IN SW1/4 LESS E 80 FT

Parcel 272620-705000-040192;
FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 TRACT 19 E 80 FT IN SW1/4

Parcel 272620-705000-040200;
FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 TRACT 20 IN SW1/4 & S1/2 OF VACATED CRESCENT RD LYING N OF SAME

SECTION 3: SEVERABILITY

If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction the other provisions shall remain in full force and effect.

SECTION 4: EFFECTIVE DATE

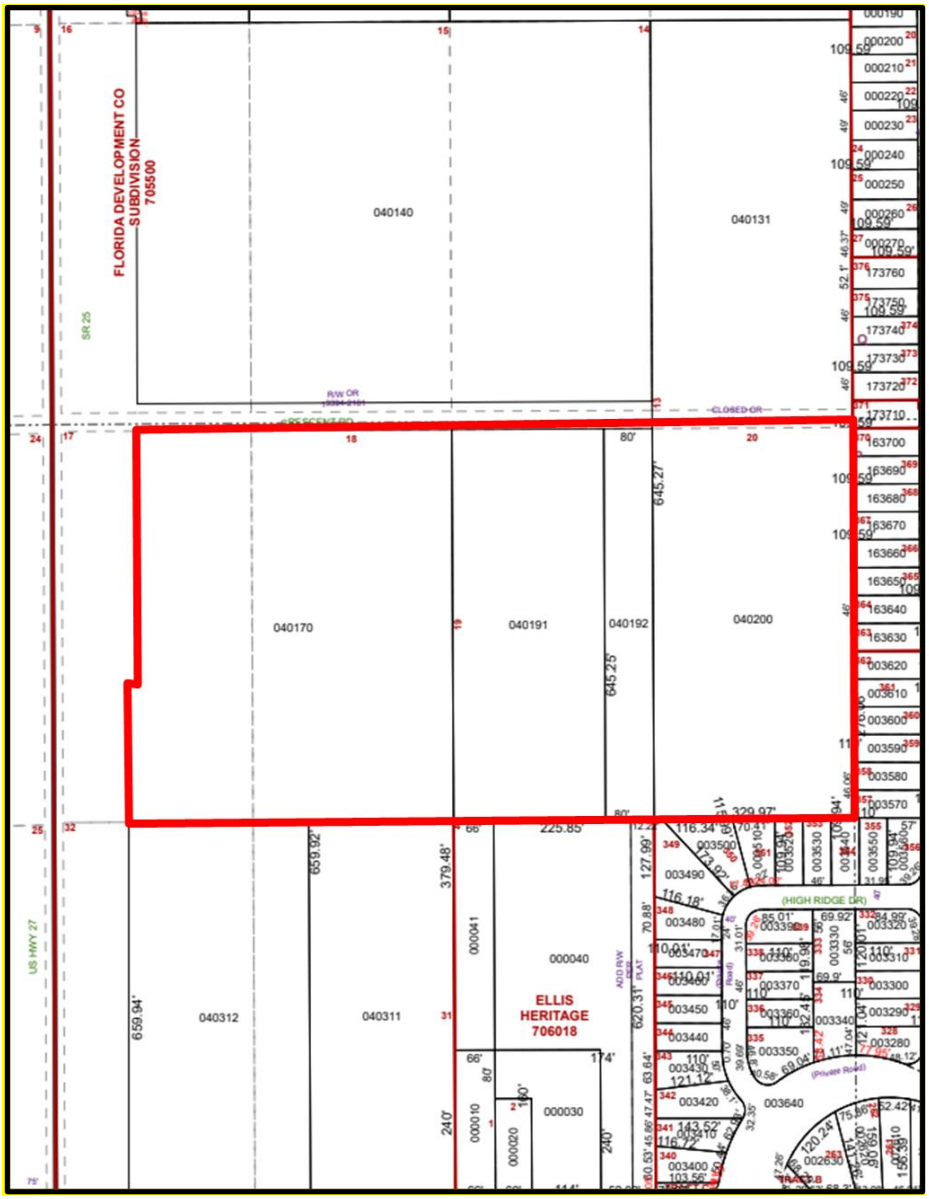
This ordinance shall be effective on November 22nd, 2025 (31 days after adoption), unless the amendment is challenged. If challenged, the effective date of this ordinance shall be the date a Final Order is issued by the Department of Economic Opportunity or Administration Commission finding the amendment in compliance in accordance with Section 163.3184 (1)(b), Florida Statutes. No development orders, development permits, or land uses dependent upon this amendment, as described on the attached map of proposed land uses, may be issued or commence before it has become effective.

SECTION 5: FILING WITH THE DEPARTMENT OF STATE:

The Clerk and Auditor to the Board of County Commissioners of Polk County, Florida, shall file a certified copy of this ordinance with the Department of State, through the Secretary of State, upon adoption by the Board of County Commissioners of Polk County, Florida.

ADOPTED, in open session of the Polk County Board of County Commissioners with a quorum present and voting this October 21st, 2025.**ATTACHMENT "A"**

LDCPAS-2025-15
Development Area: Transit Supportive Development Area (TSDA)
Location: South of Crescent Road, east of US Highway 27, west of Rollins Drive, north of Cottonwood Drive, and east of the city of Haines City.
Section-20 Township-26 Range-27



PARCEL DETAIL
Note: Not to Scale

Agenda Item 11. 9/10/2025

SUBJECT

LDCD-2025-3 (Hamilton Road Sub-district)

DESCRIPTION

Future Land Use Map sub-district change from Business Park Center-1 (BPC-1) to Business Park Center-2 (BPC-2) to allow for outdoor storage. The subject site is located south of Drane Field Road, North of Medulla Road, East of County Line Road, West of the City of Lakeland in Section 6, Township 29, Range 23

RECOMMENDATION

Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Aleya Inglima

Planner II

Land Development Division

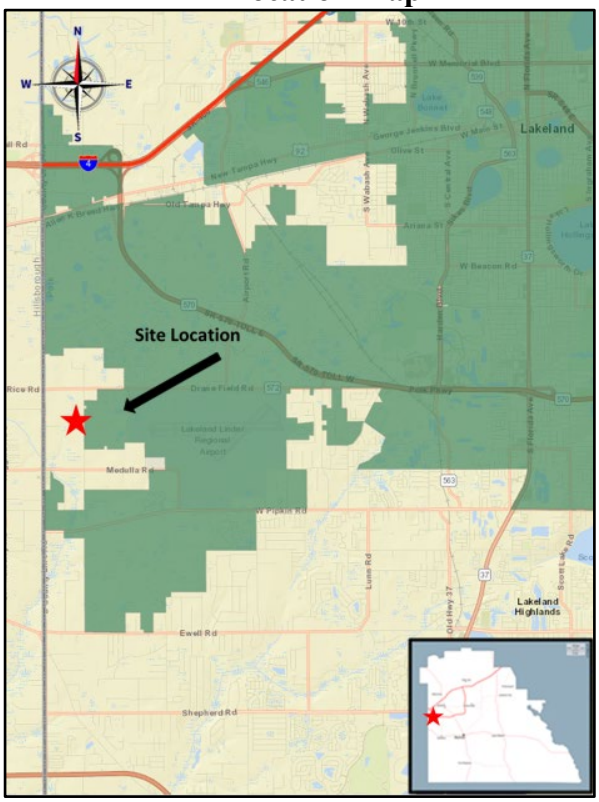
(863) 534-6764

aleyainglima@polk-county.net

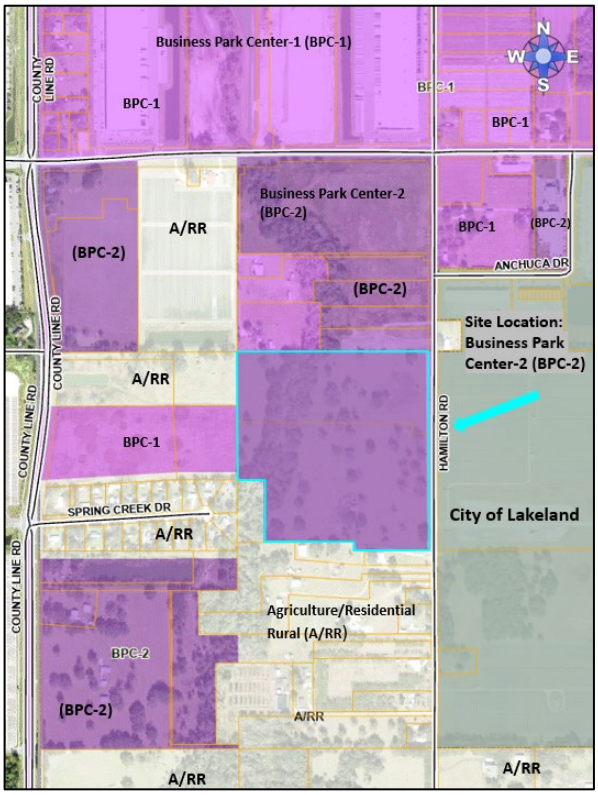
POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

DRC Date:	June 26, 2025
Planning Commission Date:	September 10, 2025
BoCC Dates:	October 21, 2025
Applicant:	Kimley Horn
Level of Review:	Level 4 Review, Sub-district Change
Case Number and Name:	LDCD-2025-3 (Hamilton Road Sub-district)
Request:	Future Land Use Map sub-district change from Business Park Center-1 (BPC-1) to Business Park Center-2 (BPC-2) to allow for outdoor storage.
Location:	South of Drane Field Road, North of Medulla Road, East of County Line Road, West of the City of Lakeland in Section 6, Township 29, Range 23.
Property Owner:	Arrowrock IV Hamilton Rd LLC
Parcel Size:	232906-000000-032010 (+/- 38 acres)
Development Area:	Urban Growth Area (UGA), Rural Development Area (RDA)
Future Land Use:	Business Park Center-1 (BPC-1)
Nearest Municipality	City of Lakeland
DRC Recommendation:	Approval
Planning Commission Vote:	Pending Hearing
Case Planner:	Aleya Inglima, Planner II

Location Map



Proposed Land Use District Map



Summary:

This is an applicant-initiated Future Land Use Map sub-district change for 38+/- acres from Business Park Center-1 (BPC-1) to Business Park Center-2 (BPC-2) on the Future Land Use Map.

Compatibility Summary

The subject site is surrounded by A/RR to the south; BPC-2 to the north; and, the City of Lakeland to the east. The properties to the south are a mixture of single-family structures and agricultural uses. Most of the properties to the east are within Lakeland City limits and are used as a solar farm and industrial purposes for the Lakeland International Airport. The Future Land Use designation to the north of the site is BPC-2. One parcel to the east is in the unincorporated County and has a Future Land Use designation of A/RR. The remainder of the properties to the east are within the Lakeland City limits and have a designation of Industrial. The properties to the south have a Future Land Use designation of A/RR

The City of Lakeland has completed a sector plan for this area as a guide to growth. Policy 4.102-A13: City of Lakeland Sector Planning Program states that the sector plans are to be used as a shared resource and guide for planning efforts. The SW Lakeland Sector Plans displays the general vision for this area as business park.

Infrastructure Summary

Infrastructure is made of public safety, the school public system, utilities, and the accessed roadways. The City has the capacity to serve water and wastewater for the subject site. Public safety services (Fire, EMS, and Sheriff) are available in this area as shown on Table 2 of this staff report.

The subject site has road frontage on Hamilton Road. Hamilton Road is a local commercial road with 20 feet of pavement and available road capacity (Level of Service or concurrency).

Environmental Summary

The proposed request is not anticipated to have a negative impact upon the environmental features present on site. The development is existing and was designed in accordance with the Southwest Florida Water Management District and Polk County requirements to help address any potential alterations to wetlands and floodplain areas. This request is to allow outdoor storage.

Comprehensive Plan

Listed below are the relevant sections of the Comprehensive Plan that are applicable to this request:

- Policy 2.102(A1-A15): Growth Management Policies
- Policy 2.105(A1-A5): Urban-Growth Areas
- Section 2.113B(B1-B5): Business Park Center
- Section 2.124-B Airport-Impact Districts

Findings of Fact

Request and Legal Status

- LDCD-2025-3 is an applicant-initiated request for a Level 4 Subdistrict change to designate approximately 38 +/- acres from Business Park Center-1 (BPC-1) to Business Park Center-2 (BPC-2).

- The site currently is fully developed with industrial buildings and associated truck docks (LDNON-2023-133). The approval is to allow for outdoor storage.

- LDCPAL-2018-17 was approved August 6, 2019, to allow the site to go from Agricultural/Rural Residential (A/RR) to Business Park Commercial (BPC-1)

- LDCPAL-2019-7 was approved November 5, 2019, to allow the site to go from Rural Development Area to Urban Growth Area.

- POLICY 2.105-A1 Description - Urban-Growth Areas, states that UGAs shall:

    a. complement the TSDA in guiding growth, while promoting orderly and compact development;

    b. be located contiguous to the TSDAs or a municipality as they represent the expansion areas;

    c. be supported by existing or planned urban type services that are programmed for the 20-year planning horizon;

    d. 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 in close proximity to the development in the adjacent TSDAs;

    e. 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;

        3. support the preservation of open space and natural areas;

        4. reduce capital and operating cost for the provision of infrastructure and public services.

- POLICY 2.113-B1 states that "Business-Park Centers are intended to promote employment opportunities within the region by allowing for the establishment of office parks, research and development parks, areas for light-industrial facilities, distribution centers, and mixed-use employment parks. Business-Park Centers are intended for land use activities that are conducted entirely within enclosed structures with the exception of loading and un-loading. These centers are not intended to accommodate major commercial or other similar high-traffic producing facilities. However, these centers often contain other minor commercial facilities, and wholesale facilities, within the Business-Park Center to support the businesses located there."

Compatibility

- 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."

- The subject site is surrounded by A/RR to the south; BPC-2 to the north; and, the City of Lakeland to the east.

- The City of Lakeland has completed a sector plan for this area as a guide to growth. Policy 4.102-A13: City of Lakeland Sector Planning Program states that the sector plans are to be used as a shared resource and guide for planning efforts. The SW Lakeland Sector Plans displays the general vision for this area as business park

Infrastructure

- The schools which would serve the subject site are Southwest Elementary, Sleepy Hill Middle and George Jenkins Senior High School.

- Both fire and ambulance response to this address is primarily from Polk County Fire Rescue Station 2, 2523 Ewell Rd, Lakeland. The travel distance is 5.7 miles. Last year, Polk County Fire Rescue entered into an Automatic Aid Agreement with the City of Lakeland to provide first alarm fire assistance to this area. Their closest fire station is Lakeland Fire Station Number 7, 3150 Drane Field Rd, Lakeland. Their travel distance is 2.7 miles. Over the last five years, there have been no responses to this address. Responses to this vicinity have averaged between 12 and 15 minutes.

- Sheriff's response to the site is served by the Southwest District, located at 4120 US 98 South, Lakeland. The response times for August 20252 were: Priority 1 – 8:55 minutes, Priority 2 – 26:47 minutes.

- Potable water and wastewater services are available to the subject site by the City of Lakeland.

- The subject property has road frontage on Hamilton Road and Drane Field Road. Hamilton Road is a local commercial road.

- The nearest park facilities and environmental lands are Alafia River Reserve, seven miles south of the site.

Environmental

- The subject property does have wetlands and floodplains and includes a stream system called Hamilton Branch running north to south on the western portion of the property.

- The subject site is made up of Tavares Fine Sand, Placid Fine Sand, and Zolo Fine Sand. Both Tavares and Zolo fine sands are well drained and not limited as site development. The site is approximately 66% Tavares fine sand and 22% Zolo fine sand. Placid fine sand is found on 12% of the site. Placid fine sand is not well drained and is very limited as site development because of the wetness. This soil type can be found in Flood Zone A on the property.

- According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not within an area of protected species and habitat observations.

- The southern half of the subject site is located within the Transitional Surface Limits and the Approach Surface Limits Zone of the Lakeland Linder Airport to the east.

- The site is not within a Wellfield-Protection District.

- According to a preliminary report from the Secretary of State's Department of Historical Resources Florida Master Site File, there are no archeological sites on the subject property.

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 2.105-A1 Description - Urban-Growth Areas shall:

  a. complement the TSDA in guiding growth, while promoting orderly and compact development;

  b. be located contiguous to the TSDAs or a municipality as they represent the expansion areas;

  c. be supported by existing or planned urban type services that are programmed for the 20-year planning horizon;

d. 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 in close proximity to the development in the adjacent TSDAs;

e. 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;

3. support the preservation of open space and natural areas;

4. reduce capital and operating cost for the provision of infrastructure and public services.

- According to POLICY 2.113-B1 of the Polk County Comprehensive Plan, Business-Park Centers "are intended to promote employment opportunities within the region by allowing for the establishment of office parks, research and development parks, areas for light-industrial facilities, distribution centers, and mixed-use employment parks. Business-Park Centers are intended for land use activities that are conducted entirely within enclosed structures with the exception of loading and un-loading. These centers are not intended to accommodate major commercial or other similar high-traffic producing facilities. However, these centers often contain other minor commercial facilities, and wholesale facilities, within the Business-Park Center to support the businesses located there."

- POLICY 2.113-B3: Location Criteria - States that "Business-Park Centers shall be located with consideration being given to maximizing access to the arterial road system and with consideration given to the guidelines outlined in POLICY 2.404.-A1. In locating Business-Park Centers, Polk County shall seek to minimize the routing of commercial traffic through residential areas. Business-Park Centers shall be located on:

a. arterial roads;

b. collector roads, if the proposed district is within 2 miles of an intersecting arterial road;

c. local commercial roads or private roads under the following conditions:

1. the road has full median access onto to an arterial road;
2. the road does not serve existing or expected future residential traffic from the surrounding area; and3.the road has a structural integrity and design characteristics suitable for truck traffic.

d. properties abutting an Industrial (IND) district or railroad line."

- POLICY 2.113-B4: Development Criteria - Development within a Business-Park Center shall conform to the following criteria:

  a. Business-Park Center developments shall have frontage on, or direct access to, a collector or better roadway, or a local commercial road or service drive that directly connects to a collector roadway or better. Business-Park Centers shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.
  b. Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.

  c. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.

  d. Commercial activities to support activity within a Business Park Center shall not exceed 15 percent of the total area of the Business Park.

  e. The maximum floor area ratio for commercial activities shall not exceed 0.25. The maximum floor area ratio for non-commercial activities shall not exceed 0.75 in the TSDA, 0.65 in the SDA, and 0.50 in the RDA, unless developed as a Planned Development.

  f. Retail sale of goods manufactured on the site of a business located within a Business Park Center is allowed without affecting the fifteen percent (15%) of commercial activity permitted for the entire activity center provided the operation is incidental and subordinate to the manufacturing activity conducted on site and does not exceed eight percent (8%) of the total floor area or 15,000 square feet, whichever is the lesser.

  g. New residential development within Business Park Centers shall be limited to High-Density Residential (with proper buffering).

  h. All research and development, light-industrial, and distribution activities shall be conducted within enclosed structures with the exception of loading and unloading of transport and distribution vehicles. Outdoor storage shall be screened from off-site view and significantly limited in respect to the floor area provided within enclosed structures.

  i. Where centralized water or wastewater services are not available, the maximum impervious surface ratio shall be reduced to afford better protection and function of well and septic tank septic and as required if within a Nutrient Restoration Plan Overlay.

  j. Planned Developments within the Business Park Center district may be permitted a maximum floor area ratio up to 1.5 for innovative and attractive employment centers. Intensity increases shall be reserved for those uses that provide substantial economic income opportunities for the County and its residents. Intensity increases shall only be granted to parcels within the TSDA and UGA. The FAR in the RDA may be increased to 0.75 when connection to public water and sewer is available and within a half mile

of a transit route. The Land Development Code shall establish development standards and criteria for Planned Developments within the BPC district.

k. Workforce housing for unaccompanied workers in barrack, dormitory, or apartment units under specific design parameters listed in the Land Development Code not to exceed an intensity of thirty-two (32) workers per acre or the limitations established by the Department of Health for water and wastewater usage, whichever allowed intensity is the lesser.

- OBJECTIVE 2.124-B (Airport Impact Districts): The Polk County Plan shall provide for aviation-compatible land uses around airports licensed for public use, by limiting or restricting incompatible land uses and activities, as defined by the Polk County Airport Zoning Regulations of the Joint Airport Zoning Board (JAZB), consistent with the objectives and policies of the Transportation Element, Section 3.200.

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 (DRC) finds that the request for Business Park Center-2 (BPC-2) **IS compatible** with the surrounding land uses and general character of the area and **IS consistent** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the DRC recommends **APPROVAL** of the BPC-2 sub district for **LDCD-2025-3.**

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: 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.

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."

A. Land Uses

This site is located in both the Urban Growth Area (UGA) and the Rural Development Area. UGAs complement the TSDA in guiding growth, while promoting orderly and compact development; are located contiguous to the TSDAs or a municipality as they represent the expansion areas; are supported by existing or planned urban type services that are programmed for the 20-year planning horizon; and are 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 in close proximity to the development in the adjacent TSDAs.

Rural Development Areas (RDAs) are those unincorporated areas within the County that are not located within a Transit Supportive Development Area, Urban-Growth Area, Suburban-Development Area, or Utility-Enclave Area. Development in these areas is characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments.

B. Infrastructure:

According to Comprehensive Plan 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."

The subject properties are located in the Urban Growth Area (UGA) and the subject site is already constructed. There is public water adjacent to the site, with sewer located nearby. The development will not affect school capacity.

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

Table 1

Northwest A/RR Agriculture uses	**North** Business Park Industrial buildings and associated truck docks	**Northeast** Business Park, and Industrial (City) solar farm
West A/RR and Business Park Vacant	**Subject Site** Business Park Industrial buildings and associated truck docks	**East** Business Park, and Industrial (City) solar farm
Southwest A/RR; Agricultural and Spring Creek Subdivision	**South** A/RR; Single family homes	**Southeast** Business Park, and Industrial (City) solar farm

Nearest and Zoned Elementary, Middle, and High School

The schools zoned for the subject property include those listed in the table below. The zoned schools all have capacity. BPC does not have residential development. Therefore, this request is not anticipated to have an impact to the school system.

Table 2: School Information

School	Annual Estimated Demand	Distance from Subject Site	School Capacity (including portables)
Southwest Elementary	0	8 miles	56%
Sleepy Hill Middle	0	10 miles	87%
George Jenkins High	0	10 miles	89%

Source: Polk County School Board website

Nearest Sheriff, Fire, and EMS Station

Polk County Fire Rescue provides Advanced Life Support transport to all residents and visitors of Polk County. Emergency response is considered effective if response times are within eight (8) minutes in rural and suburban areas and 13 minutes in urban areas.

Sherriff response times are not as much a function of the distance to the nearest sheriff's substation rather more a function of the overall number of patrol officers within the County. Priority 1 Calls are considered true emergencies, in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered.

Table 3 provides a breakdown of response times and travel distances for emergency services.

Table 3 Public Safety Information

	Name of Station	Distance	Response Time*
Sheriff	Southwest District, located at 4120 US 98 South, Lakeland	±12 miles	P1: 8:55 minutes P2: 26:47 minutes
Fire/ EMS	Lakeland Fire Station Number 7, 3150 Drane Field Rd, Lakeland	±2.7 miles	12 minutes

*Source: Polk County Sheriff's Office and Public Safety *Response times are based on when the station receives the call and not from when the call is made to 911.*

Water and Wastewater

Because development is in the Urban Growth Area, it is required to connect to public water and sewer facilities.

A. Estimated Demand

The subject is within the City of Lakeland's water and wastewater service area. The Comprehensive Plan (Policy 2.109 A1) permits BPC to achieve an FAR of 150%. However, this can only be achieved via a Planned Development. Development in the BPC throughout the County has not achieved an FAR above 75% to date.

Table 4 Estimated Water and Sewer Impact Analysis

Permitted Intensity (38 acres)	**Current Land Use designation BPC-1**	**Maximum Permitted Use in Proposed BPC-2**
Current Maximum Allowable Use	38 acres x 43,560 sq. ft. x 0.75 Floor Area Ratio (FAR) = 1,241,460 sq. ft.	**38 acres x 43,560 sq. ft. x 0.75 Floor Area Ratio (FAR) = 1,241,460 sq. ft.**
Potable Water Consumption	1,241,460 sq. ft. x 0.24 GPD = 297,950 GPD	1,241,460 sq. ft. x 0.24 GPD = 297,950 GPD
Wastewater Generation	297,950 GPD. x 0.8 GPD = 238,360 GPD	297,950 GPD. x 0.8 GPD = 238,360 GPD
GPD – Gallons Per Day; DU – Dwelling Unit *Source: Polk County Concurrency Manual and Service Provider data *Gallons per Day (GPD), Warehousing at 0.24 GPD for water and 80% of 0.24 for wastewater*		

B. Available Capacity:

The subject is within the City of Lakeland's water and wastewater service area.

C. Planned Improvements:

No information is known currently about any planned improvements to utilities in this area.

Roadways/ Transportation Network

The Polk County Transportation Planning Organization (TPO) monitors traffic congestion on over 425 roadway segments (950 directional links). The data identifies both daily and peak hour traffic volumes. The peak hour traffic volumes are used to estimate the level-of-service for each roadway, in each direction. Level-of-service refers to the quality of traffic flow. It is the primary measure of traffic congestion. Level-of-service (LOS) is measured on a scale of 'A' to 'F' with LOS 'A' being the best (free-flow traffic) and LOS 'F' being the worst (severe traffic congestion).

The proposed Comprehensive Plan Amendment will not further affect surrounding roadways, the transportation network, and the LOS below the minimum established standards.

A. Estimated Demand

Table 5 following this paragraph shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate. The table below provides as estimate of a warehouse use in per our concurrency manual.

Table 5 Estimated Transportation Impact Analysis

Permitted Intensity (38 acres)	**Demand as permitted in Existing Land Use**	**Maximum Permitted Use in Proposed Land Use**
	38 acres x 43,560 sq. ft. x 0.75 Floor Area Ratio (FAR) = 1,241,460 sq. ft./1,000 = 2,090	**1,241 DUs**
Average Annual Daily Trips (AADT)	1,241 DU * 7.81 trips/DU = **9,696 AADT**	1,241 DU * 7.81 trips/DU = **9,696 AADT**

PM Peak Hour Trips	1,241 DU * 1 trip/DU = **1,241 AADT**	579 DU * 1 trip/DU = **1,241 AADT**

Source: Polk County Concurrency Manual, Warehousing ITE code 150 AADT per 1,000 square feet 4.96 and 0.47 PM Peak Hour 92% percent new trips.

B. Available Capacity:

The roads surrounding the subject site should have sufficient capacity available, depending on the eventual use and full build out of the site. The Polk Transportation Planning Organization (TPO) monitors certain roadways based on maximum approved traffic in comparison to current vehicle trips to determine what capacity is available.

Table 6 charts the generalized available capacity of the most-affected links.

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard	5-Year Peak Hour Projected LOS
4087E	Drane Field Road (County Line to SR 572)	C	300	D	C
4087W	Drane Field Road (County Line to SR 572)	C	281	D	C

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database January 17, 2025

C. Roadway Conditions

Hamilton Road is a County-maintained Local Commercial Roadway with a surface width of 20 feet.

D. Planned Improvements:

With the exception of the Polk County Parkway, there are no roadway improvements planned in the next five years for this area of the County.

E. Mass Transit

The nearest transit route is by New Tampa Highway and the Airport. None of these routes are in walking distance to the subject site.

F. Sidewalks

There are existing sidewalks along the parcel.

Park Facilities and Environmental Lands:

The nearest park facilities and environmental lands are The Alafia Reserve, seven miles south of the site.

A. Location:

The subject property is part of a larger water system of wetlands and floodplains that traverse the property from north to south as well as drainage from the northeast in the City of Lakeland.

B. Services:

The Alafia Reserve is a 334-acre natural area with wetlands, wildlife, and hiking trails.

C. Multi-use Trails:

Multi-use trails can be found at the Alafia Reserve.

Environmental Lands:

The proposed request is not anticipated to have a negative impact upon the environmental features present on site. The development is existing and was designed in accordance with the Southwest Florida Water Management District and Polk County requirements to help address any potential alterations to wetlands and floodplain areas.

Environmental Conditions

The subject property is part of a larger water system of wetlands and floodplains that traverse the property from north to south as well as drainage from the northeast in the City of Lakeland.

A. Surface Water:

The subject site is highest on the northeast corner at 131 feet and slopes to the west to 111 feet in the middle of Hamilton Branch Creek and to southwest to an elevation of 104 feet in the middle of Hamilton Branch Creek. There is All Terrain Excavator Easement that the County maintains to assist with drainage from the north side of Drane Field Road to Hamilton Branch Creek.

B. Wetlands/Floodplains:

The subject property does have a wetland and floodplain system in the center of the property.

C. Soils:

The subject site is made up of Tavares Fine Sand, Placid Fine Sand, and Zolo Fine Sand. Both Tavares and Zolo Fine Sands are well drained and not limited as site development. The site is approximately 66% Tavares Fine Sand and 22% Zolo Fine Sand. Placid Fine Sand is found on 12% of the site. Placid Fine Sand is not well drained and is very limited at site development because of the wetness. This sand is found in the Hamilton Branch Creek. This soil type can be found in Flood Zone A on the property. Table 7 lists the soils associated with the subject site.

Table 7

Soil Name	**Septic Tank Absorption Field Limitations**	**Dwellings Without Basements**	**% of Site** *(approximate)*
Zolo Fine Sand	Severe: Wetness poor filter	Slight	22%
Placid Fine Sands	Severe: Flooding wetness poor filter	Severe: ponding	12%
Tavares Fine Sand	Moderate: wetness	Slight	66%

D. Protected Species

According to the Polk Endangered Habitat Map of the Future Land Use Map Series (FLUMS), the subject site is not within a one-mile radius of a protected animal and plant species sighting (Source: the Florida Natural Areas Inventory of 2011). This means that a certified environmentalist did not identify an endangered or protected animal(s) within one mile of the property during the survey period of the 2011 study. The proposed land use change request is not anticipated to have a significant negative impact

E. Archeological Resources:

There are no resources identified per the Historical Resources Map as part of the Comprehensive Plan map series.

F. Wells (Public/Private)

The subject site is not within a Wellfield Protection district.

G. Airports:

The subject property is located within the Lakeland Linder Regional Airport Impact District. The subject site lies due west of the main east-west runway.

Economic Factors:

Construction of buildings and site development activities create temporary jobs. Any new business activity that occurs at this site will need more goods and services, thereby generating more economic activity.

Consistency with the Comprehensive Plan

Many policies within the Comprehensive Plan are reviewed for consistency with an application. The most relevant policies for the proposed request are included in this section. The policy is first stated and then an analysis of how the request is provided to state that it may or may not be consistent with the Comprehensive Plan. How the request is **consistent** with the Comprehensive Plan is listed below:

Table 9 Comprehensive Plan

Comprehensive Plan Policy	Consistency Analysis
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: 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;	The proposed request for BPC-2 is consistent with this policy as the expansion area is adjacent to other BPC-2 to the north of Drane Field Road and to the City of Lakeland to the east.

Comprehensive Plan Policy	Consistency Analysis
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-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.	
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 requirements and the County's concurrency management system.	
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: 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.	Public water and sewer are available in the area and Drane Field is a collector road. In addition, the City of Lakeland's SW Sector Plan has a vision of business park uses. The subject site is located within an area that has some urban infrastructure with water and sewer availability and a collector road network. There are warehouses in the area to the east along Drane Field Road in the city limits of Lakeland.

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.105A1: DESCRIPTION -Urban Growth Areas shall: a. complement the TSDA in guiding growth, while promoting orderly and compact development; b. be located contiguous to the TSDAs or a municipality as they represent the expansion areas; c. be supported by existing or planned urban type services that are programmed for the 20-year planning horizon; d. 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 in close proximity to the development in the adjacent TSDAs; e. 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; 3. support the preservation of open space and natural areas; 4. reduce capital and operating cost for the	The subject site is located within an area that has the appropriate levels of infrastructure and services. In addition, the City of Lakeland's Sector Plan provides for this area to have business park uses.
SECTION 2.124-B - AIRPORT-IMPACT DISTRICTS. OBJECTIVE 2.124-B: The Polk County Plan shall provide for aviation-compatible land uses around airports licensed for public use, by limiting or restricting incompatible land uses and activities, as defined by the Polk County Airport Zoning Regulations of the Joint Airport Zoning Board (JAZB), consistent with the objectives and policies of the Transportation Element, Section 3.200.	The site is located in the Height Notification Zone for Lakeland International Airport. Due to the distance of the subject property away from the airport, no adverse impacts upon airport operations are expected.

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 and it is permitted in the designated area. Table 9 (below) depicts the Urban Sprawl Criteria used by staff as indicators of Urban Sprawl.

Table 9 Urban Sprawl Criteria

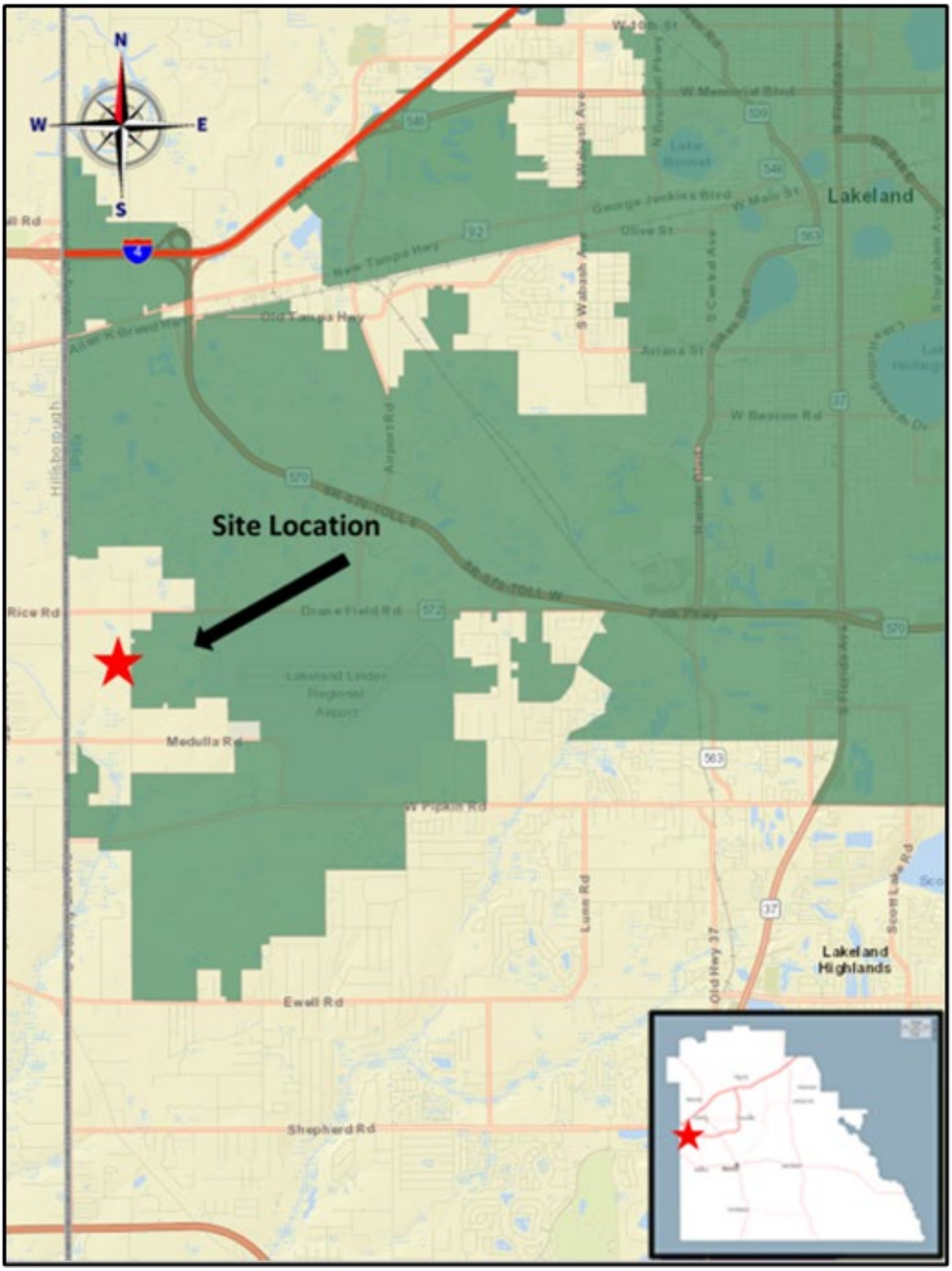
Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes	
Urban Sprawl Criteria	**Sections where referenced in this report**
a. *Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.*	Summary of analysis
b. *Allows a significant amount of urban development to occur in rural areas.*	Summary of analysis
c. *Designates an urban development in radial, strip isolated, or ribbon patterns emanating from existing urban developments.*	Summary of analysis, surrounding Development, compatibility
d. *Fails to adequately protect and conserve natural resources and other significant natural systems.*	Summary of analysis, surrounding Development, compatibility
e. *Fails to adequately protect adjacent agricultural areas.*	Compatibility with Surrounding Land Uses
f. *Fails to maximize existing public facilities and services.*	Summary of Analysis, Infrastructure
g. *Fails to minimize the need for future facilities and services.*	Summary of Analysis, Infrastructure
h. *Allows development patterns that will disproportionately increase the cost of providing public facilities and services.*	Summary of Analysis, Infrastructure
i. *Fails to provide a clear separation between urban and rural uses.*	Summary of Analysis, Compatibility with Surrounding Land Uses
j. *Discourages infill development or redevelopment of existing neighborhoods.*	Summary of Analysis, Compatibility with Surrounding Land Uses
k. *Fails to encourage an attractive and functional mixture of land uses.*	Summary of Analysis, Compatibility with Surrounding Land Uses
l. *Will result in poor accessibility among linked or related land uses.*	Summary of Analysis, Compatibility with Surrounding Land Uses
m. *Results in the loss of a significant amount of open space.*	Summary of Analysis, Compatibility with Surrounding Land Uses

Comments from other agencies

None

Exhibits:

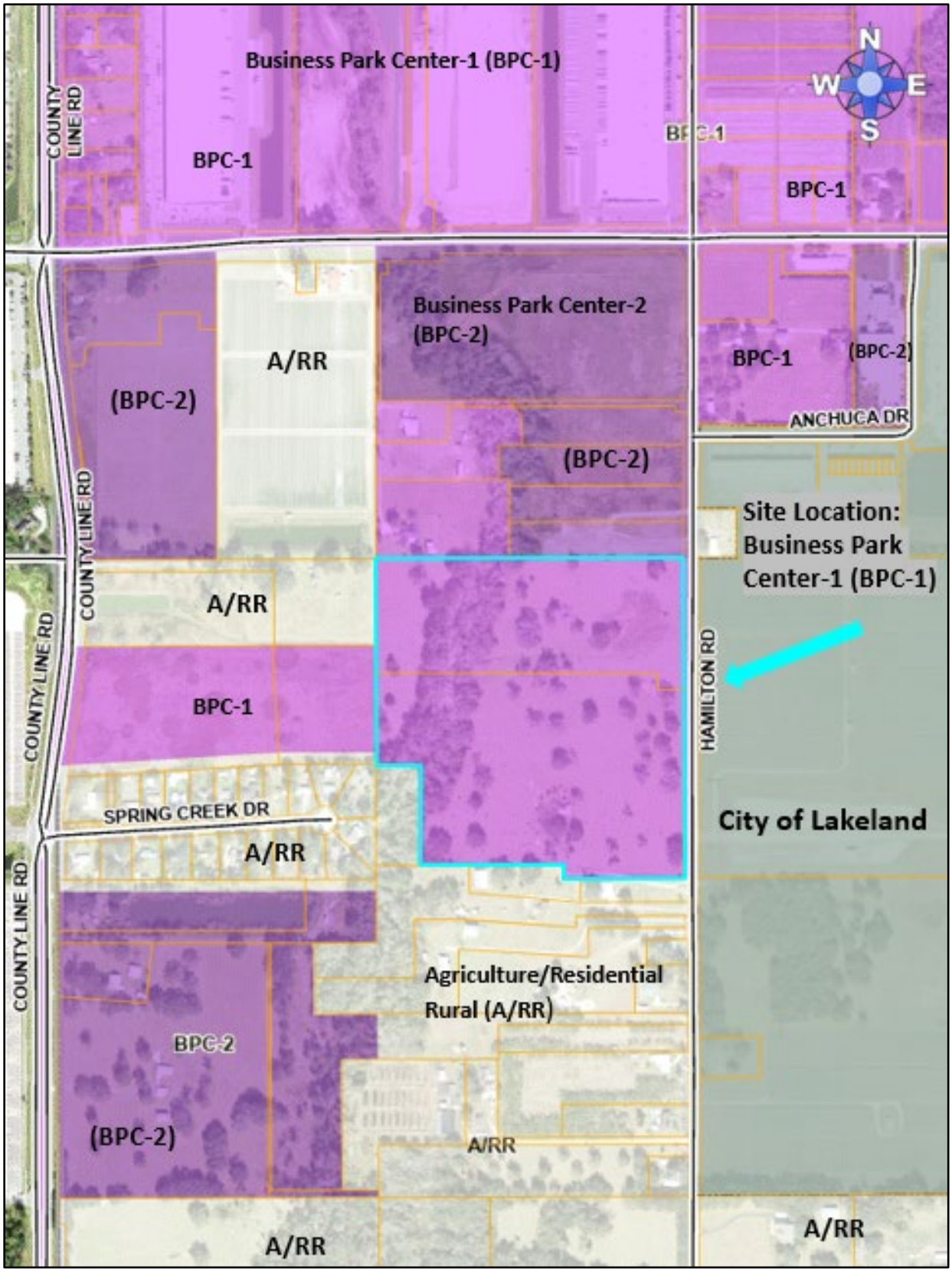
Exhibit - 1 Location Map
Exhibit - 2 2023 Aerial Photo
Exhibit - 3 Current Future Land Use Map
Exhibit - 4 Proposed Future Land Use Map



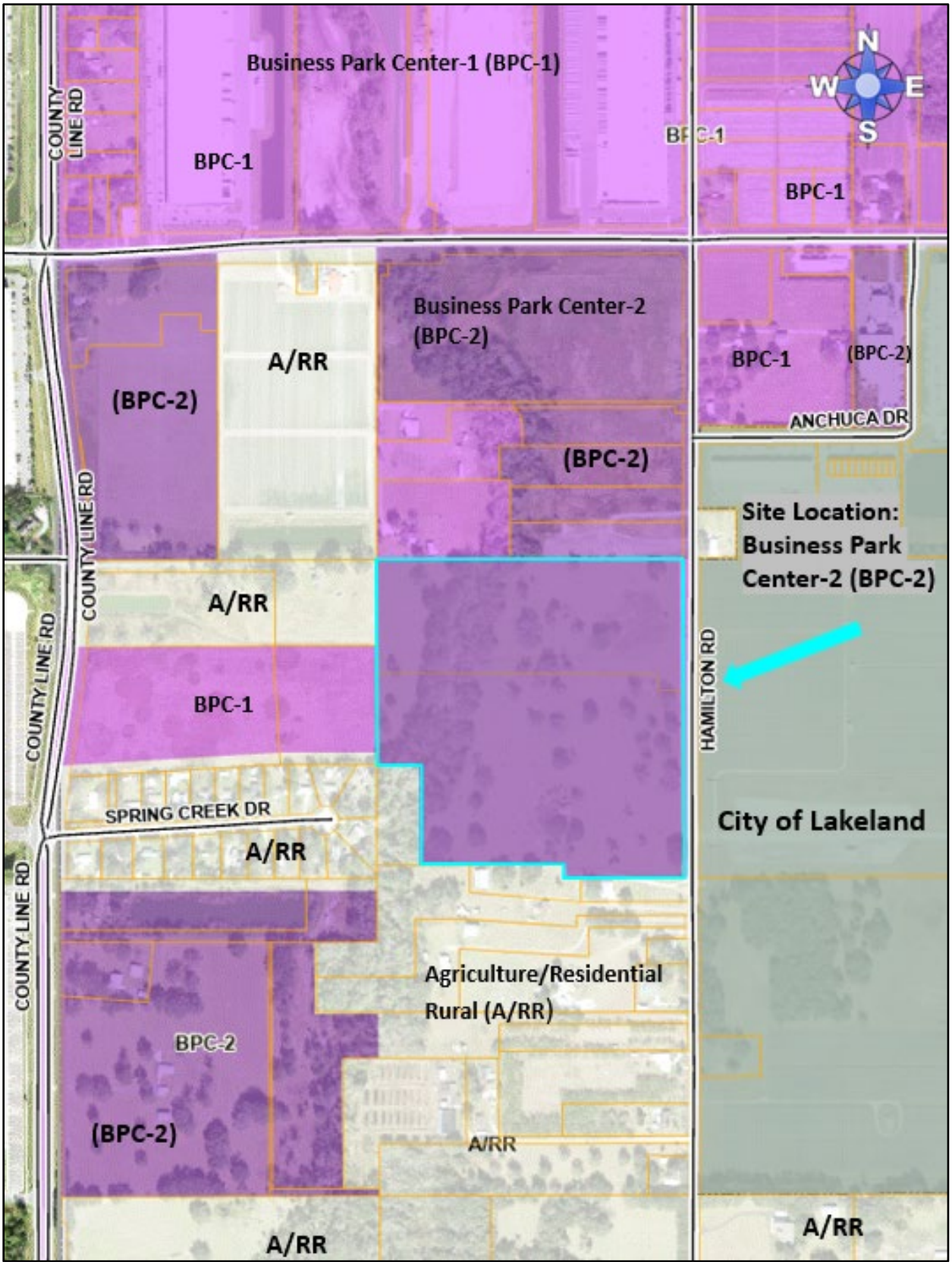
Location Map



2023 Aerial Photo



Current Future Land Use Map



Proposed Future Land Use Map

ORDINANCE NO. 25-_____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF LDCD-2025-3, AN AMENDMENT TO THE POLK COUNTY LAND DEVELOPMENT CODE SUB-DISTRICT MAP (ORDINANCE 01-69), AS AMENDED; AMENDING THE SUB-DISTRICT MAP TO CHANGE 38+/- ACRES FROM BUSINESS PARK CENTER-1 (BPC-1) TO BUSINESS PARK CENTER-2 (BPC-2), LOCATED SOUTH OF DRANE FIELD ROAD, NORTH OF MEDULLA ROAD, EAST OF COUNTY LINE ROAD, WEST OF THE CITY OF LAKELAND IN SECTION 6, TOWNSHIP 29, RANGE 23.; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the "Act") Polk County is authorized and required to adopt a Land Development Regulations consistent with the Polk County Comprehensive Plan; and

WHEREAS, the Board of County Commissioners (the "Board) adopted said Land Development Regulations on March 1, 2000, titled the Polk County Land Development Code; (the "LDC") and

WHEREAS, the Board of County Commissioners adopted a LDC Sub-district Map on September 26, 2001; and

WHEREAS, Chapter 9, Section 903 of the LDC provides the approval process for amending the LDC Sub-district Map as a Level 4 Review; and

WHEREAS, LDCD-2025-3 is a County-initiated application (the "Application") to amend the LDC Sub-district maps to change 38 +/- acres from Business Park Center-1 (BPC-1) to Business Park Center-2 (BPC-2); and

WHEREAS, pursuant to Section 163.3174 of the Florida Statutes, the Polk County Planning Commission conducted a public hearing, with due public notice having been provided, on the proposed Land Development Code Sub-district Map Amendment on September 10, 2025; and

WHEREAS, pursuant to Section 125.66 of the Florida Statutes, the Board of County Commissioners conducted an adoption public hearing, with due public notice having been provided, on the proposed Land Development Code Sub-district Map Amendment on October 21, 2025; and

WHEREAS, the Board reviewed and considered all comments received during said public hearing, the Planning Commission's recommendation, the staff report, and provided for necessary revisions, if any; and

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Polk County, Florida that:

SECTION 1: FINDINGS The findings set forth in the recitals to this Ordinance are true and correct and hereby adopted. In addition, the Board hereby adopts and incorporates herein the DRC staff report and makes the following findings based upon the staff report and other record evidence presented during the hearing:

a) The Planning Commission, acting in its capacity as the Local Planning Agency for the County, held a public hearing on September 10, 2025, to consider the LDC Sub-district map amendment contained within the Application and found it to be consistent with the Comprehensive Plan and recommended that the Board adopt the LDC Sub-district Map Amendment contained within the Application.

b) Pursuant to section 907D.10 of the LDC, the Board shall, in the review of the Application, consider the following factors:
    a. Whether the proposed development is consistent with all relevant requirements of the Code;
    b. Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;
    c. 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
    d. Any other matter which the BoCC may deem appropriate and relevant to the specific development proposal.

c) The Application is consistent with all relevant requirements of the Comprehensive Plan.

d) The Application is consistent with all relevant requirements of the LDC, including without limitation, section 907.

e) The Application is compatible with surrounding uses and the general character of the area.

f) The record is hereby incorporated by reference into this ordinance and is on file with the County Clerk. The record consists of the following: the Application, Impact Assessment Statement, the DRC staff report, staff's PowerPoint presentation, the Planning Commission's recommendation, and all testimony and evidence presented at the hearing.

SECTION 2: AREA AMENDED.

Polk County Ordinance No. 01-69 as amended (the "Polk County Land Development Code Sub-district Map"), of Polk County Ordinance No. 00-09, as amended (the "Polk County Land Development Code") is hereby amended to reflect a change in the Sub-district of Parcels, legally described below and graphically depicted in Attachment "A" of this ordinance, from Business Park Center-1 (BPC-1) to Business Park Center-2 (BPC-2), containing 38 acres, more or less.

Parcel numbers: (232906-000000-032040) (232906-000000-032010)

A PARCEL OF LAND LOCATED IN SECTION 6, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF THE LANDS CONVEYED BY DEED TO ARROWROCK IV HAMILTON RD LLC, AS DESCRIBED IN OFFICIAL RECORDS BOOK 12900, PAGE 2039, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 6; THENCE ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, S00°13'53"E, A DISTANCE OF 1327.04 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 6; THENCE ALONG SAID NORTH LINE, S89°48'54"W, A DISTANCE OF 50.26 FEET TO THE WEST RIGHT-OF-WAY LINE OF HAMILTON ROAD (VARIABLE-WIDTH PUBLIC RIGHT OF WAY, PER MAP BOOK 13, PAGES 100-107, OFFICIAL RECORDS BOOK 8513, PAGE 864 AND INSTRUMENT NUMBER 2023295791, ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA) AND TO THE POINT OF BEGINNING;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) S00°07'11"E, A DISTANCE OF 141.60 FEET; 2) S00°10'46"W, A DISTANCE OF 1181.28 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST

1/4 OF SAID SECTION 6; THENCE ALONG SAID SOUTH LINE, S89°46'30"W, A DISTANCE OF 490.97 FEET; THENCE DEPARTING SAID SOUTH LINE, N00°09'55"W, A DISTANCE OF 57.00 FEET; THENCE S89°46'30"W, A DISTANCE OF 610.83 FEET; THENCE N00°12'47"W, A DISTANCE OF 412.69 FEET; THENCE N89°32'22"W, A DISTANCE OF 168.84 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 6; THENCE ALONG SAID WEST LINE, N00°09'55"W, A DISTANCE OF 852.03 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 6; THENCE ALONG SAID NORTH LINE, N89°48'54"E, A DISTANCE OF 1278.19 FEET TO THE POINT OF BEGINNING.
CONTAINING 36.104 ACRES (1572711 SQUARE FEET) OF LAND, MORE OR LESS.

SECTION 3: SEVERABILITY.

If any portion of this Ordinance is for any reason held unconstitutional or otherwise invalid by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4: EFFECTIVE DATE.

This Ordinance shall become effective upon filing of a certified copy of the Ordinance with the Department of State.

SECTION 5: FILING WITH THE DEPARTMENT OF STATE:

The Clerk and Auditor to the Board of County Commissioners of Polk County, Florida, shall file a certified copy of this ordinance with the Department of State, through the Secretary of State, upon adoption by the Board of County Commissioners of Polk County, Florida.

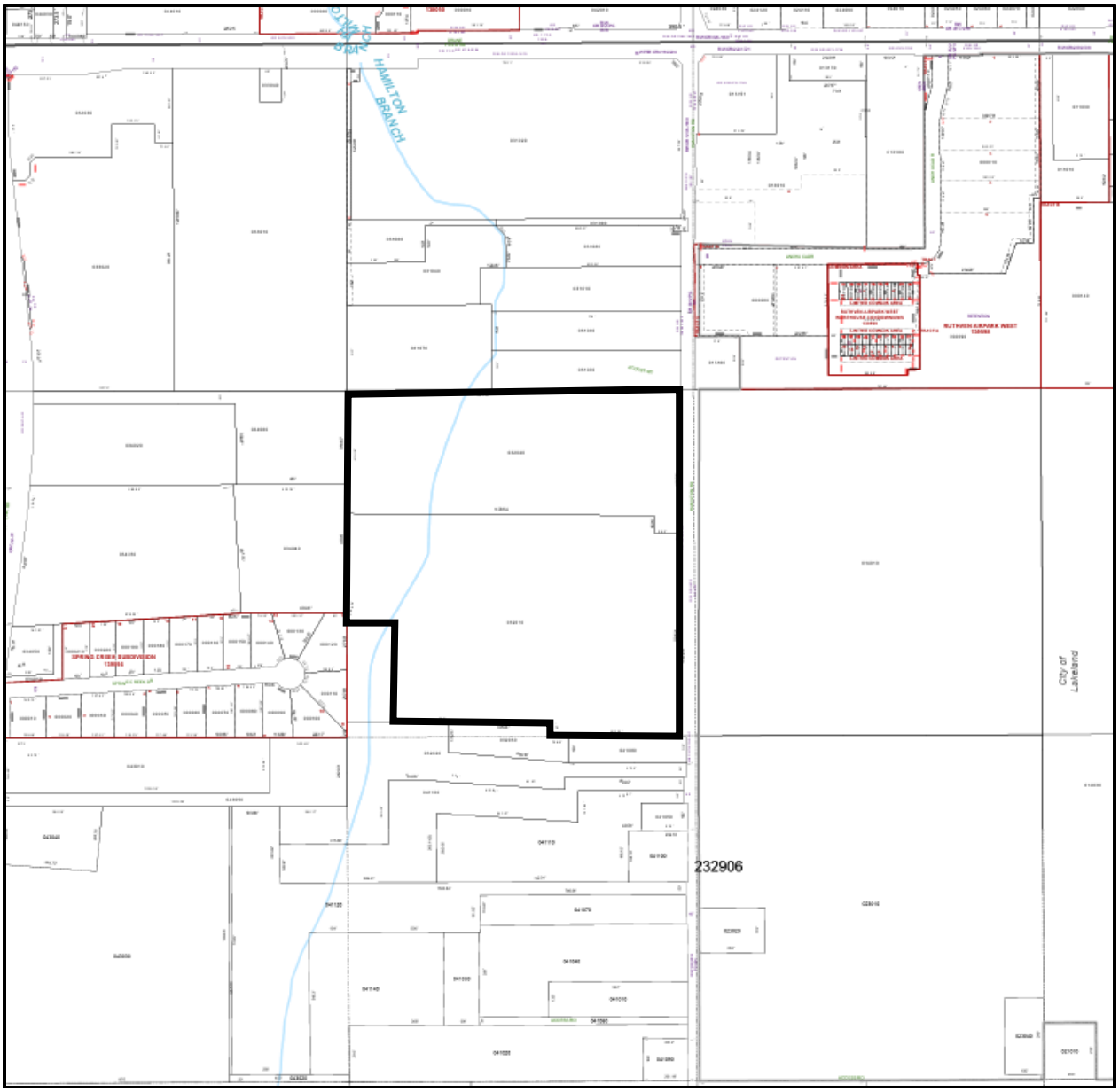
ADOPTED, in open session of the Polk County Board of County Commissioners with a quorum present and voting this 21st day of October 2025.

Date rendered to the Clerk:_____

Exhibits to Board's Order
Exhibit A-Property Map
Exhibit B-Staff Report

ATTACHMENT "A"

LDCD 2025-3
Land Use: Business Park Center-1 (BPC-1) to Business Park Center-2 (BPC-2)
Location: South of Drane Field Road, North of Medulla Road, East of County Line Road, West of the City of Lakeland
Section 6, Township 29, Range 23.



PARCEL DETAIL

Note: Not to Scale

DEMONSTRATION OF NEED

1. Could the proposed amendment promote substantial amounts of low-density, low intensity, or single use development in excess of demonstrated need?

   No. The request will allow the existing use outdoor storage. This does not affect density

2. Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas ?

   No. The proposed request would be to change an existing BPC-1 subdistrict to BPC-2. This would have no impact on the area that is not currently within the BPC-1 district. As both BPC-1 and BPC-2 districts allow for similar urban development, there will be no significant change in the intent of the future land use of the subject properties. Many of the parcels adjacent to the property are being developed for industrial uses and reside within the BPC-2 district, so the requested subdistrict change would improve compatibility with the surrounding properties.

3. Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?

   No.

4. Does the proposed amendment fail to adequately protect adjacent agriculture areas?

   No. The proposed request would not impact any land currently used for agriculture. To the extent necessary, there are significant natural features that would provide for buffers from other existing development in the area.

5. Could the proposed amendment fail to maximize existing public facilities and services?

   No, the proposed request would not fail to maximize the existing public facilities. The subject property utilizes the existing water infrastructure and has provided extensions of the City's sanitary force main and potable water systems.

6. Could the proposed amendment fail to minimize the need for future public facilities and services?

   No, the proposed amendment would not fail to minimize the need for future public facilities. The subject property would limit the impact on water infrastructure. The utility extensions were designed for the needed use and approved by the City of Lakeland Water Utilities Department.

7. Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?

   No. The development pattern would be appropriate and proportionate to the

facilities existing and to be extended in the future.

8. Does the proposed amendment fail to provide clear separation between urban and rural uses?

The from BPC-1 to BPC-2 will not affect separation as the existing facility already exists.

9. Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods?

No.

10. Does the proposed amendment fail to encourage an attractive and functional mixture of land uses?

No. The change in subdistrict would be consistent with the intent of the future land use of the subject area. The BPC-2 subdistrict would attract a similar mixture of land uses as the existing BPC-1 subdistrict.

11. Could the proposed amendment result in poor accessibility among linked or related land uses?

No. The land would have accessibility based on the type of access. Hamilton Road, which serves as the main access for the subject property and adjacent properties, was improved as part of the development.

12. As a result of approval of this amendment, how much open space will be lost?

None. The subject property is already developed, and there is no new construction activity proposed.

Level 4 Review

Hamilton Road Industrial

4025 Hamilton Road, Lakeland, Florida 33811

Prepared By:

Kimley-Horn and Associates, Inc.

116 South Kentucky Avenue

Lakeland, FL 33801

APPLICANT INFORMATION

OWNER

Name: Arrowrock IV Hamilton Road, LLC

Address: 4025 Hamilton Road

Lakeland, FL 33811

Email: emcgowan@summitstl.com

APPLICANT/ENGINEERING FIRM

Name: Jason A. Alligood, P.E.

Address: Kimley-Horn and Associates

116 S. Kentucky Ave.

Lakeland, FL 33801

Phone Number: 863-274-2261

Email: jason.alligood@kimley-horn.com

LEVEL 4 REVIEW

Arrowrock IV Hamilton Road, LLC (the "Owner") is proposing a subdistrict change to allow for outdoor storage on Parcel 23-29-06-000000-032010 (approximately 37.71 acres) located southwest of the intersection of Hamilton Road and Anchuca Drive in unincorporated Polk County, Florida. The address of the property is 4025 Hamilton Road, Lakeland, FL 33811.

The existing land use of Parcel 23-29-06-000000-032010 is BPC-1. The proposed amendment would change the subdistrict from BPC-1 to BPC-2.

This application includes an Impact Assessment Statement as well as a description of this project's consistency with the Polk County Land Development Code and Polk County Comprehensive Plan. Attachments include a boundary survey, deed, site plan, and map series.

The following legal descriptions were taken from the Polk County Property Appraiser for Parcel 23-29-06-000000-032010. A more detailed legal description for the proposed 37.71 acres development is also included.

Legal Description of Parcel 23-29-06-000000-032010: COMM N1/4 OF SEC S0-13-53E ALONG E LINE OF NW1/4 1327.04 FT TO N LINE OF SE1/4 OF NW1/4 S89-48-54W ALONG N LINE OF SE1/4 OF NW1/4 27.12 FT TO POB S0-04-54W ALONG WLY R/W OF HAMILTON RD 2.51 FT S89-59-54W 12.07 FT S0-08-05W 1317.63 FT S38-30- 50E 3.53 FT TO S LINE OF SE1/4 OF NW1/4 S89-46-30W 504.54 FT N0-09-55W 57 FT S89-46-30W 780 FT N0-09- 55W ALONG W LINE OF SE1/4 OF NW1/4 1265.74 FT N89-48-54E ALONG N LINE OF SE1/4 OF NW1/4 1301.33 FT TO POB LESS ADDNL RD R/W PER OR 12946-2032

Land and Neighborhood Characteristics

Assess the compatibility of the requested land use with adjacent properties and evaluate the suitability of the site for development. At a minimum, address the following specific questions in your response:

1. How and why is the location suitable for the proposed uses?

The current use of the property is industrial warehousing. The property is currently within the BPC-1 subdistrict, adjacent to BPC-2 subdistricts located to the north, northeast, northwest, and southwest. The site is bordered on the east and southeast by PUD Industrial zoning within the City of Lakeland. Changing the subdistrict of the subject property to BPC-2 would be compatible with the surrounding uses.

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?

The adjacent properties are mostly industrial or business park land uses, with some rural low density residential uses to the south and west. There are natural wetland features on the western property boundary that can serve as natural buffers along with The Land Development Code requirements that should be adequate to address buffering needs.

3. How will the request influence future development of the area?

The surrounding area is currently being developed with multiple industrial projects. It is anticipated that this industrial development will continue. The request for BPC-2 would not affect the future development negatively.

Access to Roads and Highways

Assess the impact of the proposed development on the existing, planned and programmed road system, the applicant shall:

1. What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed methodology and calculations.

The site was previously approved through a Level 2 approval process which included improvements to offsite access roadway to address the trip generation impacts. The total acreage of the site is 37.71 acres. The property contains two warehouses with a total building footprint of 317,746 SF. The ITE Manual for warehousing (150) generates 1.71 trips per 1000 SF of warehouse daily, and 0.23 trips per 1000 SF at the PM peak hour. Therefore, the formula is as follows:

(317,746/1000)*1.71 = 543.35 Daily Trips

(317,746/1000)*0.23 = 73.08 Peak Hour Trips

2. What modifications to the present transportation system will be required as a result of the proposed development?

There will be no required modification to the present transportation system. The development has already been constructed, including all required offsite improvements to the existing roadways. The subdistrict change from BPC-1 to BPC-2 will not change the use of the property and therefore will not add any additional demand to the transportation system.

3. What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code?

According to section 708 of the Polk County Land Development Code (LDC), warehousing land uses are required to provide 1 space per employee, plus 1 space for each vehicle used in connection with the facility, plus sufficient space to accommodate the largest number of vehicles that may be expected at one time. The development was previously approved through the Level 2 process. Handicapped parking has been provided in accordance with the Federal Americans with Disabilities Act.

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?

The site has access to Hamilton Road along the east property frontage. Hamilton Road is a Local Commercial roadway owned and maintained by Polk County. Hamilton road was widened as part of the improvements of this development to have a pavement width of 24-feet.

*NOTE: Applications for projects attributing 50 or fewer Average Annual Daily Trips (AADT) according to the latest Institute of Transportation Engineers (ITE) manual may provide a written explanation and justification of why impacts will not be significant in lieu of the required information for **"Infrastructure Impacts"** items 3 through 9 above.*

Sewage

Determine the impact caused by sewage generated from the proposed development. At a minimum, address the following specific questions in your response:

1. What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development? (*Response may be based on Section 703.F of the LDC*)

Using Polk County standards, the development would generate 15 GPD per employee. Demand is calculated by assuming 1 employee per 1000 square-foot of warehouse. Therefore, the maximum sewage generated is as follows:

317,746 SF/1000 = 317.746 units

317.746 units x 15 GPD = 4766.19 GPD

The lift station for the property was designed to handle 5,367 GPD with a peak flow of 31 GPM.

2. If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?

Not applicable as the site does not utilize on-site systems.

3. If offsite treatment, who is the service provider?

The service provider is City of Lakeland Water Utilities Department. The treatment plant serving the project is the Lakeland Glendale WWTP.

4. Where is the nearest sewer line (in feet) to the proposed development (*Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement or right-of- way under certain conditions listed in Section 702E.3 of the Land Development Code*)

The property is already connected to the existing sanitary sewer system. The nearest existing sanitary sewer force-main is located approximately 2000 LF north of the project along Drane Field Road.

5. What is the provider's general capacity at the time of application?

At the time of application, the provider had a capacity of 13.70 AADF. The sanitary system has been permitted and has received clearance from FDEP.

6. What is the anticipated date of connection?

The property has already connected to the existing sanitary sewer system as of May 2025.

7. What improvements to the providers system are necessary to support the proposed request *(e.g., lift stations, line extensions/expansions, interconnects, etc.)*?

The project included one onsite lift station. This project included approximately 4875 LF of offsite force-main improvements. Approximately 2000 LF of 4" PVC force-main was installed on Hamilton Road to connect the onsite lift station to an existing 8" PVC force-main on Drane Field Road. Approximately 1900 LF of 8" PVC and 175 LF of 8" DIP force-main was installed on Drane Field Road to connect to an existing 8" PVC force-main near the intersection of Drane Field Road and Fiddle Leaf Way. Approximately 350 LF of 8" PVC force-main and 450 LF of 10" HDPE force-main was installed along Kidron Road to connect to an existing 12" DIP force-main near the intersection of Kidron Road and Airpark Drive.

<u>Water Supply</u>

Determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area. At a minimum, address the following specific questions in your response:

1. What is the proposed source of water supply and/or who is the service provider?

Potable water is provided by City of Lakeland Water Utilities public supply.

2. What is the estimated volume of consumption in gallons per day (GPD)? (*Response may be based on Section 703 of the LDC*)

Using Polk County standards, the development would have an estimated consumption of 15 GPD per employee. Demand is calculated by assuming 1 employee per 1000 square-foot of warehouse. Therefore, the estimated volume of consumption is as follows:

317,746 SF/1000 = 317.746 units

317.746 units x 15 GPD = 4766.19 GPD

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?

There is a 10" PVC watermain located approximately 1900 LF to the north of the property near Drane Field Road. There is an existing 8" PVC watermain approximately 1400 LF to the northeast of the property along Anchuca Drive. Connection has been made to both existing watermains.

4. Who is the service provider?

The service provider is City of Lakeland Water Utilities Department.

5. What is the anticipated date of connection?

The property has already connected to the existing water system as of January 2025.

6. What is the provider's general capacity at the time of application?

At the time of application, the provider had a capacity of 59 MGD. The public portion of the watermain has been permitted and has received clearance from FDEP.

7. Is there an existing well on the property(ies)?

Yes, there was an existing well on the property. This well was plugged and abandoned at the time of construction.

<u>Surface Water Management and Drainage</u>

Determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development. At a minimum, address the following specific questions in your response:

1. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding issues)

The property generally slopes from northeast (about elevation 129) to west (about elevation 105) before discharging into an existing wetland to the west of the property. A storm water

management system has been installed to direct all runoff to discharge runoff from two stormwater ponds constructed onsite that are equal or less than pre-development conditions.

2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?

The construction of this project had no impact on the existing wetlands. Fill was introduced to the eastern portion of the site for the building pads and parking areas. A storm sewer system was installed to collect runoff and direct it towards the two stormwater ponds constructed onsite. The site still slopes from east to west, directing any runoff not collected by the storm sewer system towards the existing wetland equal or less than pre-development conditions.

Environmental Analysis

Provide an analysis of the character of the subject property and surrounding properties, and further assess the site's suitability for the proposed land use classification based on soils, topography, and the presence of wetlands, floodplain, aquifer recharge areas, scrub or other threatened habitat, and historic resources, including, but not limited to:

1. Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.

Development on the property adhered to state, regional, and local regulations regarding impacts to wetlands, floodplain, endangered species, etc.

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.

There is an existing wetland along the west property boundary. The western portion of the property is located within FEMA flood zone A. Development on the property adhered to state, regional, and local regulations regarding impacts to wetlands and floodplains.

3. Discuss location of potable water supplies, private wells, public well fields *(discuss the location, address potential impacts)*, and;

There was an existing well on the property that was plugged and abandoned during construction. The project included roughly 1900 LF of watermain extension in order to connect the property to existing watermains on Drane Field Road and Anchuca Drive. The Polk County GIS website does not indicate the land being within a wellfield protection district.

4. Discuss the location of Airport Buffer Zones (if any) *(discuss the location and address, potential impacts).*

The subject site is located approximately 4000 LF west of the Lakeland Linder Regional Airport. All necessary permits and approvals were obtained from the FAA before construction of the project.

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.

A breakdown of soil types and percent coverage of the development area is shown in **Table 1** below. The soils are suitable for the development, with 78.7% of the site coverage having hydrologic group A, and 21.3% being group A/D.

Table 1: Soil Types and Percent Coverage on Development Site

Soil Type	Hydrologic Group	Area (Acres)	Percent Coverage
Tavares fine sand	A	22.56	59.82%
Placid fine sand	A/D	8.03	21.29%
Zolfo fine sands	A	7.12	18.89%

Soils were compatible with the proposed development.

Infrastructure Impact Information

What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:

1. Parks and Recreation; The closet park is Rollingwoods Park, which is located near the intersection of Cleveland Heights Boulevard and Westover street to the east of the site. The park is approximately 6.5 miles from the property.

2. Educational Facilities (e.g., preschool, elementary, middle school, high school); The closest schools include R. Bruce Wagner Elementary, which is located approximately 3.75 miles southeast of the property.

3. Health Care (e.g., emergency, hospital); The nearest Hospital is Lakeland Regional Medical Center. Lakeland Regional Medical Center is approximately 10.5 miles northeast of the property.

4. Fire Protection; The nearest fire station is Medulla #2 (City of Lakeland Fire Rescue Station), located at 4525 Ewell Road, Lakeland 33811. The fire station is approximately 4.25 miles from the property.

5. Emergency Medical Services (EMS); See answer to 4 above.

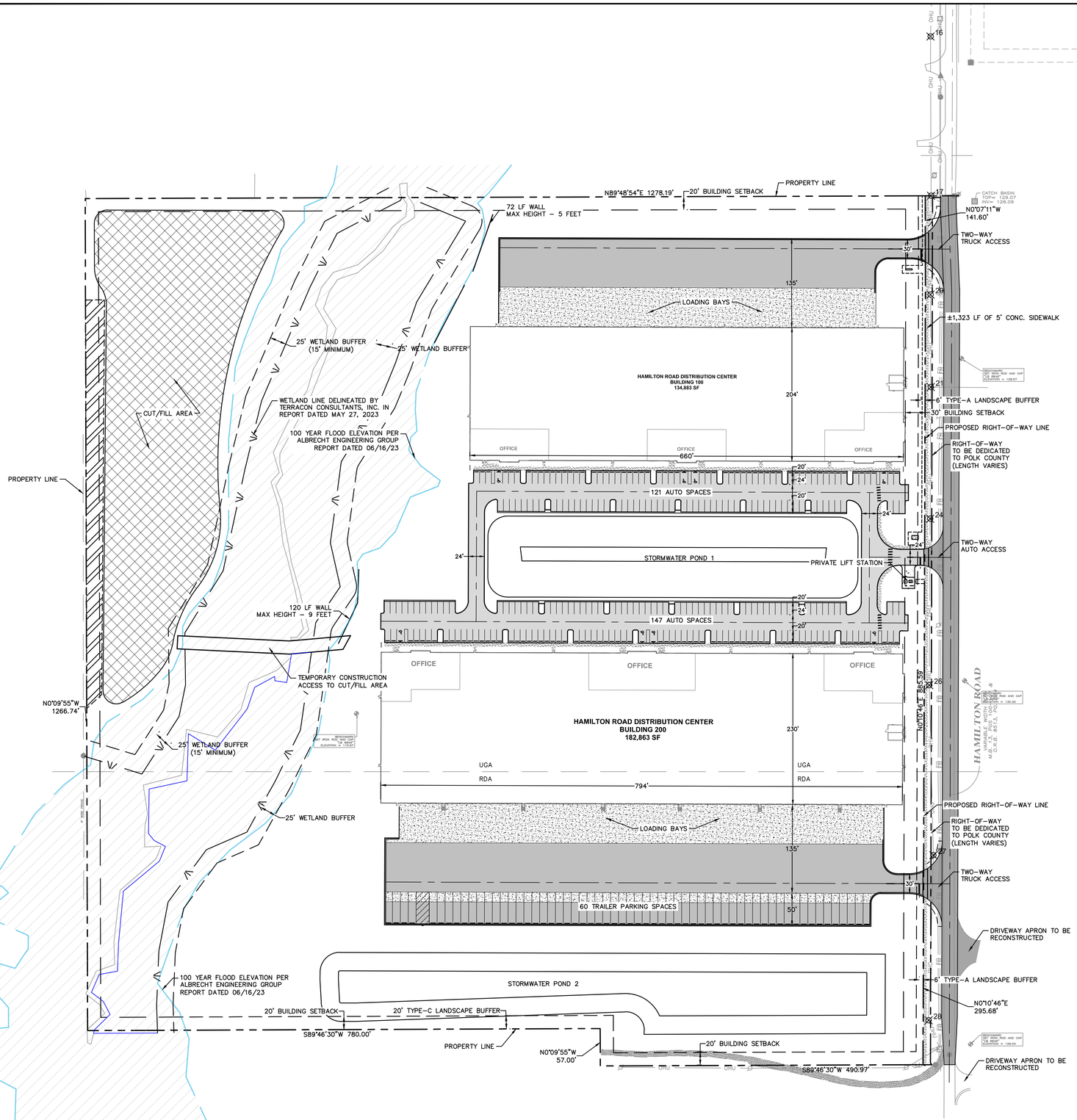
6. Solid Waste (collection and waste generation); All waste is transported to the County's Landfill.

7. How may this request contribute to neighborhood needs?

The request would allow for outdoor storage but require screening of material protecting adjacent neighboring views. The site is mostly shielded by natural wetland vegetation and trees.

Demonstration of Need

See separate document



SITE DATA TABLE			
LOCATION	SECTION 06, TOWNSHIP 29 S, RANGE 23 E		
FOLIO NUMBERS	23-29-06-000000-032010		
ADDRESS	4141 HAMILTON ROAD LAKELAND, FLORIDA 33811		
ZONING			
FLU:	BUISNESS PARK CENTER (BPC-1)		
DEV AREA:	RURAL DEVELOPMENT AREA (RDA)		
DEV AREA:	URBAN GROWTH AREA (UGA)		
PROPOSED USE:	INDUSTRIAL WAREHOUSE		
FLOOD ZONE:	ZONE A		
	MAX	PROPOSED	
BUILDING HEIGHT	75 FT	40 FT	
SITE COVERAGE			
WETLANDS:	±4.69 AC OF FRESHWATER FORESTED/SHRUB WETLAND (PFO31/C)		
MITIGATION:	0.48 ACRES		
TEMP IMPACTS:	0.34-0.36 ACRES		
SURFACE WATER:	±0.78 AC		
PERM IMPACTS:	±0.43 AC		
TEMP IMPACTS:	±0.01 AC		
(REFER TO WETLAND IMPACT EXHIBIT PER TERRACON)			
OPEN SPACE:	60.52% (22.82 AC)		
PARKING REQUIREMENTS			
REQUIRED AUTO:	1/2000 SF OF WAREHOUSE 316905/2000 = 159 SPACES		
PROVIDED AUTO:	268 SPACES (8 ADA)		
TRAILER:	60 SPACES		

OVERALL DEVELOPMENT			
SITE AREA	SF	ACRES	%
TOTAL AREA	1,642,679	37.71	100.0
BUILDING AREA	317,746	7.29	19.34
PERVIOUS AREA	994,086	22.82	60.52
IMPERVIOUS AREA	648,592	14.89	39.48
	MAX	PROPOSED	
F.A.R.	SEE BELOW	0.19	
I.S.R	SEE BELOW	0.39	

DEVELOPMENT WITHIN THE URBAN GROWTH AREA			
SITE AREA	SF	ACRES	%
TOTAL AREA	1,116,200	25.62	100.0
BUILDING AREA	278,735	6.40	25.0
PERVIOUS AREA	647,767	14.87	58.0
IMPERVIOUS AREA	468,433	10.75	42.0
	MAX	PROPOSED	
F.A.R.	0.75	0.25	
I.S.R.	0.75	0.42	

DEVELOPMENT WITHIN THE RURAL DEVELOPMENT AREA			
SITE AREA	SF	ACRES	%
TOTAL AREA	256,478	12.09	100.0
BUILDING AREA	39,011	0.90	7.41
PERVIOUS AREA	346,319	7.95	65.8
IMPERVIOUS AREA	180,179	4.14	34.2
	MAX	PROPOSED	
F.A.R.	0.35	0.07	
I.S.R.	0.55	0.34	

MIN. BUILDING SETBACKS	
ROW	30 FT
REAR	20 FT
SIDE	20 FT
ACCESSORY	20 FT

LANDSCAPE BUFFERS

	REQUIRED	ABUTTING USE
NORTH	NO BUFFER REQUIRED	INDUSTRIAL
EAST	6-FT A-TYPE BUFFER	ROADWAY
SOUTH	20-FT C-TYPE BUFFER	SINGLE FAMILY RESIDENTIAL
WEST	20-FT C-TYPE BUFFER (NATURAL BUFFER USED AS ALTERNATIVE)	SINGLE FAMILY RESIDENTIAL

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

PAVEMENT LEGEND

- LIGHT DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- HAMILTON ROAD PAVEMENT

SEE SHEET C108 FOR PAVING DETAILS

No.	REVISIONS	DATE	BY
1	SWFWMD REVIEW	11-07-23	JAA
2	COUNTY AND CITY REVIEW	12-01-23	JAA
3	PER SWFWMD COMMENTS	12-12-23	JAA
4	PER COUNTY/CITY COMMENTS	12-15-23	JAA
5	ENVIRONMENTAL CHANGES	12-18-23	JAA
6	PER AGENCY COMMENTS	12-21-23	JAA

Approved POLK
Robert Joynes
12/18/2023 05:39:27

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
109 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33801
PHONE: 863-701-8702
WWW.KIMLEY-HORN.COM CA 00000696

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JASON A. ALLIGOOD, P.E. #71103. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JASON A. ALLIGOOD LICENSE No 71103 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 11-07-23

KHA PROJECT 045569003
DATE NOV 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY JAA

MASTER SITE PLAN

HAMILTON ROAD INDUSTRIAL
PREPARED FOR
SUMMIT REAL ESTATE GROUP
POLK COUNTY FLORIDA

SHEET NUMBER
C200

Plotted By:Bruno, Gage Sheet Set:Hamilton Road Industrial Layout:C200 MASTER SITE PLAN November 10, 2023 10:05:37am K:\Lak_civil\045569003 - hamilton road industrial full civil\CADD\CONSTR\C200 MASTER SITE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LDCD-2025-3 - Hamilton Road Industrial

Menu Reports Help

Application Name: Hamilton Road Industrial

File Date: 05/22/2025

Application Type: BOCC-LDC District Change

Application Status: Approved for Hearing

Application Comments:

View ID	Comment	Date

Description of Work: The project includes a recently constructed 317,746 square-feet of industrial building. Requesting change in sub-district from BPC-1 to BPC-2 to allow for outdoor storage

Application Detail: Detail

Address: 4025 HAMILTON RD, #110 LAKELAND, FL 33811

Parcel No: 232906000000032010

Owner Name: ARROWROCK IV HAMILTON RD LLC

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Kimley Horn	Kimley-Horn and...	Applicant	Mailing, 109 S. Kentuc...	Active
Jason Alligood	Kimley-Horn and...	Engineer		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $4,923.00

Total Fee Invoiced: $4,923.00

Balance: $0.00

Custom Fields: **LD_GEN_PUB**

PUBLIC HEARINGS

Development Type
Board of County Commissioners

Application Type
LDC District Change

Brownfields Request
_

Affordable Housing

GENERAL INFORMATION

Expedited Review

Number of Lots
_

Will This Project Be Phased

Acreage
0

DRC Meeting
06/26/2025

DRC Meeting Time
_

Rescheduled DRC Meeting
_

Rescheduled DRC Meeting Time
_

Green Swamp
No

Number of Units
_

Case File Number
_

Is this Polk County Utilities

Is this Application a result of a Code Violation
No

One Year Extension
_

FS 119 Status
Non-Exempt

Code Violation Case Number
_

ADVERTISING

Legal Advertising Date
_

BOCC1 Advertising Date
_

BOCC2 Advertising Date
_

Advertising Board
Board of County Commissioners

MEETING DATES

Community Meeting
_

Planning Commission Date
09/10/2025

Land Use Hearing Officer 3
_

1st BOCC Date
10/21/2025

2nd BOCC Date
_

LUHO-Level 3
_

HEARING

PC Hearing Results
_

PC Vote Tally
_

BOCC 1st Hearing Results

BOCC 1st Vote Tally

BOCC 2nd Hearing Results

BOCC 2nd Vote Tally

FINAL LETTER

Denovo Appeal

Denovo Results

Denovo Tally

LD_GEN_PUB_EDL

Opening DigEplan List...

DigEplan Document List

PLAN REVIEW FIELDS

TMPRecordID	DocumentGroupforDPC	RequiredDocumentTypes
POLKCO-25EST-00000-32410	DIGITAL PROJECTS LD	
RequiredDocumentTypesComplete	**AdditionalDocumentTypes**	**Activate DPC**
Yes	Applications,AutoCad File,Binding Site Plans (PDs and CUs),CSV,Calculations,Correspondence,Design Drawings,Flood/Traffic Studies,Impact Statement,Inspections,Miscellaneous,Plats,Record Drawings,Response Letter Resubmittal Complete,Staff Report/Approval Letter,Survey,Title Opinion	Yes
Activate FSA	**DigitalSigCheck**	
Yes	Yes	

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

√

SELECTED AREA PLANS

Selected Area Plans

LAND USE

Selected Area Plan **LU Code**

DEVELOPMENT AREA

Development Area

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board **Number of Boards** (Number) **Number of Mailers** (Number) **Date Mailed** **Date Posted** **NOR**

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	06/10/2025	Lyndsay Rathke
Surveying Review	Mike Benton	Approve	06/27/2025	Mike Benton
Roads and Drainage Review	Phil Irven	Approve	06/12/2025	Phil Irven
Engineering Review				
Fire Marshal Review	Kim Turner	Not Required	06/12/2025	Kim Turner
School Board Review	School District	Not Required	06/10/2025	School District
Planning Review	Aleya Inglima	Approve	07/16/2025	Aleya Inglima
Review Consolidation	Lyndsay Rathke	Approved for...	07/17/2025	Lyndsay Rathke
Staff Report				
Public Notice				
Planning Commision				
BOCC Hearing				
Final Letter				
DEO Review				
Second BOCC Hearing				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Agenda Item 12. 9/10/2025

SUBJECT

LDCD-2025-5 (Bowling Green District Change)

DESCRIPTION

Nicolas Colorado requests a Land Development Code Subdistrict Map change from Rural Cluster Center-Residential (RCC-R) to Rural Cluster Center-Commercial (RCC) on ±1.02 acres. The property is located West of U.S. Highway 17, north of Dixie Boulevard, south of Hillcrest Drive, east of Miner Avenue, north of the city of Bowling Green and Hardee County line in Section 33, Township 32, Range 25.

RECOMMENDATION

Approval

FISCAL IMPACT

No fiscal impact.

CONTACT INFORMATION

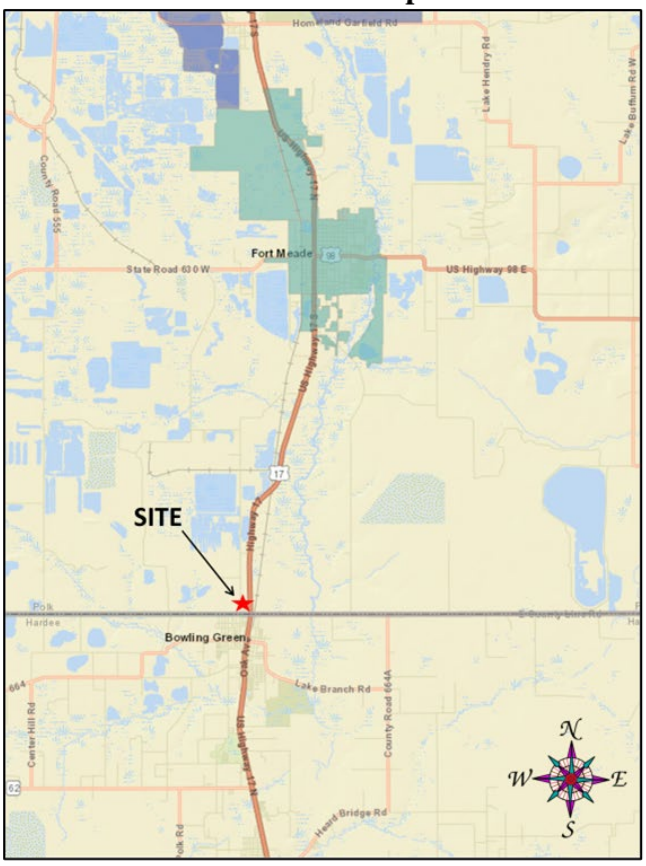
Erik Peterson, AICP
Planning Administrator
Land Development Division
(863) 534-6470
erikpeterson@polk-county.net

POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

DRC Date:	July 17, 2025	**Level of Review:**	Level 4 Review
PC Date:	September 10, 2025	**Type:**	Small-scale Comprehensive Plan Amendment
BoCC Date:	October 7, 2025	**Case Numbers:**	**LDCD-2025-5**
		Case Name:	Bowling Green District Change
Applicant:	Nicolas Colorado	**Case Planner:**	Erik Peterson, AICP

Request:	Land Development Code Subdistrict Map change from Rural Cluster Center-Residential (RCC-R) to Rural Cluster Center-Commercial (RCC) on ±1.02 acres.
Location:	West of U.S. Highway 17, north of Dixie Boulevard, south of Hillcrest Drive, east of Miner Avenue, north of the city of Bowling Green and Hardee County line in Section 33, Township 32, Range 25.
Property Owners:	Nicolas Colorado and Lucia Cedeno
Parcel Size (Number):	±1.02 acres (253233-488000-003010)
Future Land Use:	Rural Cluster Center-Residential (RCC-R)
Development Area:	Rural Development Area (RDA)
Nearest Municipality:	City of Bowling Green and Hardee County (600 feet)
DRC Recommendation:	Approval
Planning Commission Vote:	Pending Public Hearing

Location Map



2023 Aerial Photo



Summary:

The applicant purchased this property in 2019 with hopes of developing a retail/office plaza (See Exhibit 6). This request will change the possible uses on the property from residential uses to commercial ones. The uses permitted, administratively approved, and ones that require public hearing approval are listed in Exhibit 5. There are RCC districts on the opposite side of U.S. Highway 17. There is an RCC district to the south and north on the west side of the highway.

The city of Bowling Green is only incorporated within Hardee County. The city has water and wastewater services. However, they have yet to provide either service to any residence or business across the County line. According to recent communication with the applicant, this policy has not changed.

Staff recommends approval because it is consistent with the Comprehensive Plan POLICY 2.110-B4 which directs commercial activities within the Future Land Use Map district to be "*concentrated at the center of the cluster*" and developed commercially if only "*at an intensity and scale necessary to provide the immediate rural population with retail and personal services*" given the LDC regulations for commercial abutting residential districts and uses. Additionally, it has "*direct access to a collector or arterial intersection*" as required.

Findings of Fact

- *The request is for an amendment to the Land Development Code (LDC) Sub-district Map to change approximately 1.02 acres from Rural Cluster Center - Residential (RCC-R) to Rural Cluster Center (RCC), located on the southwest corner of Dixie Drive and U.S. Highway 17, north of County Line Road West, east of Cliett Avenue north of the City of Bowling Green in Section 33, Township 32, Range 25.*

- *The site is located in a Rural Development Area (RDA) which is the area "characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments," according to POLICY 2.108-A1 of the Comprehensive Plan.*

- *The site is comprised of approximately 1.02 acres of RCC-R. Extra acreage (right-of-way) is included in the request so that the eastern boundary meets the current RCC district.*

- *Based on numerous aerial images and both state and local business license records, staff had determined that the site has been vacant since 1941.*

- *Difference in uses allowed between RCC-R and RCC include the commercial vs. residential and reduced setback distances for certain structures* *(See page 12 and Exhibit 5).*

- *Section 220 of the Land Development Code requires additional separations for commercial properties that abut residential districts and residential land uses. These include a 50-foot setback from all residential land use districts for commercial buildings, dumpsters, outdoor sales, storage or display, air conditioning units, loading facilities/structures, drive-thru, grease traps, wastewater lift stations, and gasoline pump islands.*

- *Section 303, Gas Stations states that they may have no more than six pumps when abutting residential districts.*
- *A portion of the property was zoned Regional Commercial (C-3) from 1970 to the repeal of the zoning ordinance in 2000.*
- *The site abuts an RCC-R residential district on its northern, southern, and western boarders and RCC on its eastern border opposite U.S. Highway 17.*
- *The closest schools are Bowling Green Elementary, Lewis Anna Woodbury Elementary in Ft. Meade, and Fort Meade Middle/Senior High School.*
- *Fire response to this site is from Hardee County Fire Rescue Station #3 located in Bowling Green. The travel distance is approximately ¾ miles from the Dixie Drive entrance.*
- *Ambulance response to this project is from Hardee County Fire Rescue Station #3 located in Bowling Green. The travel distance is approximately ¾ miles.*
- *The nearest Sheriff's substation is the Northeast Command Center on Dunson Road, 25¾ miles to the north.*
- *Hardee County will not provide water and wastewater service to the site through its Bowling Green facilities.*
- *Dixie Boulevard and Hilcrest Drive are both local residential roadways.*
- *U.S. Highway 17 is a 4-lane divided state highway facility. It is currently operating at Level of Service "B."*
- *According to the Transportation Planning Organization, there is adequate capacity on U.S. Highway 17 and other roads in the area have such low traffic volumes that they are not tracked. A Minor Traffic Study is the most that would be required for redevelopment of this site per Section 703.C of the Land Development Code.*
- *The closest public park facilities are ¾ miles away in the center of Bowling Green. There are no County parks south of Ft. Meade.*
- *The closest surface water is over 1¼ miles to the west on the opposite side of U.S. Highway 27.*
- *There are no wetlands and flood hazard areas on or near the site.*
- *The site is comprised of Zolfo Fine Sands. This soil has only slight limitations to commercial development, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey.*
- *According to Polk County Endangered Habitat Maps, the proposed district change request is not located within a one-mile radius of an endangered species sighting. (Source: Florida Natural Areas Inventory, 2002, 2006 &2011).*
- *The site is not within the flight path and height restriction buffer zones of a public use airport.*

Development Review Committee (DRC)

Based upon the information provided by the applicant and a recent site visit, the DRC finds that with the recommended conditions the request **IS COMPATIBLE** with the surrounding land uses

and general character of the area, **IS CONSISTENT** with the Comprehensive Plan and the Land Development Code, and therefore, the DRC recommends **APPROVAL of LDCD-2025-5.**

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		
Northwest: RCC-R Single-family Residence	**North:** Rural Cluster Center – Residential (RCC-R) Rural Cluster Center – Commercial (RCC) Vacant lot, single-family residence, and Mobile home	**Northeast:** Rural Cluster Center – Commercial (RCC) Bar, Tavern, Lounge (County Line Club)
West: RCC-R Mobile home	**Subject Property:** ±1.02 acres RCC-R Proposed RCC Vacant lot	**East:** RCC Agricultural equipment and fertilizer sales & services (Pro Plus Products Inc.)
Southwest: RCC-R Single-family Residence	**South:** RCC-R Single-family Residence	**Southeast:** RCC Agricultural equipment and fertilizer sales & services (Pro Plus Products Inc.)

Immediately to the west and north are single-family homes and mobile homes. These are the closest structures to the site. Across U.S. Highway 17 is the County Line Club Bar and ProPlusProducts Inc., an agricultural support use that provides custom blends fertilizers for various industries, but primarily agriculture and golf courses. There is RCC commercial north of the site on Hilton Road that has a single-family residence but is used for the storage of agricultural use vehicles.

Compatibility with Infrastructure and Surrounding Land Uses:

A portion of the property has been zoned commercially (Regional Commercial C-3) in the past but has never been developed. The only use visible in past aerial photos has been grove trailer storage. All others show the property vacant dating back to 1941. Development of this site for commercial uses will not result in a use or condition that will unduly negatively impact any neighboring property directly or indirectly. There are no public water or wastewater services that would enable intense commercial uses of this property. The Bowling Green area has a lot of urban services readily available but are not willing to serve the Polk County side. There is ample traffic capacity, few environmental limitations, and public safety services are at an urban level.

A. Land Uses:

The compatibility requirements of Land Development Code Section 220 protect the residential areas. The commercial uses are also limited to lower intensities due to the lack of water and wastewater services. This may be why the site has remained vacant for so long. The applicant has sketched out a possible commercial development for the parcel taking into account the service limitations and LDC requirements in the design (see Exhibit 6). A similar request to

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.*"

change from RCC-R to RCC was approved in August 2021 one block to the south. Plans for commercial development of that site have yet to be submitted for review.

This change in land use sub-district will enable the development of this property for commercial uses. Section 220 of the Land Development Code (LDC) has strict limitations on the use of commercial properties that abut residential development. There is a 50-foot setback from property lines for commercial buildings, dumpsters, drive-thrus, grease traps, gas pumps, air conditioning units as well as outdoor storage or display. There is also a limitation on the number of gas pumps that a gas station may have in Section 303 when abutting residential development if it were to occur. There are no identifiable environmental limitations to commercial development of this site.

B. Infrastructure:

Development of this site for any substantial amount of commercial building size will need potable water and wastewater services. Without public water there are a lot of limitations but no more for commercial than for residential. There are a few commercial uses that may not need fire protection or a water source. Retail sales of dry goods can be supported by an on-site septic disposal system, well, and an internal fire suppression system with an external storage tank. The County has permitted several self-supported Dollar General stores. It's all a matter of the market supporting the additional development costs. There is plenty of capacity on the roadway system to serve the development. Public safety services are at an urban standard even though this is a rural area. The change from residential to commercial will not adversely impact the functioning of any schools or parks in the area.

Nearest and Zoned Elementary, Middle, and High School

The closest school to this property is Bowling Green Elementary located at 4530 Church Avenue in Bowling Green. The nearest Polk County schools are in Fort Meade. Commercial land uses require no demand on public schools. This site is very far from any nearby schools to cause disruption in their operations. The following table is provided for general information regarding schools in this area.

Table 2

Name of School	Annual Estimated Demand	% Capacity 2024-2025 School Year	Average driving distance from subject site
Lewis Anna Woodbury Elementary	0	123%	±7½ miles driving distance
Ft. Meade Middle/Senior High School	0	78%	±8 miles driving distance
Ft. Meade Middle/Senior High School	0	71%	±8 miles driving distance

Source: Polk County School Board, Polk County Impact Fee Ordinance, GIS

Nearest Sheriff, Fire, and EMS Station

Fire response to this site is from Hardee County Fire Rescue, Station 3 at 620 W Main Street in Bowling Green through reciprocal agreements. The travel distance is approximately ¾ mile from the property, and response times could average six or more minutes depending on the type of call. Ambulance response to this project is also from Fire Rescue Station 3. Polk County Fire Rescue Station #10 at 1235 9th St NE in Ft. Meade provides back-up. Often Polk County will provide ambulance service.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Southwest District Command (4120 U.S.98, Lakeland)	±25¾ miles	7 minutes
Fire	Hardee County Fire Rescue, Station 3 at 620 W Main Street in Bowling Green	±¾ miles	6 minutes
EMS	Hardee County Fire Rescue, Station 3 at 620 W Main Street in Bowling Green	±¾ miles	6 minutes
Back-up	Polk County Fire Rescue Station 10 (with ambulance) 1235 9th Street Northeast, Fort Meade	±9¼ miles	12 minutes

Source: Polk County Sheriff's Office and Public Safety
**Response times are based on when the station receives the call, not from when the call is made to 911.*

The nearest Sheriff's station is the Southwest Command Center on U.S. Highway 98, 25¾ miles to the north. Sheriff response times are not as much a function of the distance to the nearest Sheriff's substation, but more a function of the overall number of patrol officers within the County. However, PCSO also serves as law enforcement for the City of Ft. Meade just 7½ miles up the road. The City of Bowling Green has a police department located at 104. East Main Street in Bowling Green, just over ½ mile to the south.

Water and Wastewater Demand and Capacity:

The Hardee County Utilities Department in the City of Bowling Green is the closest provider of water or wastewater services to the site. However, they currently have no plans to extend services outside of the city or county. Polk County Utilities has no plans to serve this area.

A. Estimated Demand:

Retail and office uses that could contain partial food services are the most likely at this location. They typically require 0.24 gallons of water per square foot on an average daily basis. The applicant has designed a plaza that places the maximum amount of commercial development feasible with required allotments for parking and drainage in Exhibit 6. The property is vested for 22 lots per the Dixie Highway Homesites plat (PB 17, Pg 14). However, it's highly unlikely that 22 single family units could be constructed on this property. The lots are only 25 feet wide. With individual wells and septic tanks, it would be difficult to get more than two single-family units on this one acre property under today's standards for well and drain field separation. But for comparison purposes between the two different sub-districts, the following table is provided.

Table 4

Subject Property	Estimated Impact Analysis		
1.02± acres RCC-R	**Demand as Currently Permitted**	**Proposed Change 1.02± acres RCC**	**Percentage increase**
Permitted Use	2 single-family units	9,557 square feet retail/office	
Potable Water Consumption (GPD)	720	2,294	*319%*
Wastewater Generation (GPD)	540	1,835	*340%*

Source: Polk County Concurrency Manual & Polk County Utilities SF water = 360 gpd/unit, sewer = 270gpd/unit, Retail/Office Water= 0.24/sq.ft, sewer 20% less

Hypothetically, this change could result in a decrease in potential water and wastewater usage. But, without central water service, fire hydrants, and central sanitary sewer, the potential commercial uses will be limited to lower volume users.

B. Available Capacity:

Staff have limited information on the City of Bowling Green water and wastewater capacities. There is at least a 6-inch line less than 600 feet from the property in the right-of-way of County Line Road because there is a fire hydrant there. Staff also noticed a wastewater clean-out in the right-of-way of County line Road and a manhole on Cliett Avenue in the city. This is an indication of a sanitary sewer connection. It is possibly a gravity line.

C. Planned Improvements:

Hardee County Utilities were unable to provide the information on the capacity of their water and wastewater system in Bowling Green when contacted by staff. But they were able to state that they knew of no planned improvements to the system in the future.

Roadways/ Transportation Network

U.S. Highway 17 is the main thoroughfare in the Bowling Green area. There is plenty of capacity available on it to serve any potential commercial uses of the site. The area is relatively rural, so the only sidewalk network is along the highway. Mass transit does not serve the area. Because of the relatively slow growth in the area, there are no roadway improvements planned for this area of the County, nor are any needed to support development of this site for commercial purposes. The maximum buildable with variances does not generate enough traffic for a major traffic study. The average annual daily vehicle trip rate on this portion of US 17 has declined over the past wo years.

A. Estimated Demand:

The difference in traffic demand between RCC-R vs. RCC appears to be enormous on a site this small of a parcel. The Institute of Traffic Engineers (ITE) provides an estimate of 7.81 trips per single-family dwelling unit for average annual daily trips and only one trip is likely to occur during the peak hour of the day. RCC has a floor area ratio of 0.30 and will permit any form of retail which has an average trip rate of 24.43 per 1,000 square feet and a peak hour generation of 3.4 trips per 1,000 square feet. The property is vested for 15 single-family units per plat, but it is highly unlikely due to the lack of potable water and wastewater service. Without water and wastewater service, no more than two units are likely. Table 5 to follow calculates this difference but it is a bit of an exaggeration.

Table 5

Subject Property	**Estimated Impact Analysis**		
1.02± acres RCC-R	**Demand as Currently Permitted**	**Proposed Change 1.02± acres RCC**	**Percentage increase**
Permitted Use	2 single-family units	9,557 square feet retail/office	
Average Annual Daily Trips (AADT)	16	234	*1,462%*
PM Peak Hour Trips	2	25	*1,250%*

Source: Polk County TPO estimates 2022 based on Institute of Traffic Engineers (ITE): AADT 7.81/du Single-family, 24.43/1000SF Shopping Center, PM Peak 1/du single-family, 3.4/1000SF@76% new

The shape of the property, the parking required to meet the maximum floor area ratio, and the drainage system to manage that impervious surface will not enable commercial building to be larger than the one shown in Exhibit 6. The impervious surface ratio is 0.50 in RCC. This plan will require variances to right of way setbacks and impervious surface ratio. The applicant has

submitted such a request under case number LDLVAR-2025-33 to be heard by the Land Use Hearing Officer (LUHO) in late October.

B. Available Capacity:

There is only one measured link that development on this site may demand capacity considerations, U.S. Highway 17. The next measured traffic link is U.S. Highway 98 going east out of Ft. Meade which is over 7½ miles away.

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
5001N	U.S. Highway 17 From: Hardee County Line To: 9th St. in Ft. Meade	C	1,173	D
5001S	U.S. Highway 17 From: 9th St. in Ft. Meade To: Hardee County Line	C	1,198	D

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database March 16, 2020

U.S. Highway 17 has more than ample capacity to serve any development that might occur as a result of this land use sub-district change. Even the maximum buildout that the floor area ratio would allow is not a significant portion of available capacity. The maximum build will only require a minor traffic study.

C. Roadway Conditions:

While the property has direct frontage on U.S. Highway 17, it cannot take access from its frontage not only due to driveway spacing requirements, and there is also a drainage structure located within the entire amount of frontage. The site has approximately 284 feet of frontage on Dixie Boulevard and 150 feet along Hilcrest Drive, which are both local residential roadways. Normally, local residential roads cannot be used for commercial access unless the route from the entrance to the highway does not pass a residential driveway along the street. Both frontages meet this requirement. Driveway separation from U.S. Highway 17 right-of-way is 150 feet.

Dixie Boulevard and Hilcrest Drive are under County maintenance and rated below "fair" condition according to the *Pavement Surface Evaluation and Rating* (PASER) method established by the Transportation Information Center at the University of Wisconsin-Madison. Both have 20 feet of pavement width. Dixie Boulevard has 60 feet of right-of-way Hilcrest Drive has only 50 feet. There is a slight swale system for right-of-way drainage. The pavement and drainage system within the right-of-way frontage will require improvements to develop this site commercially. Right-of-way dedication will be required on the north side up to 30 feet from centerline.

D. Sidewalks

There is a sidewalk along U.S. Highway 17 that connects the site to the city center of Bowling Green. It is the only roadway with sidewalk frontage in the entire area until you reach Main Street in Bowling Green. There are no plans for additional sidewalks on the Polk County side. Future redevelopment of this site will require a sidewalk connection along the frontage on Dixie Boulevard and Hilcrest Drive to connect to the sidewalk on U.S. Highway 17.

E. Planned Improvements:

There are no improvements planned to any roadway systems in the Ft. Meade area of the County in the current 5-year Community Investment Program (CIP). Th closest is the Avon Park Cutoff Road Bridge replacement over Bowlegs Creek 8½ miles away. There are no improvements necessary to the surrounding roadway network to enable the development of this site for commercial use.

F. Mass Transit

There are no fixed route transit services provided to the Bowling Green area. The closest stop is in Bartow over 20 miles travel distance to the north. There are no mass transit services in Hardy County or the city of Bowling Green.

Park Facilities:

There are no County parks within the immediate vicinity of the proposed development. However, there are public parks within the City of Bowling Green. The closest is Pryatt Park ¾ miles to the south. Paynes Creek Historic State Park is over two miles to the south in Hardee County. This change from residential to commercial will have no impact on the demand for parks or interfere with the operation of a park.

A. Location:

Pryatt Park Park is located at 408 W Main Street in Bowling Green, approximately ¾ mile from the site.

B. Services:

There is one lighted softball field, one lighted T-ball field, a tennis court, a tot lot and a covered picnic pavilion at Pryatt Park.

C. Multi-use Trails:

There are no multiuse trails in this area under Transportation Planning Organization's (TPO) 2035 Multimodal Plan.

D. Environmental Lands:

Paynes Creek Historic State Park is over two miles to the south in Hardee County.

E. Planned Improvements:

There are no recreational improvements scheduled for this quadrant of the County at this time.

Environmental Conditions

There are few environmental limitations with the development of this property. Surface water flow is easily absorbed onsite because of the soil conditions, and any other flow is easterly towards the state highway that has a drainage system. There are no wetland or flood hazard areas on or near the site. The nearest surface water is over 1¼ mile away, and the sandy nature

of the soil provides optimal drainage absorption. There have been no sightings of protected species in the area. There are no runways or well fields nearby or known historical or archaeological resources onsite.

A. Surface Water:

The closest surface water is the Peace River over 1¼ miles to the east. Runoff from the site is currently flowing towards the retention pond within the right-of-way of U.S. Highway 17.

B. Wetlands/Floodplains:

There are no wetlands or flood hazard areas onsite. The closest flood hazard area is nearly 2,000 feet to the west on property formally mined for phosphate. The closest wetland is over 2,300 feet to the east. The change from RCC-R to RCC will pose no increase in potential impacts to flood hazard areas or wetlands.

C. Soils:

The entire site is comprised of Zolfo Fine Sand, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey. Zolfo Sand is porous and well drained. Soil additives are sometimes needed for road base stabilization and housing foundations.

Table 8

Soil Name	**Septic Tank Absorption Field Limitations**	**Limitations to Dwellings w/o Basements**	**% of Site** *(approximate)*
Zolfo Fine Sand	Slight	Slight	100%

Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service

D. Protected Species

According to Polk County Endangered Habitat Maps, the proposed district change is not located within a one-mile radius of an endangered species sighting. (Source: Florida Natural Areas Inventory, 2002, 2006 &2011). This area has been developed for a substantial amount of time. Species sightings would be rare.

E. Archeological Resources:

According to the Florida Department of State, Division of Historical Resources, there are no archeological sites listed in the Florida Master Site File for Section 33, Township 32, Range 25.

F. Conservation Easements

The closest conservation easements are over a mile to the northwest. They are associated with the Peace River floodplain.

G. Wells (Public/Private)

There is public use wellfield in the City of Bowling Green to the southwest just over ½ mile away from the development boundary. This is a significant distance, and the site drainage flows towards the drainage structure in the right-of-way of U.S. Highway 17. The surrounding residential units are on individual wells for potable water. Development of this property will not conflict with well sites if it meets typical code requirements for stormwater management and

drainage containment. However, if it is used in a substandard manner there is a higher potential for groundwater contamination over time.

H. Airports:

The site is not within the flight path and height restriction buffer zones of a public use airport. The closest public use airport is over 22 miles to the northeast in the city of Lake Wales.

Economic Factors:

This site was once zoned commercially (C-3, Regional Commercial) on the former zoning map. In the 1980s, it was used for parking citrus trailers, which is an agricultural-support use. It could have been developed with commercial uses until September 1, 2000, when the LDC and its companion Sub-district map became effective. Approval of this request will restore most of the commercial development rights that were lost with the adoption of the LDC. While restoration of those rights is a legal benefit, the lack of infrastructure remains a barrier to development as it was prior. However, there are a few more development options with the commercial designation over a residential one.

Without public water, it is difficult to get more than one detached dwelling unit on the property given the separation distances necessary between well, septic tank, and drain field. Two attached units or duplex may be possible, especially if well or septic can be shared. As a commercial use, there are several businesses that may not need fire protection such as commercial vehicle parking or self-storage. A small office may be exempt from fire code requirements. This can lend itself to vehicle sales uses.

The city of Bowling Green is not growing. The population has been consistently declining over the past decade, according to the U.S. Census. The city experienced a 17.9 percent drop between 2010 and 2020. Current demographics indicate the decline is continuing at an estimated rate of 8.1 percent year to year, according to the Bureau of Economic and Business Research (BEBR) at the University of Florida. Additionally, median household income is also declining. This is not positive data to support an improving market for business development. The Board of County Commissioners approved a similar request for a sub-district change just over 200 feet to the south of the subject property in 2021. The owner has yet to apply for any other permitting since.

The return to commercial zoning on the property will not encumber Polk County or the city of Bowling Green any more than if it were to remain residential since there are few services provided to the site. If anything, the potential for commercial use will be less burdensome on infrastructure since residences require more public safety services than businesses and residences require garbage collection from the County and businesses do not.

Consistency with the Comprehensive Plan, LDC, and Other County Ordinances:

The site is located within the Rural Development Area (RDA), which are those areas "*characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments,*" according to POLICY 2.108-A1 of the Comprehensive Plan. The greater Bowling Green area is designated as a Rural Center in the Comprehensive Plan. According to POLICY 2.110-B1, "*a Rural-Cluster Center serves as a focus for the rural community and generally contains public services, such as fire stations and schools, and retail-commercial uses at a level to serve the surrounding population*." This RCC is an extension of the city of Bowling Green roadway

network with the same name and street pattern. However, streets are the only infrastructure consistency. Neither potable water nor wastewater services are extended across the County line. There is a reciprocal agreement with Hardee County for fire rescue, but Polk County's Station 10 in Fort Meade is the first responder to non-fire related and medical emergencies.

POLICY 2.110-B4 of the Comprehensive Plan allows residential development within the Rural-Cluster Center up to two dwelling units per acre (2 DU/AC). Non-residential development within a Rural Cluster limits commercial uses "*to an intensity and scale necessary to provide the immediate rural population with retail and personal services."* The maximum floor area ratio cannot exceed 0.30 in an RCC land use district. Additionally, "*non-residential uses should be concentrated at the center of the cluster, with direct access to a collector or arterial intersection*" according to the policies. Typical non-residential uses in RCC are grocery, pharmacy, medical offices, and personal services. However, without public water which brings fire hydrants, the maximum density or most commercial uses are very feasible. Although, there are more options for non-residential development.

The LDC separates the RCC Future Land Use Map designation into two categories, residential and commercial to implement the Comprehensive Plan POLICY 2.110-B4. The following table provides a listing of the differences in standards for the two LDC subdistricts.

Table 10

	Standard Comparison	
Standard	**RCC-R** *(residential)*	**RCC** *(commercial)*
Different Land Uses	Residential	Commercial
Density by Right	Two (1) dwelling/acre	None
Minimum Lot Size	20,000 square feet	None
ROW Setbacks	25 feet from Local Roads	15 feet from Local Roads
Interior Side	15' Primary, 10' Accessory	7' Primary, 5' Accessory
Interior Rear	20' Primary, 10' Accessory	15' Primary, 5' Accessory
Prohibited Uses	Commercial	Single-family Detached and Duplex

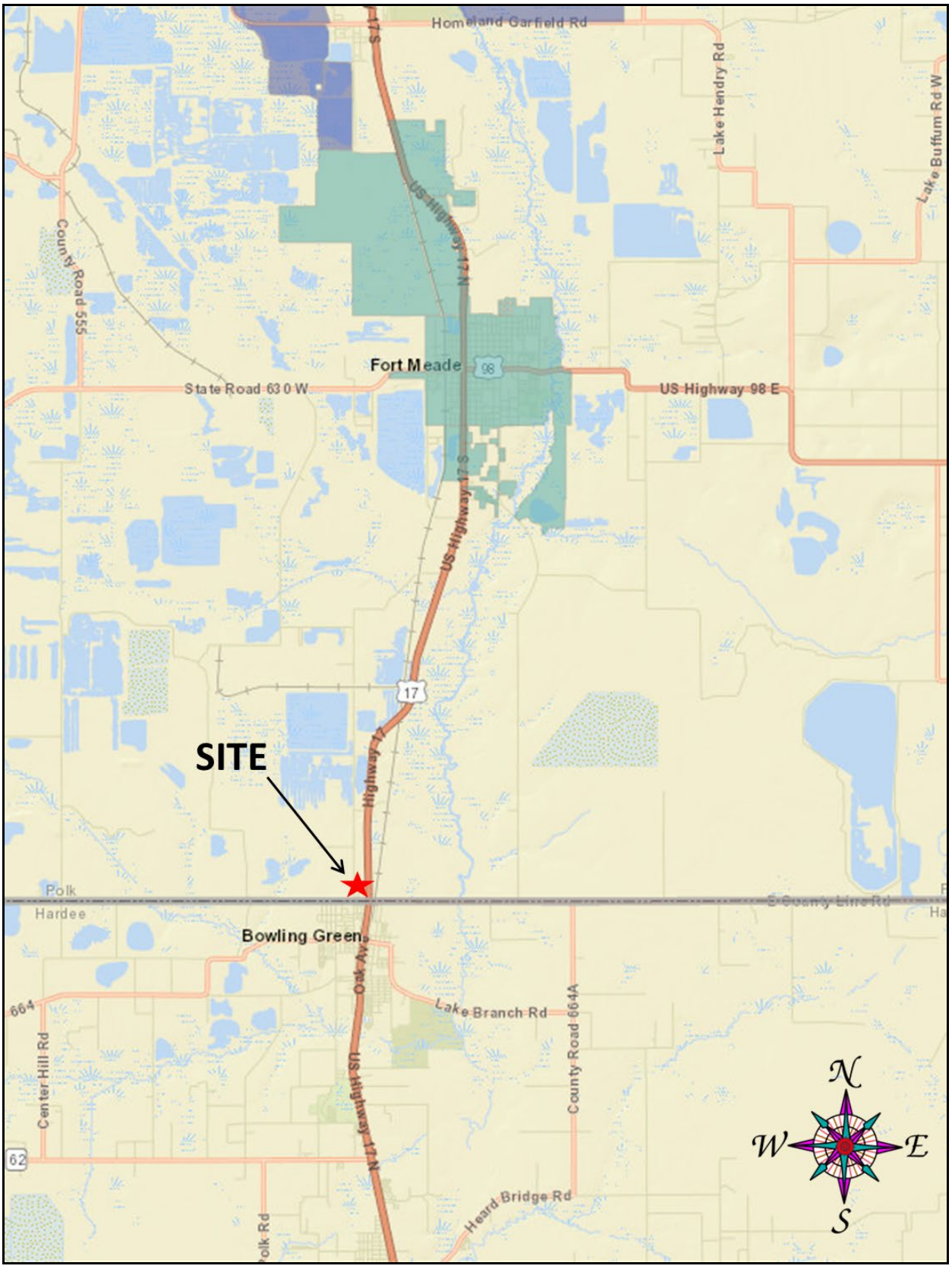
Section 220 of the Land Development Code requires additional separations for commercial properties that abut residential districts and residential land uses. These include a 50-foot setback from all residential land use districts for commercial buildings, dumpsters, outdoor sales, storage or display, air conditioning units, loading facilities/structures, drive-thru, grease traps, wastewater lift stations, and gasoline pump islands. Additionally, gas stations may have no more than six pumps when abutting residential districts. This will significantly limit the future commercial development of this property but provide better protection for abutting residences and their financial value.

Comments from other Agencies: None.

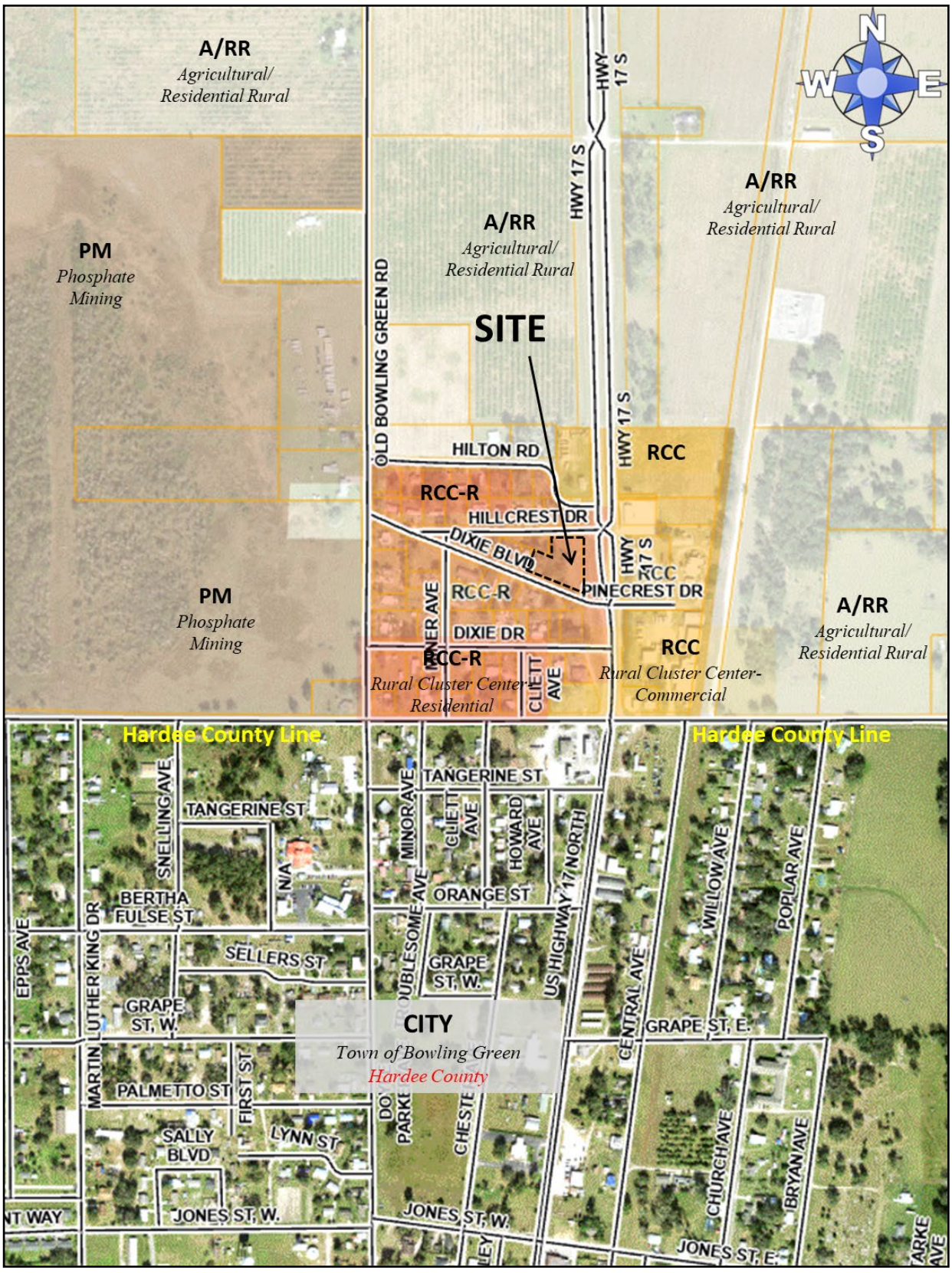
Exhibits:

Exhibit – 1 Location Map
Exhibit – 2 Future Land Use Map
Exhibit – 3 2023 Satellite Photo (Context)
Exhibit – 4 2023 Satellite Photo (Close-up)
Exhibit – 5 District Use Comparison Table
Exhibit – 6 Conceptual Site Plan

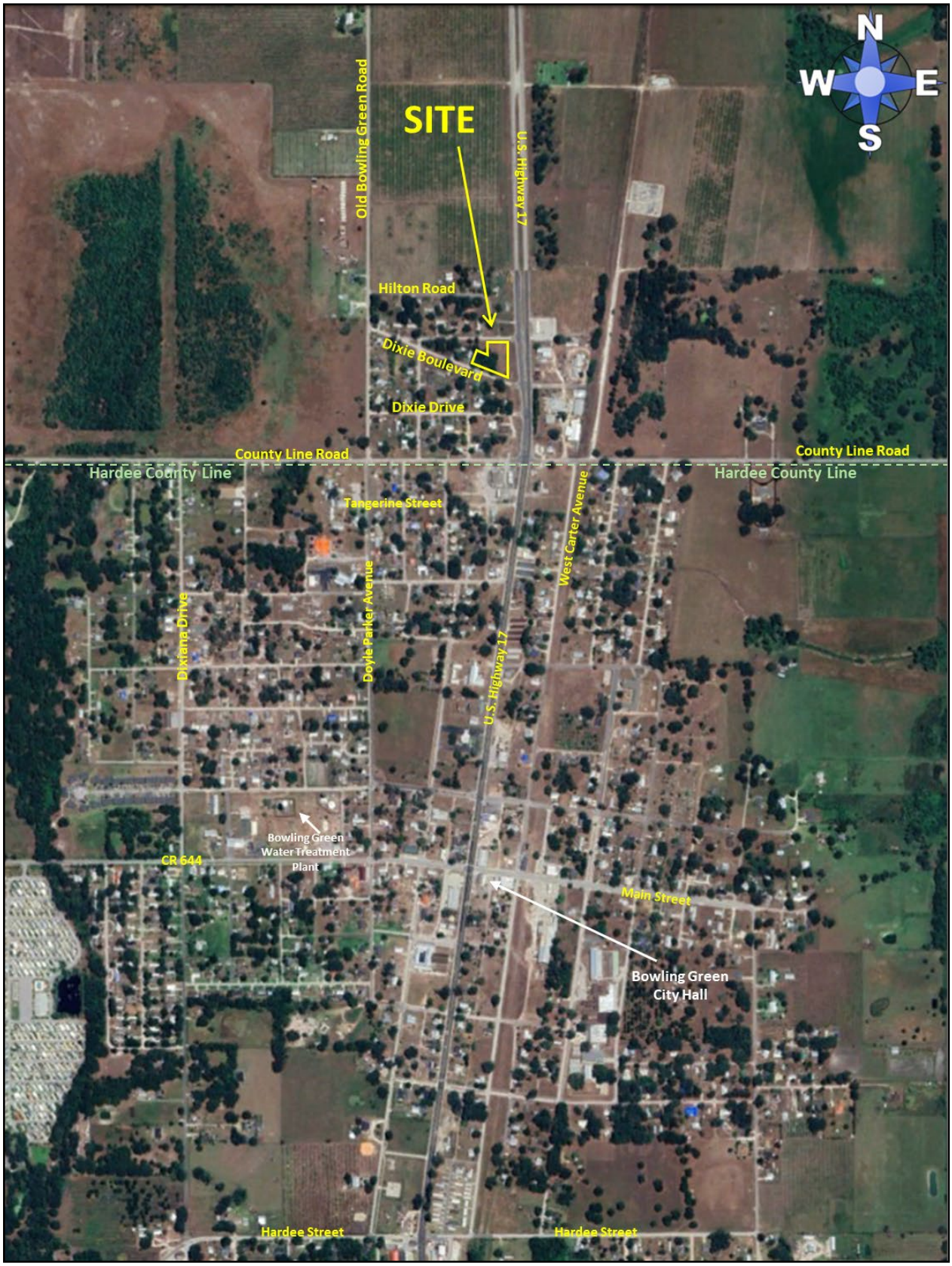
Ordinance – under separate attachment



Location Map



Future Land Use Map



2023 Satellite Photo (Context)



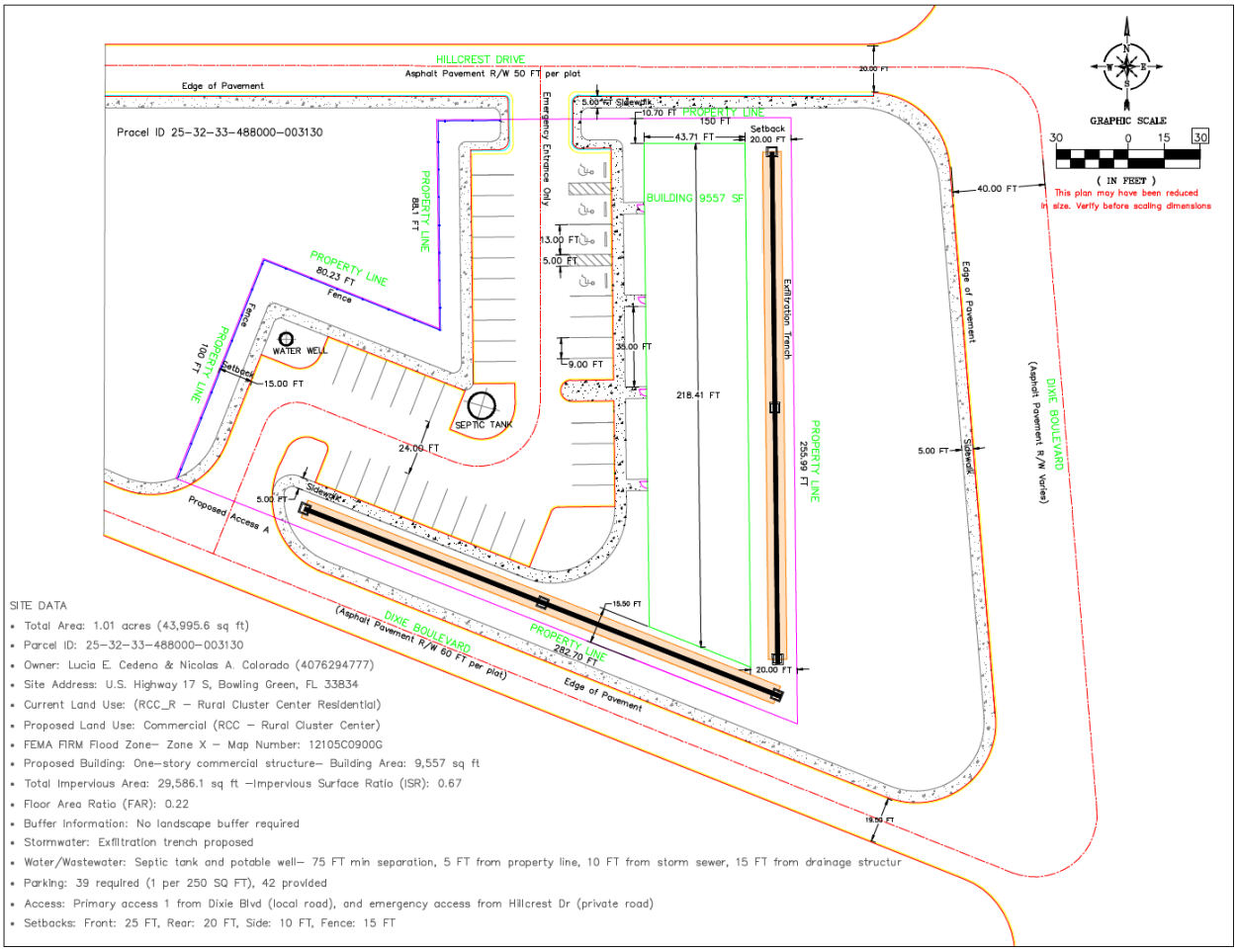
2023 Satellite (Close Up)

Comparison of Permitted and Conditional Uses

(differences indicated in bold font)

District	Permitted Uses	Administrative Review	Public Hearing(s) Required
RCC-R *Rural Cluster Center -* ***Residential***	Single-family Detached Home	Small Group Home (<or=6 residents) Individual Mobile Homes Small Emergency Shelter (<or=6) Regulation Golf Course Low Intensity Recreation Elementary School Middle School	Group Living Facility (7+residents) Mobile Home Park & Subdivision Adult Day Care Center (7+ clients) Off Site Agricultural Support Bed and Breakfast Childcare Center Community Center Cultural Facility Emergency Shelter, Large (15+) Government Facility Helistops Non-Phosphate Mining High Intensity Recreation Religious Institution High School
RCC *Rural Cluster Center -* ***Commercial***	Off Site Agricultural Support Intensive Animal Farm Childcare Center Financial Institution Government Facility Hospitals Livestock Auction Lodges and Retreats Retail Nursery Retail <10,000 square feet Riding Academies Production Studio Transit Facility Mechanical Vehicle Service	Alcohol Package Sales Bed and Breakfast Incidental Carwash Clinics and Medical Offices Community Center Drive-thru Financial Institution Funeral Home Gas Station Boarding Kennels Medical Marijuana Dispensaries Nursing home Office Personal Services Recreation and Amusement Recreational Vehicle Park Recreational Vehicle Storage All Restaurants Vehicle Recovery Autobody Repair Vehicle Sales Veterinary Services Religious Institution	Exotic Animal Facility Commercial Vehicle Parking Regulation Golf Course Lime Stabilization Facility (septic) Marinas Retail 10,000-39,000 square feet Vocational School Self-storage Facility Water Ski School

Uses with the same level of review in both categories not listed



Conceptual Site Plan

ORDINANCE NO. 25-_____

AN ORDINANCE OF POLK COUNTY, FLORIDA ADOPTING **LDCD-2025-5**, AN AMENDMENT TO THE POLK COUNTY LAND DEVELOPMENT CODE SUB-DISTRICT MAP (ORDINANCE 01-69), AS AMENDED, MODIFYING THE DESIGNATION ON 1.02+/- ACRES FROM RURAL CLUSTER CENTER - RESIDENTIAL (RCC-R) TO RURAL CLUSTER CENTER (RCC), LOCATED WEST OF U.S. HIGHWAY 17, NORTH OF DIXIE BOULEVARD, SOUTH OF HILLCREST DRIVE, EAST OF MINER AVENUE, NORTH OF THE CITY OF BOWLING GREEN AND HARDEE COUNTY LINE IN SECTION 33, TOWNSHIP 32, RANGE 25; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Local Government Comprehensive Plan and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt Land Development Regulations consistent with the Polk County Comprehensive Plan; and

WHEREAS, the Board of County Commissioners adopted said Land Development Regulations on March 1, 2000, titled the Polk County Land Development Code; and

WHEREAS, the Board of County Commissioners adopted a Land Development Code Sub-district Map on September 26, 2001; and

WHEREAS, Chapter 9, Section 903 of the Land Development Code provides an approval process for amendment to the Land Development Code Sub-district Map; and

WHEREAS, pursuant to Section 163.3174 of the Florida Statutes, the Polk County Planning Commission conducted a public hearing, with due public notice having been provided, on the proposed Land Development Code Sub-district Map Amendment on September 10, 2025; and

WHEREAS, pursuant to Section 125.66 of the Florida Statutes, the Board of County Commissioners conducted an adoption public hearing, with due public notice having been provided, on the proposed Land Development Code Sub-district Map Amendment October 7, 2025; and

WHEREAS, the Board of County Commissioners reviewed and considered all comments received during said public hearing, and provided for necessary revisions; and

NOW THEREFORE, BE IT ORDAINED by the Polk County Board of County Commissioners:

SECTION 1: FINDINGS The findings set forth in the recitals of this Ordinance are true and correct and hereby adopted. In addition, the Board hereby adopts and incorporates herein the staff report and makes the following findings based upon the staff report, testimony, and exhibits presented during the hearing:

a) The Planning Commission, acting in its capacity as the Local Planning Agency for the County, held a public hearing on September 10, 2025, to consider the LDC Sub-district map amendment contained within the Application and found it to be consistent with the Comprehensive Plan and recommended that the Board adopt the LDC Sub-district Map Amendment contained within the Application.

b) Pursuant to Section 907D.10 of the LDC, the Board shall, in the review of the Application, consider the following factors:
    a. Whether the proposed development is consistent with all relevant requirements of the Code;
    b. Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;
    c. 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
    d. Any other matter which the BoCC may deem appropriate and relevant to the specific development proposal.

c) The Application is consistent with all relevant requirements of the Comprehensive Plan.

d) The Application is consistent with all relevant requirements of the LDC, including without limitation, Section 907.

e) The Application is compatible with surrounding uses and the general character of the area.

SECTION 2: AREA AMENDED.

Polk County Ordinance No. 01-69 as amended (the "Polk County Land Development Code Sub-district Map"), of Polk County Ordinance No. 00-09, as amended (the "Polk County Land Development Code") is hereby amended to reflect a change in the Sub-district of Parcels, legally described below and graphically depicted in Attachment "A" of this ordinance, Rural Cluster Center - Residential (RCC-R) to Rural Cluster Center (RCC) as:

Dixie Highway Homesites Unit Number 2 Subdivision, Plat Book 17, Page 14, Block 3, Lots 1 through 12 and lots 16 through 20, including rights-of-way identified in the public records of Polk County as Polk Property Appraiser's numbers 253233-488000-003010.

SECTION 2: SEVERABILITY.

If any portion of this Ordinance is for any reason held unconstitutional or otherwise invalid by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 3: EFFECTIVE DATE.

This Ordinance shall become effective upon filing of a certified copy of the Ordinance with the Department of State.

SECTION 4: FILING WITH THE DEPARTMENT OF STATE:

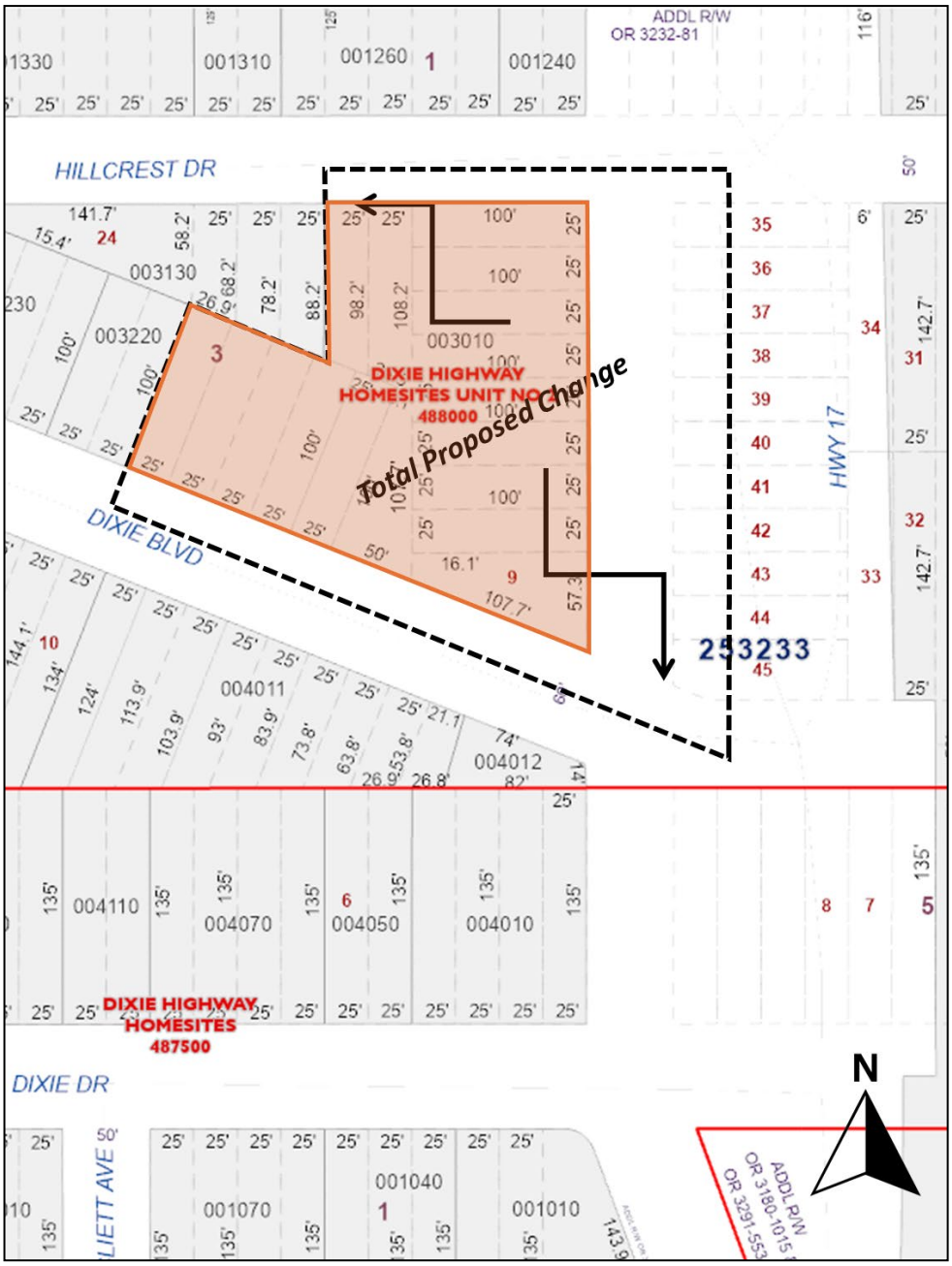
The Clerk and Auditor to the Board of County Commissioners of Polk County, Florida, shall file a certified copy of this ordinance with the Department of State, through the Secretary of State, upon adoption by the Board of County Commissioners of Polk County, Florida.

ADOPTED, in open session of the Polk County Board of County Commissioners with a quorum present and voting this 7th day of October 2025.

LDCD-2025-5

Land Use: from Rural Cluster Center - Residential (RCC-R)
to Rural Cluster Center (RCC) (1.02+/- acres)

Location: West of U.S. Highway 17, north of Dixie Boulevard, south of Hillcrest Drive, east of Miner Avenue, north of the city of Bowling Green and Hardee County line in Section 33, Township 32, Range 25.



PARCEL DETAIL

Note: Not to Scale

LDCD-2025-5 - Dixie Blvd Rezoning

Menu Reports Help

Application Name: Dixie Blvd Rezoning

File Date: 06/23/2025

Application Type: BOCC-LDC District Change

Application Status: Approved for Hearing

Application Comments:

View ID	Comment	Date

Description of Work: Application for a rezoning of parcel 25-32-33-488000-003010. Current zoning is RCC-R. Desire zoning would be RCC.

Application Detail: Detail

Address: 0 S US HIGHWAY 17, BOWLING GREEN, FL 33834

Parcel No: 253233488000003010

Owner Name: COLORADO NICOLAS A

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
COLORADO NICOLAS A	COLORADO NICOLAS A	Engineer	Mailing, 2480 Pine Nee...	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $4,923.00

Total Fee Invoiced: $4,923.00

Balance: $0.00

Custom Fields: LD_GEN_PUB

PUBLIC HEARINGS

Development Type
Planning Commission

Application Type
LDC District Change

Brownfields Request
_

Affordable Housing

GENERAL INFORMATION

Expedited Review

Number of Lots
_

Will This Project Be Phased

Acreage
0

DRC Meeting
07/17/2025

DRC Meeting Time
_

Rescheduled DRC Meeting
_

Rescheduled DRC Meeting Time
_

Green Swamp
No

Number of Units
_

Case File Number
_

Is this Polk County Utilities

Is this Application a result of a Code Violation
No

One Year Extension
_

FS 119 Status
Non-Exempt

Code Violation Case Number
_

ADVERTISING

Legal Advertising Date
–

BOCC1 Advertising Date
–

BOCC2 Advertising Date
–

Advertising Board
Board of County Commissioners

MEETING DATES

Community Meeting
–

Planning Commission Date
09/10/2025

Land Use Hearing Officer 3
–

1st BOCC Date
10/07/2025

2nd BOCC Date
–

LUHO-Level 3
–

HEARING

PC Hearing Results
–

PC Vote Tally
–

BOCC 1st Hearing Results
–

BOCC 1st Vote Tally
–

BOCC 2nd Hearing Results
–

BOCC 2nd Vote Tally
–

FINAL LETTER

Denovo Appeal
–

Denovo Results
–

Denovo Tally
–

LD_GEN_PUB_EDL

Opening DigEplan List...

DigEplan Document List
–

PLAN REVIEW FIELDS

TMPRecordID
POLKCO-25EST-00000-37871

DocumentGroupforDPC
DIGITAL PROJECTS LD

RequiredDocumentTypes
–

RequiredDocumentTypesComplete
Yes

AdditionalDocumentTypes
Applications,AutoCad File,Binding Site Plans (PDs and CUs),CSV,Calculations,Correspondence,Design Drawings,Flood/Traffic Studies,Impact Statement,Inspections,Miscellaneous,Plats,Record Drawings,Response Letter Resubmittal Complete,Staff Report/Approval Letter,Survey,Title Opinion

Activate DPC
Yes

Activate FSA
Yes

DigitalSigCheck
Yes

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement
√

SELECTED AREA PLANS

Selected Area Plans

LAND USE

Selected Area Plan LU Code

DEVELOPMENT AREA

Development Area

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
BOCC 1	3			08/26/2025	
PC	3			08/26/2025	

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	06/26/2025	Lyndsay Rathke
Engineering Review				
Surveying Review	Mike Benton	Approve	07/09/2025	Mike Benton
Roads and Drainage Review	Phil Irven	Approve	06/27/2025	Phil Irven
Fire Marshal Review	Kim Turner	Not Required	07/01/2025	Kim Turner
Planning Review	Erik Peterson	Approve	07/13/2025	Erik Peterson
School Board Review	School District	Not Required	06/26/2025	School District
Review Consolidation	Lyndsay Rathke	Approved for...	07/17/2025	Lyndsay Rathke
Staff Report				
Public Notice				
Planning Commision				
BOCC Hearing				
Final Letter				
DEO Review				
Second BOCC Hearing				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

IMPACT ASSESSMENT STATEMENT FORM

Land and Neighborhood Characteristics

1. **How and why is the location suitable for the proposed uses?**
   The 1.01-acre site is currently designated RCC_R (Rural Cluster Center Residential) and proposed for RCC (Rural Cluster Center – Commercial).

2. **What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?**
   No.

3. **How will the request influence the future development of the area?**
   The rezoning will support the county's goal of creating self-sustaining rural centers.

Access to Roads and Highways

1. **What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed methodology and calculations.**
   To be determined.

2. **What modifications to the present transportation system will be required because of the proposed development?**
   No modifications are required.

3. **What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code?**
   Required: 39 spaces (based on 1 space per 250 sq ft of gross floor area).
   Provided: 42 spaces.

4. **What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?**
   Pre-application meeting approved:
   - Primary access is via direct frontage on Dixie Blvd.
   - Emergency access is provided via Hillcrest Dr.

Sewage

1. **What is the amount of sewage in gallons per day (GPD) expected to be generated by the development?**
   270 gallons/day of sanitary sewer per ERC (to be determined).

2. **If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?**
   Method: Septic tank.
   Level of Treatment: Primary treatment.
   Effluent Disposal: Drain field/leach field on-site.

3. **If off-site?**
   Not applicable.

4. **Where is the nearest sewer line (in feet) to the proposed development? (Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement or right-of-way under certain conditions listed in Section 702E.3 of the Land Development Code)**
   Not applicable.

5. **What is the provider's general capacity at the time of application?**
   Not applicable.

6. **What is the anticipated date of connection?**
   Not applicable.

7. **What improvements to the provider's system are necessary to support the proposed request (e.g., lift stations, line extensions/expansions, interconnects, etc.)?**
   Not applicable.

Water Supply

1. **What is the proposed source of water supply and/or who is the service provider?**
   On-site potable well.

2. **What is the estimated volume of consumption in gallons per day (GPD)?**
   360 gallons/day of potable water per Equivalent Residential Connection (ERC) (to be determined).

3. **Where is the nearest potable water connection and reclaimed water connection, including the distance and size of the line?**
   Not applicable.

4. **Who is the service provider?**
   Not applicable – private well.

5. **What is the anticipated date of connection?**
   Not applicable.

6. **What is the provider's general capacity at the time of application?**
   Not applicable.

7. **Is there an existing well on the property(ies)?**
   No (new well proposed).

   What type?
   Potable.

   Permit Capacity:
   To be determined by Polk County Health Department and SWFWMD.

   Permitted Daily Capacity:
   To be determined.

   Average Peak Monthly Withdrawal Rate:
   To be determined.

   Location:
   On-site.

Surface Water Management

1. **Surface Water Features, Drainage Patterns, Basin Characteristics, and Flood Hazards**
   - **Flood Zone**: The site is in **FEMA Flood Zone X** (Map No. 12105C0900G), which indicates **minimal risk**.
   - **Drainage Pattern**: The **exfiltration trench** is proposed, which allows water to percolate into the ground, reducing runoff.

2. **Alterations to Natural Drainage Features (Including Wetlands)**
   - **Wetlands**: No wetlands are proposed on site
   - **Drainage Alterations**: The **exfiltration trench** is proposed
   - **Public Wetland Nearby**
     - 6150: Stream and Lake Swamps (bottomland)
     - 6430: Wet Prairie

Environmental Analysis

1. **Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.**
   The site is 1.01 acres and currently zoned for residential use, with a proposed change to commercial development. The surrounding area is a rural cluster. No significant environmental hazards are noted.

2. **What are the wetland and floodplain conditions? Discuss the changes to these features which would result from the development of the site.**
   There are no mapped wetlands directly on the parcel.
   FEMA FIRM Flood Zone : Zone X.
   FEMA Map Number: 12105C0900G.

3. **Discuss location of potable water supplies, private wells, public well fields (discuss the location, address potential impacts).**
   The site will use a private portable well and septic system(proposed).

4. **Discuss the location of Airport Buffer Zones (if any) (discuss the location and address, potential impacts).**
   Not nearby. Not applicable.

5. **Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.**
   Zolfo fine sand: Dominant soil, covering 95.5% of the site.
   Immokalee sand Covers 3.7% of the site.
   Smyrna and Myakka fine: Minor presence, 0.8% of the site.

Infrastructure Impact Information

1. **Parks and Recreation**
   Pyatt Park: 408 W Main St, Bowling Green, FL 33834.
2. **Educational Facilities**
   Bowling Green Elementary School: 4530 Church Ave, Bowling Green, FL 33834.
3. **Health Care**
   Advent Health Wauchula: 735 S 5th Ave, Wauchula, FL 33873.
4. **Fire Protection**
   Hardee County Fire Rescue – Administration: 149 K D Revell Rd, Wauchula, FL 33873.
5. **Police Protection**
   Hardee County Sheriff's Office: 900 E W Summit St, Wauchula, FL 33873.
6. **Emergency Medical Services (EMS)**
   Advent Health Wauchula: 735 S 5th Ave, Wauchula, FL 33873.
7. **Solid Waste**: septic system(proposed).

Demonstration of need

1. **Could the proposed amendment promote substantial amounts of low-density, low-intensity, or single-use development in excess of demonstrated need?**
   No. The 9,557 sq ft commercial building on a 1.01-acre site results in a Floor Area Ratio (FAR) of 0.22.

2. **Will the passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?**
   No. It is a one-story commercial building designed to serve the daily needs of nearby rural residents.

3. **Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?**
   No.

4. **Does the proposed amendment fail to adequately protect adjacent agricultural areas?**
   No.

5. **Could the proposed amendment fail to maximize existing public facilities and services?**
   No. It will use a septic system and portable well.

6. **Could the proposed amendment fail to minimize the need for future public facilities and services?**
   No. It uses on-site water and wastewater systems and does not require expansion of public infrastructure.

7. **Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?**
   No.

8. **Does the proposed amendment fail to provide clear separation between urban and rural uses?**
   No.

9. **Will this amendment make it harder to improve or build within existing neighborhoods?**
   No.

10. **Does the proposed amendment fall to encourage an attractive and functional mixture of land uses?**
    No.

11. **Could the proposed amendment result in poor accessibility among linked or related land uses?**
    No.

12. **As a result of approval of this amendment, how much open space will be lost?**
    No.

Agenda Item 13. 9/10/2025

SUBJECT

LDCPAS-2025-20 (Willow Oak Fire Station)

DESCRIPTION

A County initiated Future Land Use Map change from Residential Suburban (RS) to Institutional (INST) on ±2.15 acres for a future County Fire Rescue Station. The property is located at 4145 Willis Road, east of Willow Oak Road. West of Vicki Drive, south of Alimony Lane, and east of State Road 60, south of the city of Lakeland, north of the town of Mulberry in Section 33, Township 29, Range 23.

RECOMMENDATION

Approval

FISCAL IMPACT

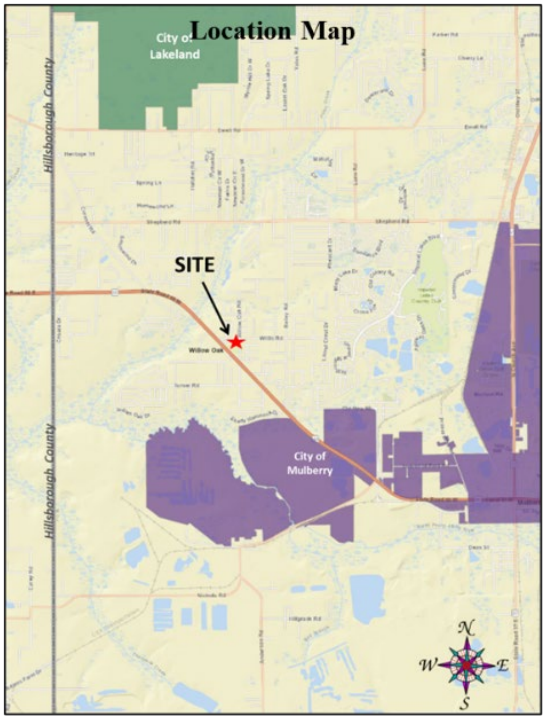
No fiscal impact.

CONTACT INFORMATION

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Land Development Division
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erikpeterson@polk-county.net

POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

DRC Date:	**July 17, 2025**
Planning Commission Date:	September 10, 2025
BoCC Dates:	October 7, 2025
Applicant:	Polk County, Facilities Management
Level of Review:	Small-scale Comprehensive Plan Amendment
Case Number and Name:	LDCPAS-2025-20 Willow Oak Fire Station
Request:	Future Land Use Map change from Residential Suburban (RS) to Institutional (INST) on ±2.15 acres for a future County Fire Rescue Station.
Location:	4145 Willis Road, east of Willow Oak Road. West of Vicki Drive, south of Alimony Lane, and east of State Road 60, south of the city of Lakeland, north of the town of Mulberry in Section 33, Township 29, Range 23.
Property Owner:	Polk County
Parcel Number (Size):	232933-000000-033020 (±2.15 acres)
Development Area:	Suburban Development Area (SDA)
Future Land Use:	Residential Suburban (RS)
Case Planner:	Erik Peterson, AICP





Summary:

On June 19, 2025, the representatives from Polk County Facilities Division presented a proposed new fire rescue station at 41545 Willis Road to replace the current station at 4210 Willis Road. The 4210 facility and property are too small to meet the needs of the County's target level of service standard. Staff have found a better location nearby on 232933-000000-033020. Fire Rescue Stations are classified as Government Facilities in the LDC. The options for permitting this new facility were to either gain Planning Commission approval under a Level 3 Review which requires a binding site plan or change the Future Land Use Map to Institutional (INST) where Government Facilities are permitted by right. Staff choses to seek a change to the INST district because of the following reasons:

- The property is predicted to remain under County ownership beyond the 30-year planning horizon.
- The site design has not been finalized. It is too soon in the planning process to commit to a binding site plan.
- Once the design is complete, the INST designation will enable staff to proceed directly to an administrative site plan review (Level 2 Review)

Compatibility Summary

Comprehensive Plan Policy 2.116-A3 states that "Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County." Therefore, designating government property INST should be considered compatible with any other land use district, according to the Comprehensive Plan policies. By designating the property INST, there is a greater chance that future residents will be aware of the government facilities located there.

Proximity to residents is the same as the current site, but this site has more space to provide more separation from abutting properties. The current site has two road frontages into the site. The proposed has three road frontages. The current site is too small to accommodate the vehicles, equipment, and personnel needed to serve the area. The current site does not meet the Compatibility requirements of Section 220 of the Land Development Code (LDC).

Infrastructure Summary

This requested map amendment is needed to establish a new fire rescue and ambulance station to serve areas that are expected to see an increase in growth over the upcoming years. This site is strategically located to provide optimal fire rescue and ambulance coverage to the south Lakeland and surrounding Mulberry areas. It will replace the current Willow Oak station that is antiquated and unable to house the necessary staff, vehicles, and equipment needed to meet the demands of today's rescue needs.

The site has ample water service and good access to major roadways. Wastewater connection is not available, but the site is large enough and the soils are well drained enough to be supported by an onsite septic system. It is close to general mercantile stores, and there is a mass transit stop within a mile. Schools are close enough to be served, but far enough away to not pose conflicts. It is close to recreation areas enough to serve as a backup to other stations.

Environmental Summary

The site has no apparent environmental limitations. Soils are good for development. There are no floodplains or wetlands on or nearby the site. The site is in an open drainage basin that feeds into Poley Creek. The area is well developed with residences, so it is not likely that endangered species exist, especially on such a small site. The distances from airports and well sites are suitable. There is a home onsite that is over 100 years old. It does not appear to be historically significant.

Comprehensive Plan

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

- Policy 2.102(A1-A15): Growth Management Policies
- Section 2.106 – Suburban Development Area (SDA) policies
- Policy 2.116-A3 INST Location Criteria

Staff have reviewed each policy statement and addressed them in Tables 9 through 11 of this report. This site meets and exceeds the Comprehensive Plan criteria for establishing a new INST district.

Findings of Fact

Request and Legal Status

- *On July 17, 2025, the proposed Comprehensive Plan Future Land Use Map change request was presented to the Development Review Committee (DRC) in a pre-application meeting under case# LDDRC-2025-176.*

- *This is a county-initiated request for a Small-Scale Future Land Use designation change from Residential Suburban (RS) to Institutional (INST) on ±2.15 acres for a future County Fire Rescue Station.*

- *The Land Development Code Sub-District Map designation will default to INST-1 if this request is approved. There have been no applications submitted for a change to INST-2.*

- *If this request is approved, Government Buildings are permitted through the Level 2 Review (administrative approval) in the INST district.*

- *POLICY 2.125-E1 of the Comprehensive Plan identifies Police, Fire and EMS stations as Type "A" Community Facilities.*

Compatibility

- *Comprehensive Plan Policy 2.116-A3 states that "Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County."*

- *The property abuts roadways with 50 feet of right-of-way on three sides.*

- *The surrounding Future Land Uses are Residential Suburban (RS) on all sides, but Institutional (INST-1) and Linear Commercial Corridor (LCC) nearby.*

- *Land Development Code (LDC) Section 220 Compatibility Standards will apply to the development of the property because there are abutting Residential districts and uses.*

Infrastructure

- *The property is zoned for Willow Oak Elementary, Mulberry Middle, and Mulberry High School.*

- *The current fire closest response to this project is from Polk County Fire Rescue Station #2 located at 2523 Ewell Road in Medulla other than the current substandard station 400 feet to the west.*

- *The current closest ambulance response is from Polk County Fire Rescue Station 2 located at 2523 Ewell Road approximately four miles away. The proposed station for this site will provide ambulance services.*

- *There is a fire hydrant within 60 feet on Willow Oak Road at Alimony Lane and within 70 feet on Willis Road opposite Willow Oak Road.*

- *The site is served by the Polk County Sheriff's Office Southeast District Command 4120 US Highway 98, approximately 13.5 miles driving distance from the site.*

- *Polk County provides potable water to this site through the Southwest Regional Utility Service Area (SWRUSA).*

- *The subject property has ±305 feet of frontage on Willis Road which is a two-lane urban collector road twenty feet in width.*

- *According to the Transportation Planning Organization, there is adequate capacity on State Road 60 and Bailey Road as well as other roads such as South Florida Avenue (SR 37), and Shepherd Road within the area transportation network to support the development currently.*

- *There are sidewalks of State Road 60 but not on any of the County roads in Willow Oak.*

- *There is a mass transit stop within a mile of the site with sidewalks for a majority of the distance.*

- *The nearest park is just less than 5¼ miles driving distance to the northeast.*

Environmental

- *The closest surface water is Poley Creek over 2,500 feet to the north of the site.*

- *There are no wetlands or 100-year-flood hazard areas on or within 1,000 feet of the site.*

- *The site is comprised of soil that is considered to have "moderate limitations" for septic tank absorption fields and dwellings without basements, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey.*

- *According to Polk County Endangered Habitat Maps, the property is not located within a one-mile radius of a past endangered species sighting. (Source: Florida Natural Areas Inventory, 2002, 2006, and 2011).*

- *The site is not shown as a potential network connection or existing natural area on the Polk Green District Map.*

- *There is a conservation easement under ½ mile to the northwest there are conservation easements over portions of the North Prong of the Alafia River and its origin Poley Creek.*

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."

- *The Comprehensive Plan defines Compatibility in Division 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."*

- *Policy 2.106-A5 of the Comprehensive Plan states "Development within the Suburban Development Areas shall conform to… be supported by public safety (i.e., fire, EMS and law enforcement).*

- *Policy 2.116-A3 of the Comprehensive Plan states that "The following factors shall be taken into consideration when determining the appropriateness of establishing new Institutional areas on the Future Land Use Map Series, or in approving the location for an institutional use not located within lands classified as Institutional:*
  a. Accessibility to roadways, with consideration being given to regional transportation issues for large-scale institutional developments having a regional market.
  b. Proximity to incompatible land uses, which is dependent upon the intensity of the institutional use (buffering may be provided to mitigate adverse impacts).
  c. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.
  d. Proximity to similar and compatible uses providing opportunities for shared facilities.
  e. Plans of the School Board and other public service agencies with jurisdiction in the County."

- *Policy 2.116-A4 of the Polk County Comprehensive Plan requires development within INST districts to "conform to the following criteria:*

a. *Institutional uses include, but are not limited to: private and public-service structures. These commonly include:*
   1. public and private educational facilities;
   2. government-administration buildings;
   *3. **public-safety structures** (e.g. police and fire);*
   4. cultural facilities (e.g. libraries, museums, and performing-arts theaters);
   5. health-care facilities e.g. hospitals, medical centers, clinics, nursing homes, adult day care centers, group homes, group living facilities, emergency shelters, residential treatment facilities.

b. *Large institutional areas should be designed so that the more intensive uses are at the center of the development, with less intensive uses near the fringes.*

c. *Prior to site planning, the School Board, independent special districts, and other governmental entities shall communicate to one another to pursue potential colocation of government services.*

d. *Commercial uses within institutional areas mapped on the Future Land Use Map Series shall be primarily for the purpose of serving the institutions within the area and shall be limited to a scale appropriate for that purpose.*

e. *Institutional sites shall be designed to provide for:*
   1. Adequate parking to meet the present and future demands of the use.
   2. Buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.

f. *Multi-family residential uses may be permitted at densities up to and including 15 dwelling units per acre as part of a Planned Development. Residential uses may be permitted according to the following:*
   1. Residential uses shall only be established adjacent to or in conjunction with a university, college, vocational school or other similar educational institution.
   2. Residential development shall be intended to primarily meet the housing needs for students and facility members of the nearby educational institution

g. *Recreational uses accessory to the institutional use or compatible with the location of the institutional district."*

- *POLICY 2.125-E2 of the Comprehensive Plan states that "Type A facilities shall be permitted pursuant to the following:*

  a. *Type A community facilities shall generally be limited to the non-Rural-Development Areas, as designated on the Future Land Use Map. The scale of such facilities should be related to surrounding land uses and designed to preserve the character of residential neighborhoods, when so located.*

  b. *The provisions of Policy 2.125-E2(a) notwithstanding, it may be in the best interest of public health, safety, and welfare to provide Type A community facilities in locations which are potentially incompatible with adjacent land uses. In such cases, these facilities will be buffered from adjacent incompatible land uses through the provision of open space, landscaping berms, site design or other suitable means.*

  c. *The development of **type A community facilities shall be permitted in the Rural areas**, as designated on the Future Land Use Map, **only when such developments provides regional services,** or is incompatible with urban uses or services the existing needs of the immediate area in which it is located.*

d. Polk County adopted the Land Development Code in accordance with Section 163.3202(1), FS, to further define appropriate development controls to govern the locational and site criteria for Type A Community Facilities."

- *The Polk County Land Development Code Section 220 prohibits non-residential buildings, garbage dumpsters, loading facilities, and wastewater lift stations within 50 feet of an offsite residential district. Parking and lighting are strictly regulated. Parking can be no closer than 15 feet from a residential property and require additional landscaping within 50 feet of adjacent residential districts and uses.*

- *A fire rescue station is included in the definition of Government Facilities in Chapter 10 of the Land Development Code (LDC).*

- *LDC Section 303 has no standard conditions for Government Facilities.*

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 2025-20.**

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 to follow lists the Future Land Use (FLU) designations and the existing uses surrounding the subject site that are immediately adjacent.

Table 1

Northwest: Residential Suburban (RS) Single-family detached homes	**North:** Residential Suburban (RS) Single-family detached homes	**Northeast:** Residential Suburban (RS) Single-family detached homes
West: Residential Suburban (RS) Single-family detached homes Current fire station Linear Commercial Corridor (LCC) Single-family detached homes Dollar General (retail store) Sunoco (gas station & retail)	**Subject Property:** Residential Suburban (RS) Vacant Single-family detached dwelling	**East:** Residential Suburban (RS) Single-family detached homes
Southwest: Residential Suburban (RS), Institutional (INST-1) Single-family detached homes Willow Oak Baptist Church	**South:** Residential Suburban (RS) Willow Oak Cemetery	**Southeast:** Residential Suburban (RS) Single-family detached homes

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

The site is 400 feet to the east of the current fire station on the same urban collector roadway (Willis Road). The proposed site is surrounded by single-family dwellings similar to the existing facility. However, this site is large enough to provide greater separation from adjacent units. There is convenience retail to within walking distance of the site. Dollar General and the Sunoco Gas & Food Mart are less than ¼ mile to the west of the site.

Compatibility with the Surrounding Land Uses, Environment, and Infrastructure:

This Comprehensive Plan amendment (CPA) will designate the property to serve government facilities in the future. The site is intended for a fire rescue station that will be relatively benign for approximately 95% of any given day. However, when emergencies occur there are approximately two minutes of loud noise and lights. This can be occasionally disruptive to neighboring properties, but they are necessary to all the inhabitants in the area. Typically, the sirens are not used late at night when leaving the station unless there is oncoming traffic. This area is used to having public safety facilities nearby because the existing station is less than 400 feet to the west.

This site is strategically located to enhance fire rescue coverage for the greater Lakeland and Mulberry areas. It can also serve parts of Hillsborough County if needed. This site has all the necessary urban services needed to support the station and environmental limitations on the site are minimal.

A. Land Uses:

Comprehensive Plan Policy 2.116-A3 states that "Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County." Therefore, designating government property INST should be considered compatible with any other land use district, according to the Comprehensive Plan policies. By designating the property INST, there is a greater chance that future residents will be aware of the government facilities located there.

The Comprehensive Plan 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.*"

Proximity to residents is the same as the current site, but this site has more space to provide more separation from abutting properties. The current site has two road frontages into the site. The proposed has three road frontages. The current site is too small to accommodate the vehicles, equipment, and personnel needed to serve the area. The current site does not meet the Compatibility requirements of Section 220 of the Land Development Code (LDC).

B. Infrastructure:

This requested map amendment is needed to establish a new fire rescue and ambulance station to serve areas that are expected to see an increase in growth over the upcoming years. This site is strategically located to provide optimal fire rescue and ambulance coverage to the south Lakeland and surrounding Mulberry areas. It will replace the current Willow Oak station that is antiquated and unable to house the necessary staff, vehicles, and equipment needed to meet the demands of today's rescue needs.

The site has ample water service and good access to major roadways. Wastewater connection is not available, but the site is large enough and the soils are well drained enough to be supported by an onsite septic system. It is close to general mercantile stores, and there is a mass transit stop within a mile. Schools are close enough to be served, but far enough away to not pose conflicts. It is close to recreation areas enough to serve as a backup to other stations.

C. Environmental:

The site has no apparent environmental limitations. Soils are good for development. There are no floodplains or wetlands on or nearby the site. The site is in an open drainage basin that feeds into Poley Creek. The area is well developed with residences, so it is not likely that endangered species exist, especially on such a small site. The distances from airports and well sites are suitable. There is a home onsite that is over 100 years old. It does not appear to be historically significant.

Nearest Schools

The property is zoned for the closest schools. However, the site will not be used in the typical residential capacity. Fire rescue workers are unaccompanied while working; therefore, no demand for K-12 schools is anticipated. The table to follow provides data on the zoned schools and current capacities.

Table 2

Name of School	Annual Estimated Demand	Distance from subject site	School Capacity
Willow Oak Elementary	0 students	±1 mile	84%
Mulberry Middle	0 students	±4½ miles driving distance	108%
Mulberry Senior High School	0 students	±5 miles driving distance	93%

Source: Polk County School Board, Duncan Associates Educational Facility Impact Fee Study, GIS

Proximity to schools and conflicts with school entrances are the primary concerns with non-residential uses due to the congestion caused by pick-up and drop-off of students. There are no school conflicts at this location. The station will be the first responder to Willow Oak Elementary School.

Nearest Sheriff, Fire, and EMS Station

This map amendment request is to enable a larger fire rescue station on a larger property replacing the current Willow Oak station to provide both fire rescue and ambulance (EMS) services and enable the Medulla Station and Kid Ellis Road station in Mulberry to reduce its coverage to better serve the new growth in southwest Lakeland. This provides better spacing between fire protection and EMS units and enables greater efficiency.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Southwest District Command (4120 US 98N, Lakeland)	±13½ miles	7 minutes
Fire	Station #2 Medulla I (2523 Ewell Road near Lakeland) Station#15 Kid Ellis (300 Kid Ellis Road, Mulberry)	±4 miles ±5.3 miles	6 minutes
EMS	Station #2 (2523 Ewell Road near Lakeland) Station#15 (300 Kid Ellis Road near Mulberry)	±4 miles ±5.3 miles	6 minutes

Source: Polk County Sheriff's Office and Public Safety
**Response times are based on when the station receives the call and not from when the call is made to 911.*

The responding Sheriff's substation will be out of the Southwest District located at 4120 US Highway 98 near Polk State College and is over 13 miles from the site. Sheriff response times are not as much a function of the distance to the nearest sheriff's substation, but more a function of the overall number of patrol officers within the district. The Southwest District has the second highest staffing level of the five District Stations in the County.

Water and Wastewater

There is ample capacity of potable water in Polk County's Southwest Regional Utility Service Area. There are potable waterlines abutting the property on three sides. Two of them are 8-inches in diameter.

A. Estimated Demand:

If you look at the absolute worst-case scenario of what can be constructed in the INST district you will see an outrageous discrepancy between the current and proposed district demands for services. Table 4a, to follow, provides generalized estimates of the anticipated water and

wastewater demands in the maximum scenario. However, it is not likely that the maximum will occur on this site.

Table 4a

Subject Property	**Estimated Impact Analysis**		
±2.15 acres *Residential Suburban*	**Demand as Currently Permitted** *RS*	**Proposed Change to 2.15 acres INST maximum effect**	*Percentage increase*
Permitted Use	1 unit	Office building (70,241 sq.ft @ 75% FAR)	
Potable Water Consumption (GPD)	360	16,858	4,683%
Wastewater Generation (GPD)	270	13,486	4,995%

Source: Polk County Concurrency Manual & Polk County Utilities estimates
*** Offices are 0.24 GPD per sf for water and 80% for wastewater.*

In reality, a 7,500 square foot fire rescue station most likely consumes an average of 790 gallons of potable water per day and 632 gallons of wastewater according to standard estimates. Table 4b, to follow, provides generalized estimates of the anticipated water and wastewater demands of the planned government facilities on the site. This more realistic comparison shows that the demand for water and wastewater is far less than the base level demand permitted by right on the property under its current land use designation.

Table 4b

Subject Property	**Estimated Impact Analysis**		
±2.15 acres *Residential Suburban*	**Demand as Currently Permitted** *RS*	**Maximum Permitted on the property** *RS (SPD)*	**Future Plan** Government Facility
Permitted Intensity	1 unit	6 dwelling units	7,500 sq.ft. Fire Rescue Station
Potable Water Consumption (GPD)*	360	2,160	*790 GPD*
Wastewater Generation (GPD)*	1,620	15,120	*632 GPD*

Source: Polk County Concurrency Manual & Polk County Utilities estimates, Single-family 360 gpd water, 270 wastewater, Offices = 0.24 gallons per square foot, 20% less for wastewater

B. Available Capacity:

There is an 8-inch potable water line along the property frontage on Willis Road and on Willow Oak Road. There is a 2-inch line on the opposite side of the right-of-way on Alimony Lane. Depending on the design and placement of the fire rescue station, connection will most likely come from one of the two 8-inch lines.

The Southwest Utility Service Area is permitted for 6,780,200 GPD of water capacity. Current flow is approximately 4,436,000 GPD leaving 2,344,000 GPD available. The system growth rate is approximately 181 gallons and 0.5 equivalent residential connections per day. At the current rate of growth there is over 35 years of potable water capacity remaining.

This area is not served by public wastewater treatment. Extension of lines into the Suburban Development Area (SDA) is prohibited without Board approval and staff analysis. There is no reclaimed water service in this area either.

C. Planned Improvements:

The Southwest Utility Service Area is currently undergoing a comprehensive review of its master plan. The potential for vacant land to develop in the next 5 to 25 years is being evaluated and estimated. Staff are reviewing the potential to expand the utility service area to the south. The city of Mulberry is conceding its service area on Carter Road due to lack of capacity in their systems.

Roadways/Transportation Network

There are more than adequate transportation facilities to accommodate an INST district with a fire rescue station at this location. The traffic generated from such a facility is rather low relative to other potential uses for the property. The surrounding roadway network has ample capacity remaining. There is a complete sidewalk network on State Road 60, but none on Willis or Willow Oak Roads. Transit services are within one mile of the site.

A. Estimated Demand

It is often difficult to estimate the impact of a Future Land Use Map change to an Institutional district because there are so many possible uses. Looking at the maximum buildout of the highest intensity use possible provides the analysis in Table 5 to follow:

Table 5

Subject Property	**Estimated Impact Analysis**		
±2.15 acres *Residential Suburban*	**Demand as Currently Permitted** *RS*	**Proposed Change to 2.15 acres INST maximum effect**	**Percentage increase**
Permitted Use	1 unit	Office building (70,241 sq.ft @ 75% FAR)	
Average Annual Daily Trips (AADT)	8	1,413	*17,655%*
PM Peak Hour Trips	1	120	*12,000%*

Source: Polk County Concurrency Manual rate of Government Office Complex = 89% new trips 22.59 AADT/1,000 sq.ft., 1.71 PM Peak Hour, Single-family Unit 7.81 AADT, 1 PM Peak hour

In reality, the proposed 7,500 square foot Fire Station will not likely have as much impact on transportation facilities as it does a similar size of government office. Current estimated multipliers are 22.59 AADT per 1,000 square feet and 1.71 PM peak hour trips per 1,000 square feet with an estimate of 89% new trips. However, when there is an emergency there will be at least six vehicle trips and traffic will stop for a brief period of time at all intersections traversed. The table to follow provides a more accurate comparison of the current entitlements to the intended use of the property.

Table 5a

Subject Property	**Estimated Impact Analysis**		
±2.15 acres *Residential Suburban*	**Demand as Currently Permitted** *RS*	**Maximum Permitted on the property** *RS (SPD)*	**Future Plan** Government Facility
Permitted Intensity	1 unit	6 dwelling units	7,500 sq.ft. Fire Rescue Station
Average Annual Daily Trips (AADT)	8	47	168
PM Peak Hour Trips	1	6	12

Source: Polk County Concurrency Manual rate of Government Office Complex = 89% new trips 22.59 AADT/1,000 sq.ft., 1.71 PM Peak Hour

B. Available Capacity

There is available traffic capacity in the network to support a public safety facility at this location and much more. Traffic capacity is important to fire rescue operations. As capacity declines, it increases the time of travel to destinations. This raises the response times and limits the area that the station can effectively service. Table 6 provides a gauge of the area traffic at its peak hour, peak season level. In this location the major roads have ample capacity.

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
5900E	State Road 60 From: Hillsborough County line To: Nichols Road (CR 676)	C	1,030	D
5900W	State Road 60 From: Nichols Road (CR 676) To: Hillsborough County line	C	990	D
8073N	Bailey Road From: State Road 60 To: Shepherd Road	C	561	D
8073S	Bailey Road From: Shepherd Road To: State Road 60	C	551	D
4144E	Shepherd Road From: Bailey Road To: State Road 37	C	940	D
4144W	Shepherd Road From: State Road 37 To: Bailey Road	C	905	D
5804N	State Road 37 From: State Road 60 To: Shepherd Road	B	1,120	D
5804S	State Road 37 From: Shepherd Road To State Road 60	B	1,084	D

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database April 8, 2022
** Indicates capacity after programmed improvements*

Willis and Willow Oak Roads do not produce a high enough traffic volume to warrant monitoring currently. This is a benefit to public safety because it allows for easier exit during emergency calls. According to FDOT, there has been an 8.3% increase in traffic volume on South Florida Avenue since 2022 while there has been a 2% decrease on State Road 60.

C. Roadway Conditions

Willis Road is an urban collector road but is substandard in pavement and right-of-way width. The pavement is only 20 feet wide where 24 feet is needed and the right-of-way is 50 feet wide when 80 feet is needed. Willow Oak Road and Alimony Lane are local roads that are substandard in right-of-way width but not pavement width. Each has only 50 feet of right-of-way where 60 is needed. Both roads meet the 20-foot standard width. All three roads were resurfaced in 2020.

D. Planned Improvements:

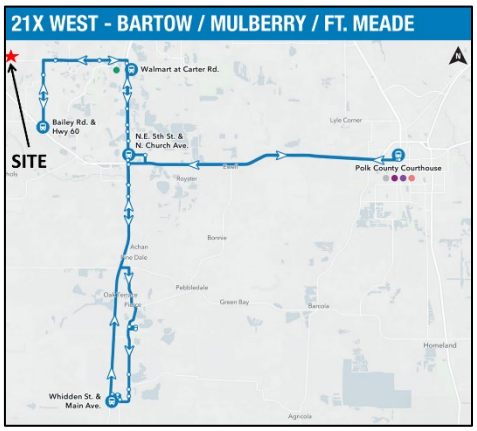
There is only one roadway improvement planned in the five-year Community Investment Program in this area. It is listed to follow.

Table 7

Location	Fiscal Year CIP (construction cost)	Project Description
Imperial Lakes Blvd. Drainage Improvements	2024-2025 ($8,500,000)	Construct drainage improvements along Imperial Lakes Blvd to address localized flooding after heavy storm events. This project is under construction and expected to be completed by November of this year.

Because the area is reaching buildout, it is not likely that any substantial roadway improvements will be made in the area. Farther to the north, there will be projects jointly constructed with the city of Lakeland for the recent growth south of Pipkin Road. Future focus may include projects on Ewell, Lunn, and Yates Roads to address the increased travel on Pipkin Road that results from widening.

E. Mass Transit



The closest mass transit stop is approximately a mile walking distance from the site infront of the Family Dollar at SR 60 and Baily Road. There are sidewalks along the route on SR 60. The The 21X West – Bartow/Mulbery/Ft. Meade route includes the Baily road stop at 2-hour headways Monday thru Friday and 3-hour Headways on Saturday. It connects to two trnsfer stations: one at the Wal-Mart on Carter Road and S. Florida Avenue (SR 37) and the other at the County Courthouse in Bartow.

F. Sidewalks

The Willow Oak community has no sidewalk network. There are sidewalks on State Road 60 between the Dollar General at SR 60 and Willis Road east to the Family Dollar at SR 60 and Baily Road.

Park Facilities and Environmental Lands

New public safety facilities include onsite recreation for the fire and EMS staff when there is enough land. The current facility in Willow Oak lacks this, but this new facility will have ample room for recreation both indoors and outdoors for staff. There are no sidewalks in the area that connect to parks or recreation areas. It is a community-scale park. The nearest public recreation facility is Loyce Harpe Park (aka Carter Road Park) which is a Regional Park. Alafia Reserve is the closest publicly accessible environmental lands acquisition. While fire rescue stations don't necessarily need park facilities, heavily used park facilities often need emergency medical services. This site is sufficiently located close to two County parks, and two nature preserves with hiking trails. While it is not the first responder to three of the four public facilities, it will still be a great benefit to the community as a secondary response element if needed.

A. Location:

- Loyce Harpe Park, 500 Carter Road (5¼ miles driving distance from site)
- Christina Park, 625 CR 540A (5½ miles driving distance from site)
- Alafia Reserve, 4872 Indian Oak Dr. (2¼ miles driving distance from site)
- Lakeland Highlands Scrub (9¼ miles driving distance from site)

B. Services:

- Christina Park - five (5) softball fields, picnic shelters, playground, and pavilion.
- Loyce Harpe Park – one (1) regulation baseball field, eight (8) little league fields, four (4) softball fields, batting cages, biking/cycling, boat launching site, disc golf, mountain

biking, pavilion, playground, restrooms, skate park, two (2) soccer fields, four (4) multipurpose fields, walking paths/trails.

C. Environmental Lands:

The Alafia River Reserve nature park was purchased jointly by Polk County and the Southwest Florida Water Management District. The 334-acre reserve was acquired to preserve the natural wetlands and uplands along the upper corridor of the Alafia River. Wading birds and amphibians that require seasonally flooded areas free of predators to complete their life cycles call the Alafia River Reserve home. Forested Hardwood Wetlands are the primary natural community, and common trees include sweet gum, laurel oak, ironwood, hickory, sabal palms and bay. Ground cover is sparse due to extended periods of flooding. Visitors may hike and picnic on these lands.

Lakeland Highlands Scrub protects the largest remaining contiguous tract of the historic Lakeland Ridge and is home to a small population of red-tailed hawks and palm warblers on over 550 acres. Two trails, the 2.2-mile Tortoise Trail and 0.6-mile Shady Oak Trail, move hikers along open dry prairie, pine flatwood, oak hammock and basin swamp habitats. Walking through Lakeland Highlands Scrub connects to a secondary entrance of Se7en Wetlands Park for extended hiking.

D. Planned Improvements:

There has been $1,771,386 in improvements to Loyce E. Harpe Park in the last five years. There are no further recreational improvements scheduled for this area by the County in the five-year Capital Investment Plan.

Environmental Conditions

The site has no apparent environmental limitations. Soils are good for development. There are no floodplains or wetlands on or nearby the site. The site is in an open drainage basin that feeds into Poley Creek. The area is well developed with residences, so it is not likely that endangered species exist, especially on such a small site. The distances from airports and well sites are suitable. There is a home onsite that is over 100 years old. It does not appear to be historically significant.

A. Surface Water

The site is in the Poley Creek drainage basin which is an open basin. While the site will be designed to meet a 25-year, 24-hour storm event for both volume and rate, there will always be the potential for outfall into the County's roadway drainage network. A 25-year event is between Seven and eight inches in a 24-hour period. The primary path of the outfall beyond that amount will most likely be directed east on Willis Road to a drainage structure maintained by the County that will carry the excess water directly to Poley Creek which feeds into the Alafia River and out to Tampa Bay. The site is slightly higher than all other properties around it. The development of this site to the County's standards will actually lessen the amount of runoff that occurs during current conditions because of the volume that is held back before offsite release.

B. Wetlands/Floodplains

There are no wetlands or floodplains on or near the site. There is a depressional wetland just over 1,000 feet to the east that outfalls into a drainage structure maintained by the County that spills

into Poley Creek to the north. A 100-year Flood Hazard area is associated with this wetland and the drainage structure. The subject property sits approximately 15 feet above the top of the bank of the drainage structure. The property is in an open basin, so it will be designed to meet the 25-year, 24-hour storm event for both volume and rate. The County's stormwater management standards are above those of the Water Management District. Development of this site will not pose a greater threat of adverse drainage conditions to neighboring properties.

C. Soils:

The site has good soil conditions for development. Tavares soils are often used as fill material for sites with insufficient soil conditions.

Table 8

Soil Name	**Septic Tank Absorption Field Limitations**	**Limitations to small commercial buildings**	**% of Site** *(approximate)*
Tavares Fine Sand	Moderate: wetness	Slight	100%

Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service

The elevation of the property is higher than the surrounding area and the only 100-year flood zones are associated with a drainage way maintained by the County over 1,000 feet to the east of the site. The property sits over 15 feet above the top of the bank of the drainage way. The water table should be far from the surface of this site.

D. Protected Species

According to Polk County Endangered Habitat Maps, the property is not located within a one-mile radius of any known endangered species sightings. (Source: Florida Natural Areas Inventory, 2002, 2006 & 2011). The area is built out and this site has been developed with a residence since 1920. It is not likely that endangered species dwell onsite.

Just under ½ - mile to the northwest there are conservation easements over portions of the North Prong of the Alafia River and its origin Poley Creek. The Alafia River and its tributaries are identified as "Potential Network Connections" on the Polk Green Map.

E. Historic and Archeological Resources

According to the Florida Department of State, Division of Historical Resources, there are no archeological sites listed in the Florida Master Site File for the property. However, there have been historical resources discovered in the area to the south where phosphate mining occurred. The structure onsite dates back to the 1920s but it is not of any historic significance or architecture.

F. Wells (Public/Private)

Polk County Utilities provides potable water service to the site. The closest public wellfield is located on Lower Meadow Road in the Meadow Ridge subdivision just under a mile away from the proposed fire rescue station location. No adverse impacts to this well site are expected to come from the new facility. This station is the first responder to this well facility if any accidents occur onsite.

G. Airports

The South Lakeland Airpark is just over a mile away. This station is the first responder to any emergencies at that airport. There are no jets that land there, but airplane fuel is also very flammable and needs special apparatus for extinguishing. The larger station will be able to house more equipment necessary to air related rescues.

H. Conservation Lands

Just under ½ - mile to the northwest there are conservation easements over portions of the North Prong of the Alafia River and its origin Poley Creek. The Alafia River and its tributaries are identified as "Potential Network Connections" on the Polk Green Map.

Economic Factors:

There are two factors that contribute to the need to purchase land in this area and develop a fire rescue and EMS station. The first is that it is a traditional location that area residents and the town of Mulberry have come to depend upon. This area has been served by a fire station for over 50 years. It originated as a volunteer station in 1972. The station began being leased by the County in the mid-1990s and has been staffed with professionals since.

The other factor is the changing needs of public safety services. It used to be that a third of an acre could accommodate a standard fire rescue crew. There was usually a need for a pumper truck and a vehicle for an emergency medical technician (EMT). Ambulance services could be run from sites in the major cities to shuttle victims from the point of rescue to hospitals. As the population increases, so do public safety facility expectations. There is a need for a broader range of services beyond what was provided in the past. Those services require more equipment. Heavy rescue vehicles became a station necessity. Innovations in housing materials have required a need for more enhanced cleaning equipment to recover from a fire event. With increases in population, there are more rescue events and the need to transport victims to hospitals increases. Recently, it has been realized that almost every fire rescue facility needs an ambulance crew. With all of these expanded services comes the need for more personnel on hand at each station. The culmination of all these enhancements requires larger stations to house equipment and personnel. This requires more property. The current facility in Willow Oak is only 0.3 acres (13,481 square feet). This new site is over two acres and less than 400 feet away from the current facility. It will be an efficient and effective transition to move to a much bigger facility just right down the street from the current one.

Consistency with the Comprehensive Plan

As population density increases in an area there is also a need to increase the number of fire rescue stations. There is a direct correlation between the need for fire and emergency medical services and the number of people served by them. As density increases, the number of fire stations in the same area must increase to keep up with demand. Although the growth pattern has been established in this area, the increases in density in adjacent areas require new stations to alleviate demand on other stations. The current Comprehensive Plan does not adequately embody this in its policies and objectives. The upcoming re-writing of the plan may improve upon this deficiency.

Meanwhile, the Community Investment Plan (CIP) will continue to seek lands for new stations. This request is a part of the CIP.

Many policies within the Comprehensive Plan are reviewed for consistency with an application. The most relevant policies for the proposed request are included in this section. The policy is first stated and then an analysis of how the request is provided to state that it may or may not be consistent with the Comprehensive Plan. How the request is **consistent or inconsistent** with the Comprehensive Plan is listed below:

- Section 2.102 – General Growth Management policies
- Section 2.106 – Suburban Development Area (SDA) policies
- Section 2.116 – Institutional

The table to follow provides a brief breakdown of Section 2.102 policies that are most pertinent to this request.

Table 9

Comprehensive Plan Policy	Consistency Analysis
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.	This site is one of the few large undeveloped parcels of available land in the area. It is infill development within an urban area.
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: 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.	The site was chosen because it is larger than the existing station located nearby. It will enable the staff and equipment expansion and an ambulance service to be added. It is also located on a collector road.
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.	The site will be connected to Polk County public potable water. The area is mostly built out. The strategic location of this facility will enable the redirection of other fire rescue stations to better serve less developed but growing areas of the County.
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 requirements and the County's concurrency management system.	This site was recently purchased by Polk County. The INST designation will allow for government facilities such as the proposed fire rescue and EMS station.

Table 9

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost-effective response times from the Fire Department, Sheriff's Department, and Emergency Management Service (EMS).	The requested INST district is to allow for the placement of fire rescue and EMS services on this site to improve response times of emergency services in the area.

The table to follow provides a brief breakdown of Section 2.106 Suburban Development Area (SDA) policies that are most pertinent to this request.

Table 10

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.106-A1: DESCRIPTION – SDAs shall be those areas within the County which are, in most cases, located between municipalities, TSDA or UGA and the Rural Development Areas (RDAs). In the SDA, agricultural activities coexist alongside low density developed areas in the fringes of municipalities and other urban centers. These areas have developed predominately residential, in a suburban pattern with County-owned, municipal or County-franchised potable-water systems, but without centralized sewer facilities and very little, if any, supporting public facilities and non-residential uses. Other urban services typically found to accompany a suburban area include, but are not limited to multimodal transportation facilities, public safety, recreational and educational services.	This request is for a facility that will provide greater emergency response services to an area of increasing development growth. Although this is a less intensive Suburban Development Area, the location is on the fringe of more intense urban areas that it will serve. Also, this station provides rescue response to the town of Mulberry.
POLICY 2.106-A5: DEVELOPMENT CRITERIA -- Development within the Suburban Development Areas shall conform to the following criteria as further specified in the Land Development Code:	
a. support continued agricultural activities by requiring the implementation of compatibility techniques to limit land use conflicts;	This has area has very few agricultural uses.
b. protect and preserve open space, agricultural and environmentally sensitive lands by implementing clustering and other conservation development strategies as established in Section 2.1251 of this element;	This site has no open space, agricultural or environmentally sensitive lands that need protecting.
c. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;	This request is to provide better emergency responses to the area. Nothing could be healthier than that.
d. provide access to civic space, parks, green areas, and open space and other amenities;	This is not a use that lends itself to civic space and public amenities. The focus is on public safety.
e. be supported by public safety (i.e., fire, EMS and law enforcement);	This is a public safety facility.
f. have access to elementary schools;	This proposed land use change is for a Fire Rescue station. There will be no children residing on site. But there is an elementary school within a mile of the site.

Table 10

Comprehensive Plan Policy	Consistency Analysis
g. encourage connectivity between uses within the SDA, and between the SDA and other urban centers and the rural development areas; and	This property has three road frontages. If that's not connectivity, I don't know what is.
h. in order to achieve higher densities and intensities allowed by each land use, development in the SDA shall be required to connect to centralized water system and incorporate clustering and other low impact design criteria as established under the Residential Suburban (RS) land use criteria, the Conservation Development Section (Section 2.1251), the Residential Rural Development (RRD) or the Rural Mixed Used Development (RMD) sections (Section 2.1251) of this element.	There is an eight-inch potable water line along both roadway frontages of the property: Willis and Willow Oak Roads.

The table to follow provides a brief breakdown of Section 2.116 Institutional policies that are most pertinent to this request.

Table 11 – Institutional Policies

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.116-A1: CHARACTERISTICS - Institutional areas are primarily characterized by private and public-service structures.	This CPA will enable the development of a County fire rescue station.
POLICY 2.116-A3: LOCATION CRITERIA - Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County, unless further prohibited by the Land Development Code the County in accordance with Section 163.3201(1), FS. The following factors shall be taken into consideration when determining the appropriateness of establishing new Institutional areas on the Future Land Use Map Series, or in approving the location for an institutional use not located within lands classified as Institutional: a. Accessibility to roadways, with consideration being given to regional transportation issues for large-scale institutional developments having a regional market. b. Proximity to incompatible land uses, which is dependent upon the intensity of the institutional use (buffering may be provided to mitigate adverse impacts). c. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10. d. Proximity to similar and compatible uses providing opportunities for shared facilities. e. Plans of the School Board and other public service agencies with jurisdiction in the County	a. This site has frontage on a urban collector road. b. The closest residential structure will be over 80 feet away. c. It meets the criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10. See pages 10 thru 18 of the staff report. d. This will be for fire rescue and EMS with little room for anything else. e. The closest school is across the street.

Table 11 – Institutional Policies

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.116-A4: DEVELOPMENT CRITERIA - Institutional development shall conform to the following criteria: a. Institutional uses include, but are not limited to: private and public-service structures. These commonly include: 1. public and private educational facilities; 2. government-administration buildings; 3. **public-safety structures (e.g. police and fire)**; 4. cultural facilities (e.g. libraries, museums, and performing-arts theaters); 5. health-care facilities e.g. hospitals, medical centers, clinics, nursing homes, adult day care centers, group homes, group living facilities, emergency shelters, residential treatment facilities.	The County acquired this property for the sole purpose of locating a new fire rescue facility to replace the smaller, outdated facility 350 feet to the west. This site is seven times larger than the current fire station.
b. Large institutional areas should be designed so that the more intensive uses are at the center of the development, with less intensive uses near the fringes.	This site has room for a Fire Rescue station. It will be most intensive at the center of the site when staff is conducting equipment maintenance.
c. Prior to site planning, the School Board, independent special districts and other governmental entities shall communicate to one another to pursue potential colocation of government services.	Polk County recently purchased the site. The proposed fire rescue station will take up most of the useable property. There will be no room for a school site.
d. Commercial uses within institutional areas mapped on the Future Land Use Map Series shall be primarily for the purpose of serving the institutions within the area and shall be limited to a scale appropriate for that purpose.	There are no commercial uses proposed on this site. The fire station will take up most of the 2.15-acre site. The primary use for this site is public safety. There are no considerations for locating commercial uses onsite.
e. Institutional sites shall be designed to provide for: 1. Adequate parking to meet the present and future demands of the use. 2. Buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.	The site has adequate space for the required parking for a fire rescue station. The County's prototype fire rescue and EMS station is 25 spaces. This provides enough space for all shifts and fire rescue administration to park during staff meetings.
f. Multi-family residential uses may be permitted at densities up to and including 15 dwelling units per acre as part of a Planned Development. Residential uses may be permitted according to the following: 1. Residential uses shall only be established adjacent to or in conjunction with a university, college, vocational school or other similar educational institution. 2. Residential development shall be intended to primarily meet the housing needs for students and facility members of the nearby educational institution.	No multifamily uses are proposed or characteristic of a fire station. The proposed fire station will also include ambulance services (EMS) as well. This along with the other fire rescue equipment and living quarters for personnel will consume much of the ±2.15-acre property. If there is not likely to be any additional space for other government functions.
g. Recreational uses accessory to the institutional use or compatible with the location of the institutional district.	The fire station will have a basketball goal for the firefighters to use.

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 as this is a mapping error of a land use, and it is permitted in the designated area. Table 10 (below) depicts the Urban Sprawl Criteria used by staff as indicators of Urban Sprawl.

Urban Sprawl Criteria: The following table lists the criteria are the primary indicators of urban sprawl per Florida Statutes Policy 2.102-A11.

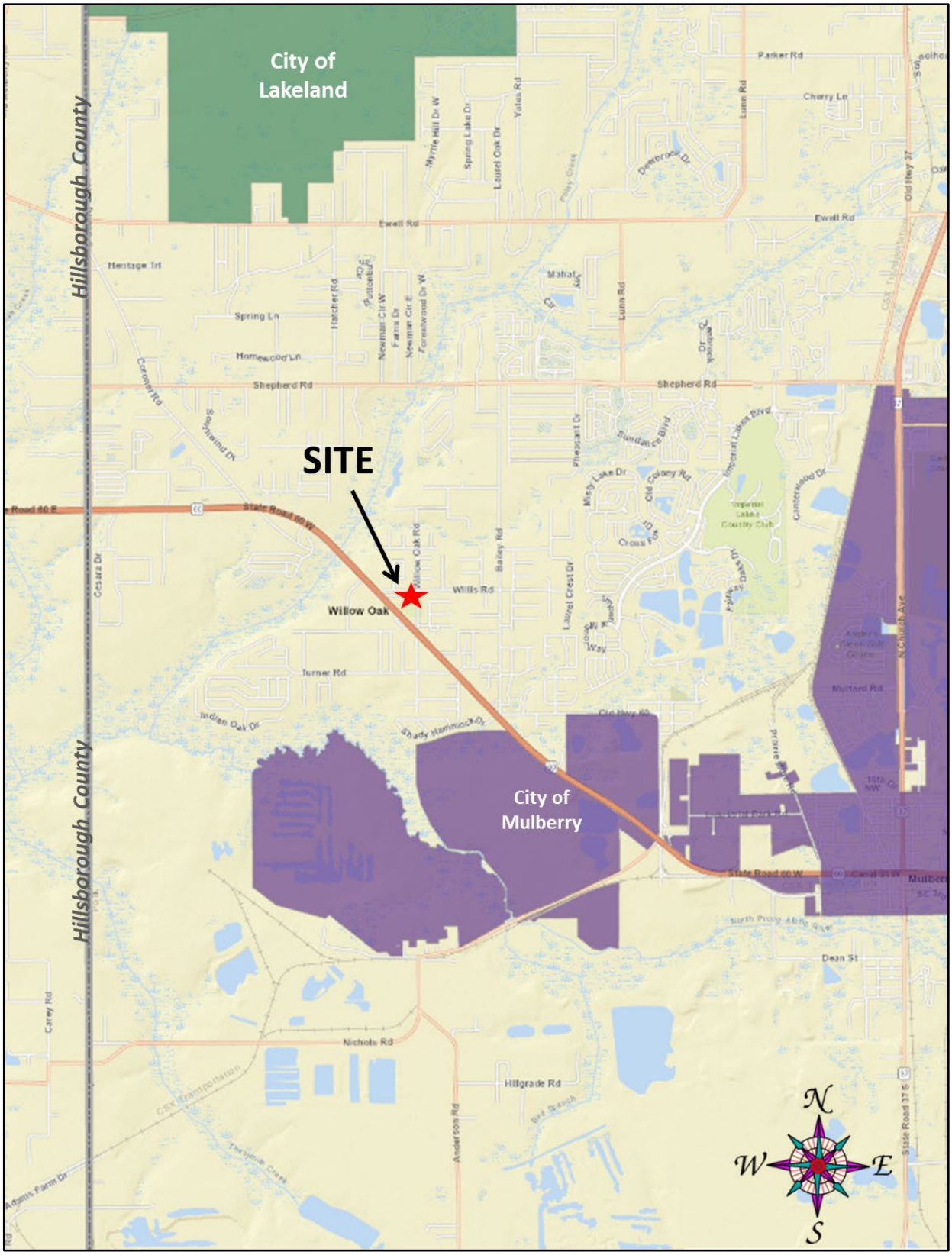
Table 12 Urban Sprawl Criteria

Urban Sprawl Criteria	Sections referenced in this report
a. *Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.*	Summary of analysis
b. *Allows a significant amount of urban development to occur in rural areas.*	Summary of analysis
c. *Designates an urban development in radial, strip isolated, or ribbon patterns emanating from existing urban developments.*	Summary of analysis, surrounding Development, compatibility
d. *Fails to adequately protect and conserve natural resources and other significant natural systems.*	Summary of analysis, surrounding Development, compatibility
e. *Fails to adequately protect adjacent agricultural areas.*	Compatibility with Surrounding Land Uses
f. *Fails to maximize existing public facilities and services.*	Summary of Analysis, Infrastructure
g. *Fails to minimize the need for future facilities and services.*	Summary of Analysis, Infrastructure
h. *Allows development patterns that will disproportionately increase the cost of providing public facilities and services.*	Summary of Analysis, Infrastructure
i. *Fails to provide a clear separation between urban and rural uses.*	Summary of Analysis, Compatibility with Surrounding Land Uses
j. *Discourages infill development or redevelopment of existing neighborhoods.*	Summary of Analysis, Compatibility with Surrounding Land Uses
k. *Fails to encourage an attractive and functional mixture of land uses.*	Summary of Analysis, Compatibility with Surrounding Land Uses
l. *Will result in poor accessibility among linked or related land uses.*	Summary of Analysis, Compatibility with Surrounding Land Uses
m. *Results in the loss of a significant amount of open space.*	Summary of Analysis, Compatibility with Surrounding Land Uses

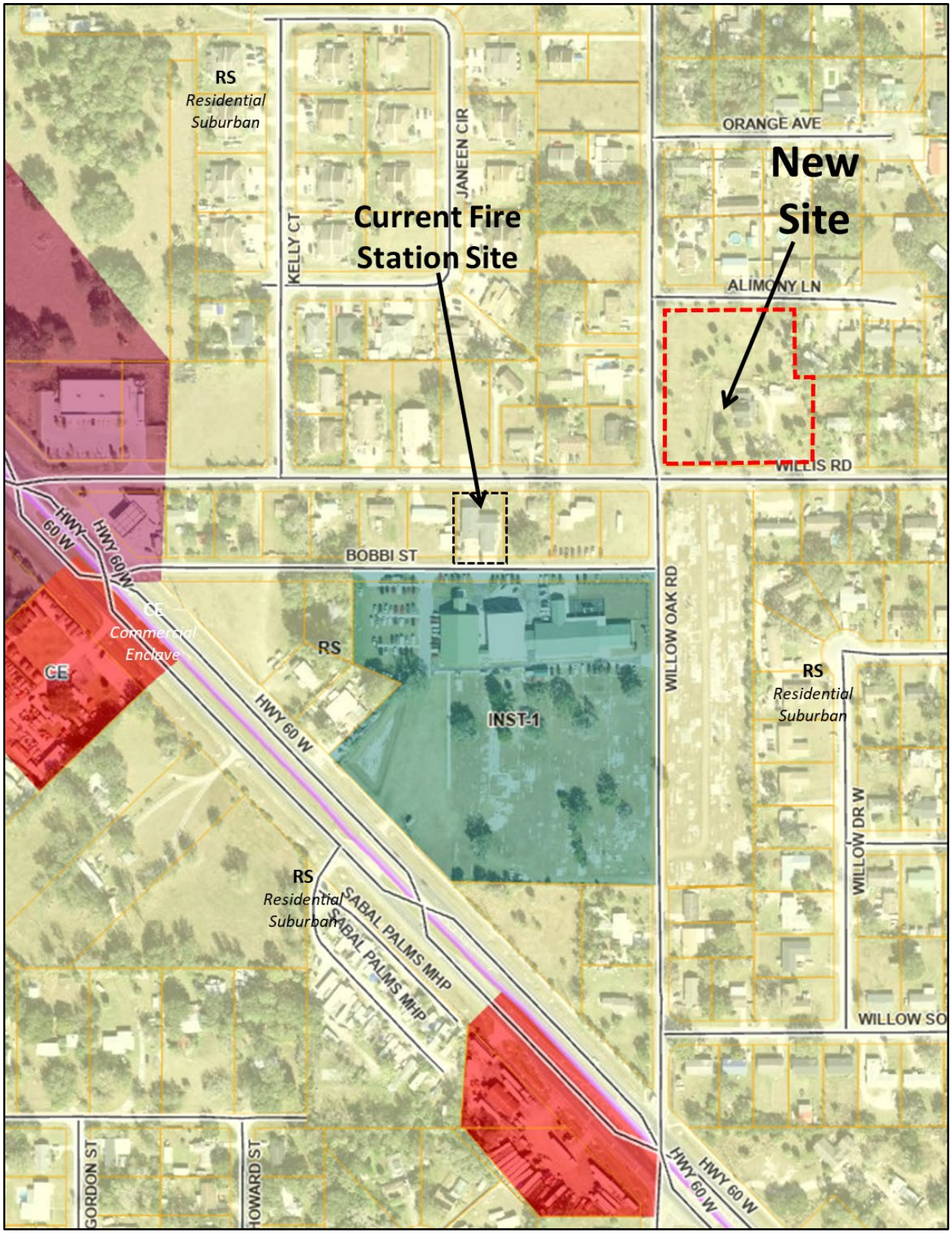
Comments from other Agencies: None.

Exhibits:

Exhibit – 1 Location Map
Exhibit – 2 Future Land Use Map
Exhibit – 3 2025 Satellite Photo (Context)
Exhibit – 4 2025 Satellite Photo (Close-up)
Exhibit – 5 District Use Comparison Table



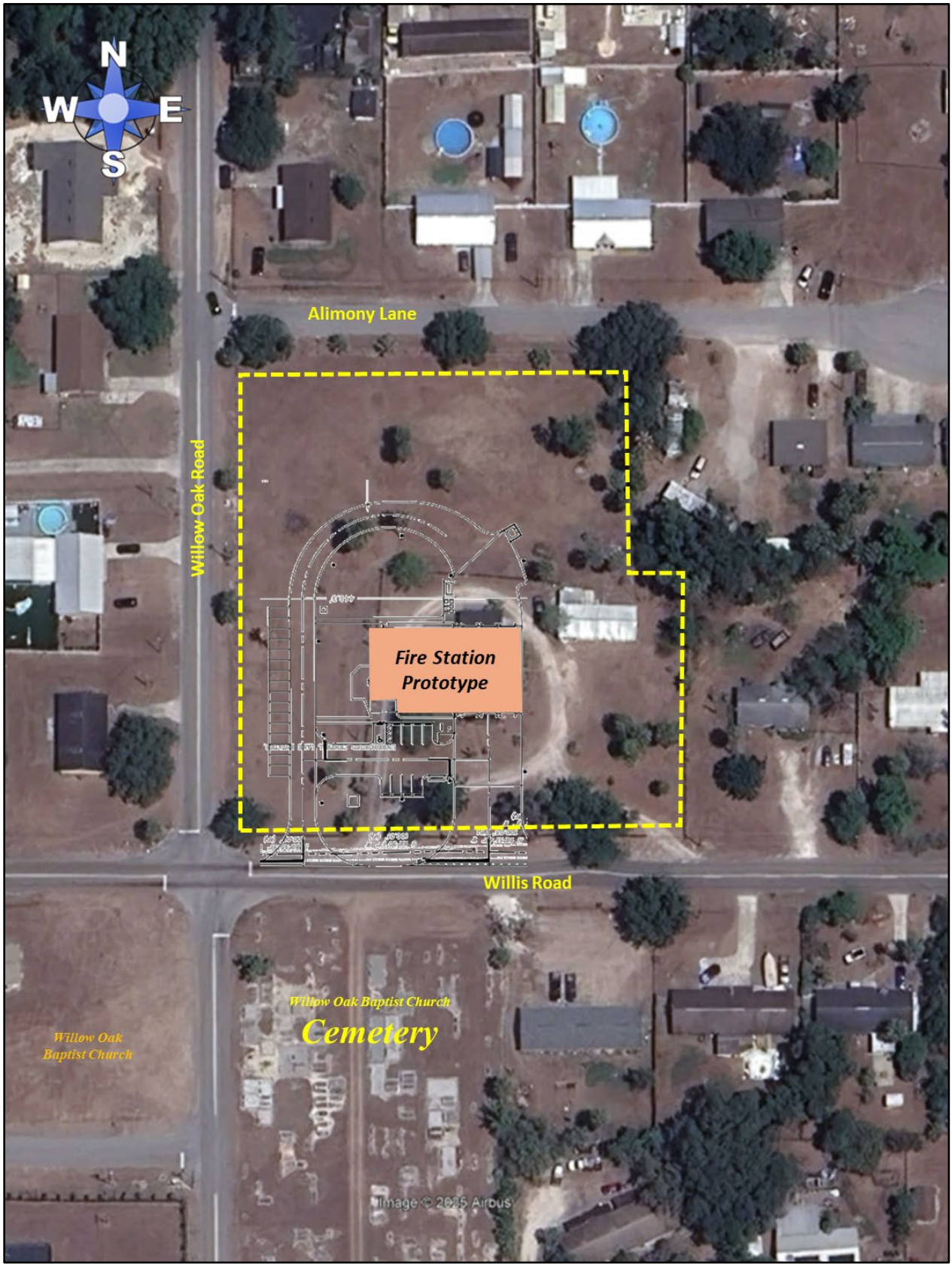
Location Map



Future Land Use Map



2025 Satellite Photo (Context)



2025 Satellite w/ Prototype Site Plan

Comparison of Permitted and Conditional Uses*

District	Permitted Uses	Administrative Review	Public Hearing(s) Required
RS *Residential Suburban*	Single-family Residential Class I Utilities	Family Farm Small Group Homes (≤6 patients) Mobile Homes Residential Infill Development Golf Course Emergency Shelter (≤6 patients) Passive Recreation Low Intensity Recreation Elementary Schools Middle Schools Riding Academies Class II Utilities	Duplex Fly-in Community Group Living Facility (≥15 patients) Mobile Home Park Mobile Home Subdivision Rural Residential Development Suburban Planned Development Rural Mixed-Use Dev. Transitional Area Development Adult Day Care (≤6 patients) Bed and Breakfast Cemetery Childcare Center Communication Towers Community Center Cultural Facility Emergency Shelter (7-14 patients) Event Facility Government Facility Helistop Kennels Lodges and Retreats Outdoor Concert Venue High Intensity Recreation Vehicle Oriented Recreation Religious Institution High School Leisure/Special Interest School Class III Utilities
INST-1 *Institutional-1*	Childcare Center **Government Facility** Lodges and Retreats Elementary School Middle School Leisure/Special Interest School Production Studio Transit Facility	Group Living Facility (7+ clients) Adult Day Care Center (7+ clients) Cemetery Clinics & Medical Offices Community Center Communication Tower Cultural Facility Emergency Shelter (7+) Heliports & Helistops Nursing Home Offices & Office Park High & Low Intensity Recreation Vehicle Orien ted Recreation Religious Institution Research & Development Solar Power Generation Facility	Multifamily Housing (dormitories) Gas Station (fleet) Hospital Lime Stabilization Facility Residential Treatment Facility High School Residential Treatment Facility Vo-Tech, College or University

**Uses with the same level of review in both categories such as mining or agricultural uses which is preempted by State Law.*

ORDINANCE NO. 25 -_____

AN ORDINANCE OF POLK COUNTY, FLORIDA ADOPTING **LDCPAS-2025-20**, AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN, ORDINANCE 92-36, AS AMENDED, MODIFYING THE FUTURE LAND USE MAP DESIGNATION ON 2.15± ACRES FROM RESIDENTIAL-SUBURBAN (RS) TO INSTITUTIONAL (INST) IN THE SUBURBAN DEVELOPMENT AREA (SDA). THE SUBJECT PROPERTY IS LOCATED ON THE NORTH SIDE OF WILLIS ROAD, EAST OF WILLOW OAK ROAD. WEST OF VICKI DRIVE, SOUTH OF ALIMONY LANE, AND EAST OF STATE ROAD 60, SOUTH OF THE CITY OF LAKELAND, NORTH OF THE CITY OF MULBERRY IN SECTION 33, TOWNSHIP 29, RANGE 23.; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt a Comprehensive Plan (Plan); and

WHEREAS, Section 163.3187, FS, and Comprehensive Plan Section 4.305.B, provides for the approval of Small-Scale Comprehensive Plan Amendments; and

WHEREAS, pursuant to Section 163.3174, FS, the Local Planning Authority (Planning Commission) conducted a public hearing, with due public notice having been provided, on the proposed Plan revisions on September 10, 2025; and

WHEREAS, pursuant to Section 163.3187(2), FS, the Board of County Commissioners conducted an adoption public hearing, with due public notice having been provided, on the proposed Plan revisions on October 7, 2025; and

WHEREAS, the Board of County Commissioners reviewed and considered all comments received during said public hearing, and provided for necessary revisions; and

NOW THEREFORE, BE IT ORDAINED by the Polk County Board of County Commissioners:

SECTION 1: COMPREHENSIVE PLAN AMENDMENT

The Future Land Use Map of Ordinance No. 92-36, as amended, (the "Polk County Comprehensive Plan") is hereby amended to reflect a change in the Future Land Use

designation on an approximately 2.15-acre site from Residential Suburban (RS) to Institutional (INST) on the parcel listed below and graphically depicted on the parcel map in Attachment "A".

The west 1/2 of northwest 1/4 of the northwest 1/4 less the east 335 feet and less the north 1121.67 feet and the south 139 feet of the north 1121.67 feet of the west 295.92 feet of the west 1/2 of the northwest 1/4 of the northwest 1/4 in Section 33, Township 29 south, Range 23 east less county roads rights-of-way.

Parcel 232933-000000-033020

SECTION 2: SEVERABILITY

If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction the other provisions shall remain in full force and effect.

SECTION 3: EFFECTIVE DATE

This ordinance shall be effective on November 8, 2025 (31 days after adoption), unless the amendment is challenged. If challenged, the effective date of this ordinance shall be the date a Final Order is issued by the Department of Economic Opportunity or Administration Commission finding the amendment in compliance in accordance with Section 163.3184 (1)(b), Florida Statutes. No development orders, development permits, or land uses dependent upon this amendment, as described on the attached map of proposed land uses, may be issued or commence before it has become effective.

SECTION 4: FILING WITH THE DEPARTMENT OF STATE:

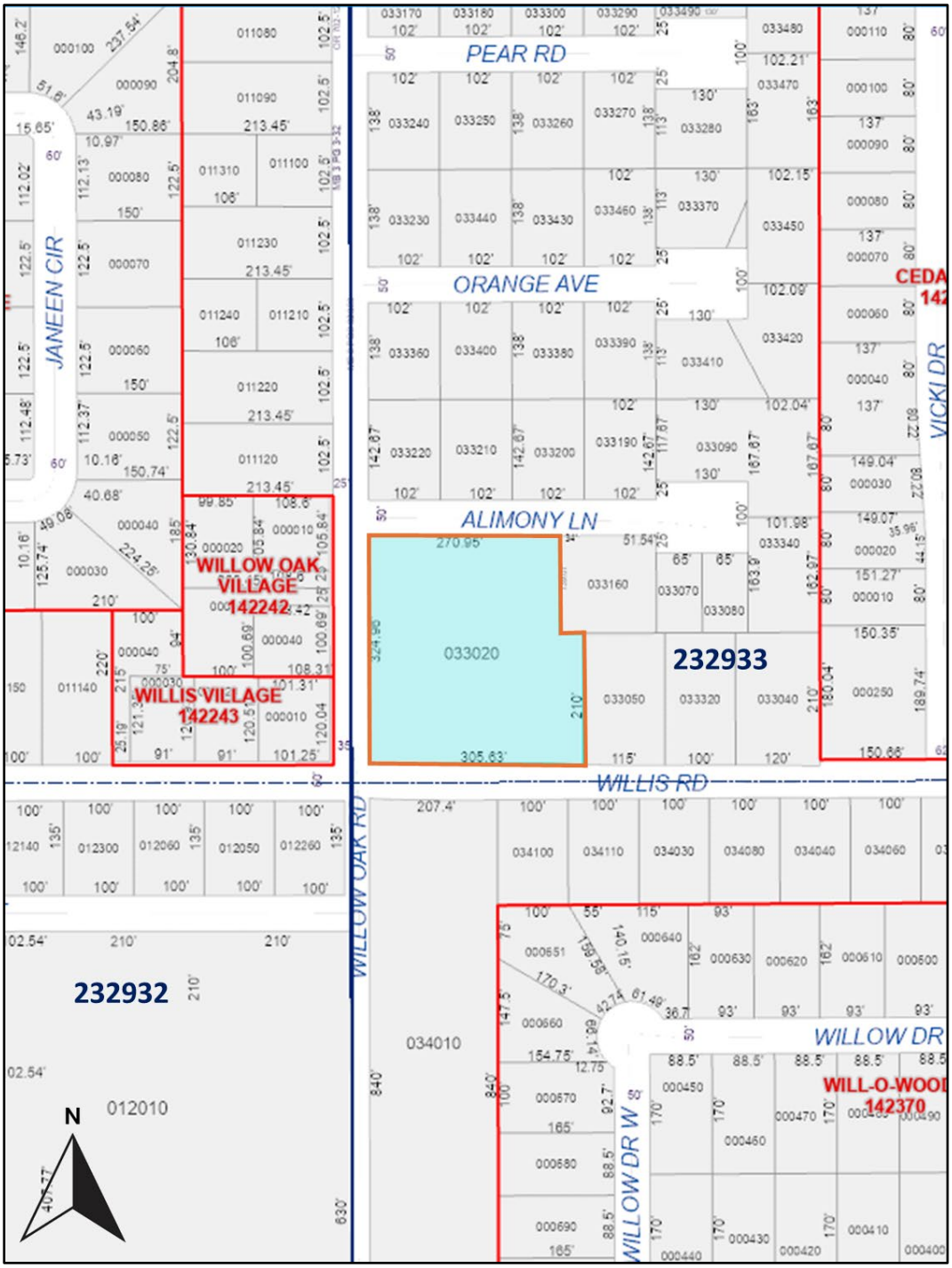
The Clerk and Auditor to the Board of County Commissioners of Polk County, Florida, shall file a certified copy of this ordinance with the Department of State, through the Secretary of State, upon adoption by the Board of County Commissioners of Polk County, Florida.

ADOPTED, in open session of the Polk County Board of County Commissioners with a quorum present and voting this 7th day of October 2025.

LDCPAS 2025-20

Location: 4145 Willis Road, east of Willow Oak Road. West of Vicki Drive, south of Alimony Lane, and east of State Road 60, south of the city of Lakeland, north of the town of Mulberry

Section-33 Township-29 Range-23

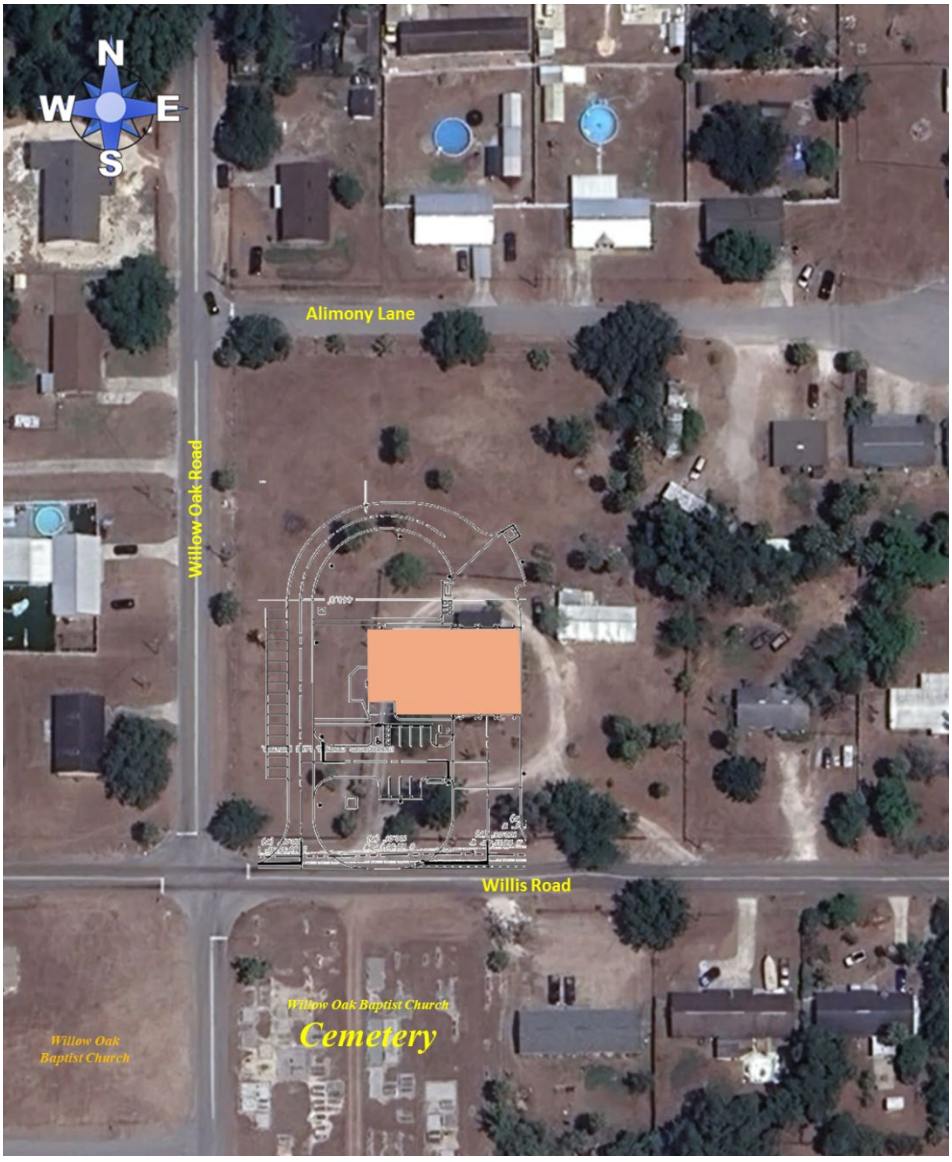


PARCEL DETAIL

Note: Not to Scale

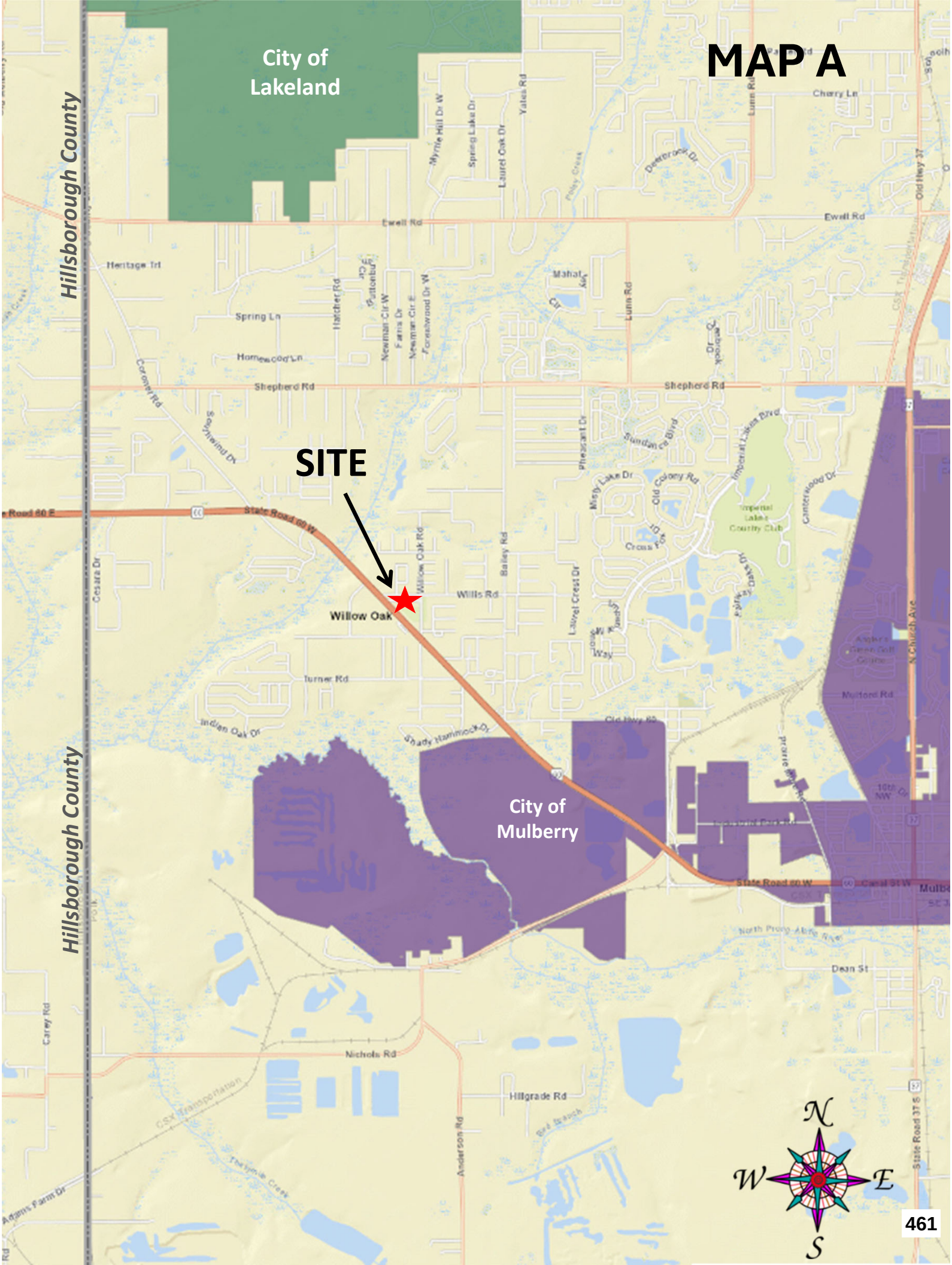
New Willow Oak Fire Station CPA
Project Narrative

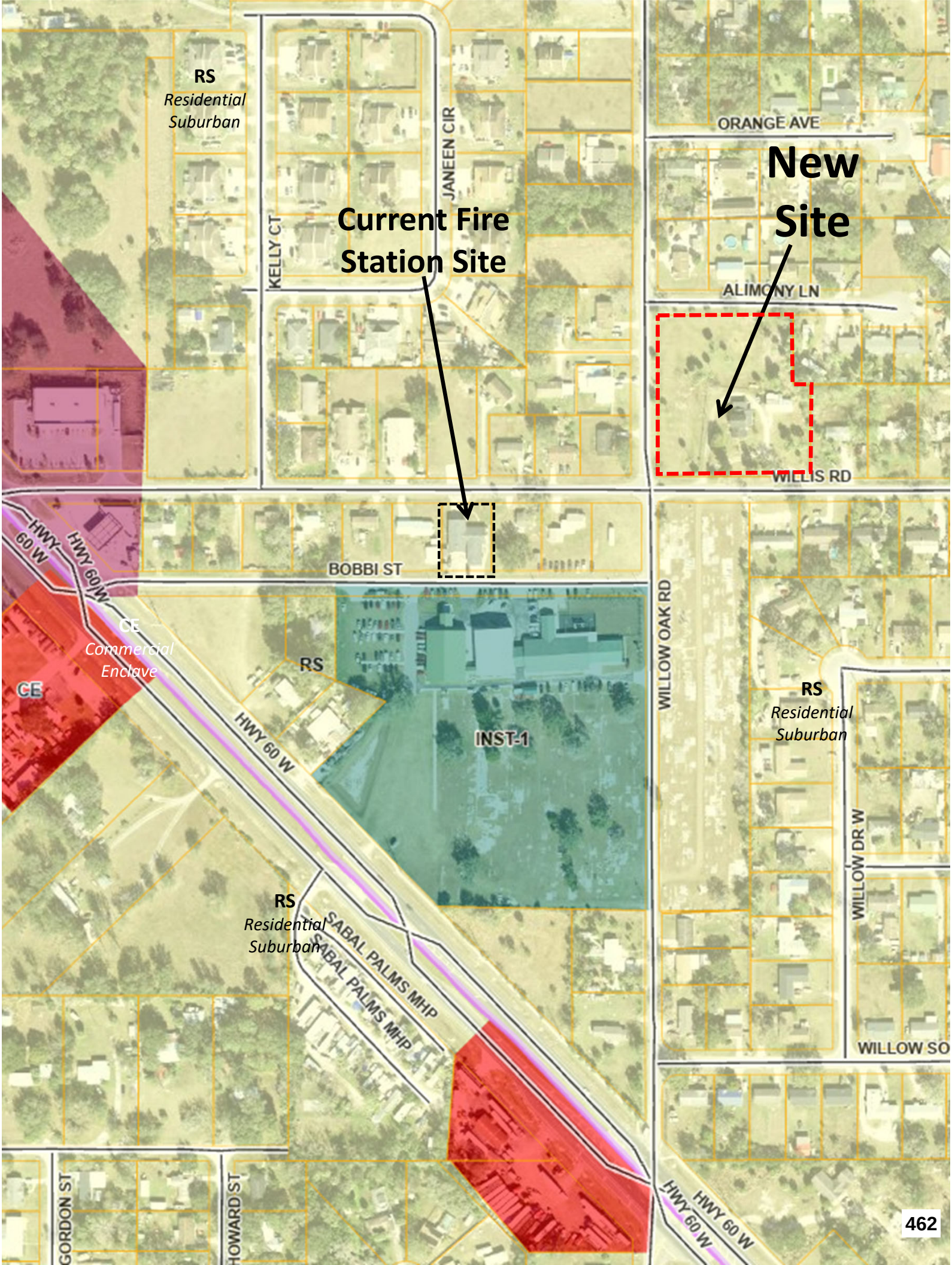
On June 19, 2025, the representatives from Polk County Facilities Division presented a proposed new fire rescue station at 41545 Willis Road to replace the current station at 4210 Willis Road. The 4210 facility and property are too small to meet the needs of the County's target level of service standard. Staff have found a better location nearby on 232933-000000-033020. Fire Rescue Stations are classified as Government Facilities in the LDC. The options for permitting this new facility were to either gain Planning Commission approval under a Level 3 Review which requires a binding site plan or change the Future Land Use Map to Institutional (INST) where Government Facilities are permitted by right.

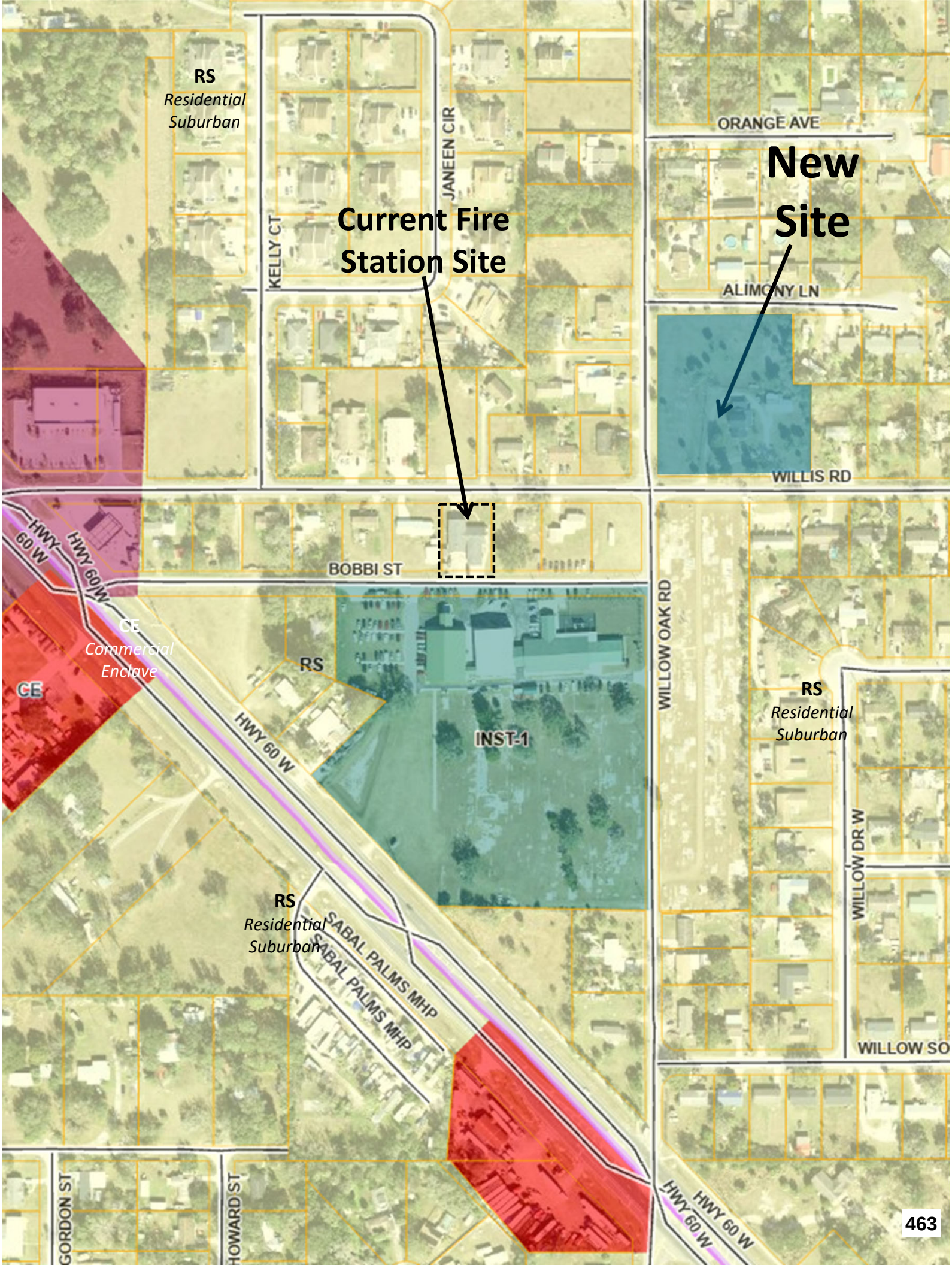


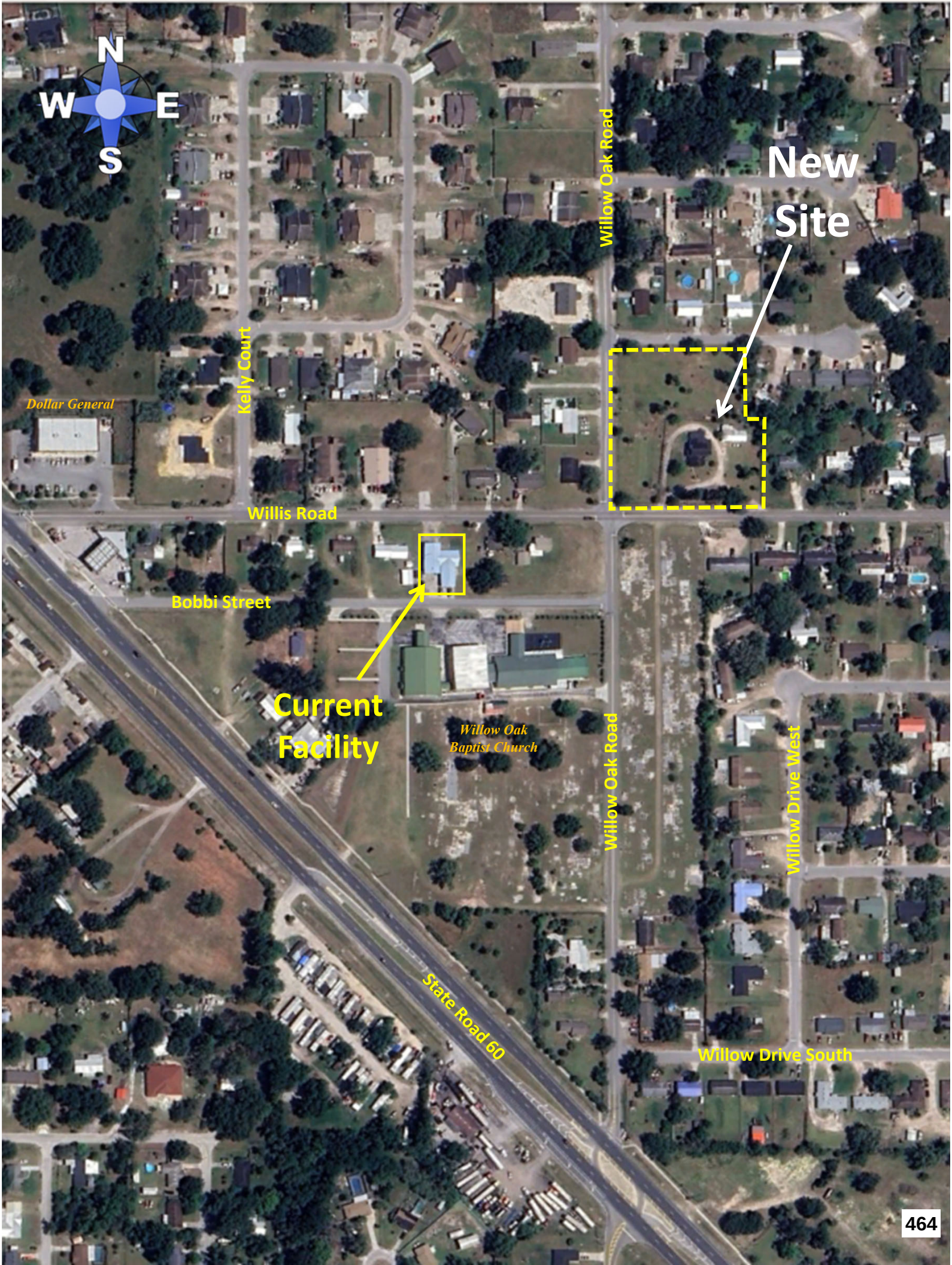
Staff choses to request a change to the INST district because of the following reasons:

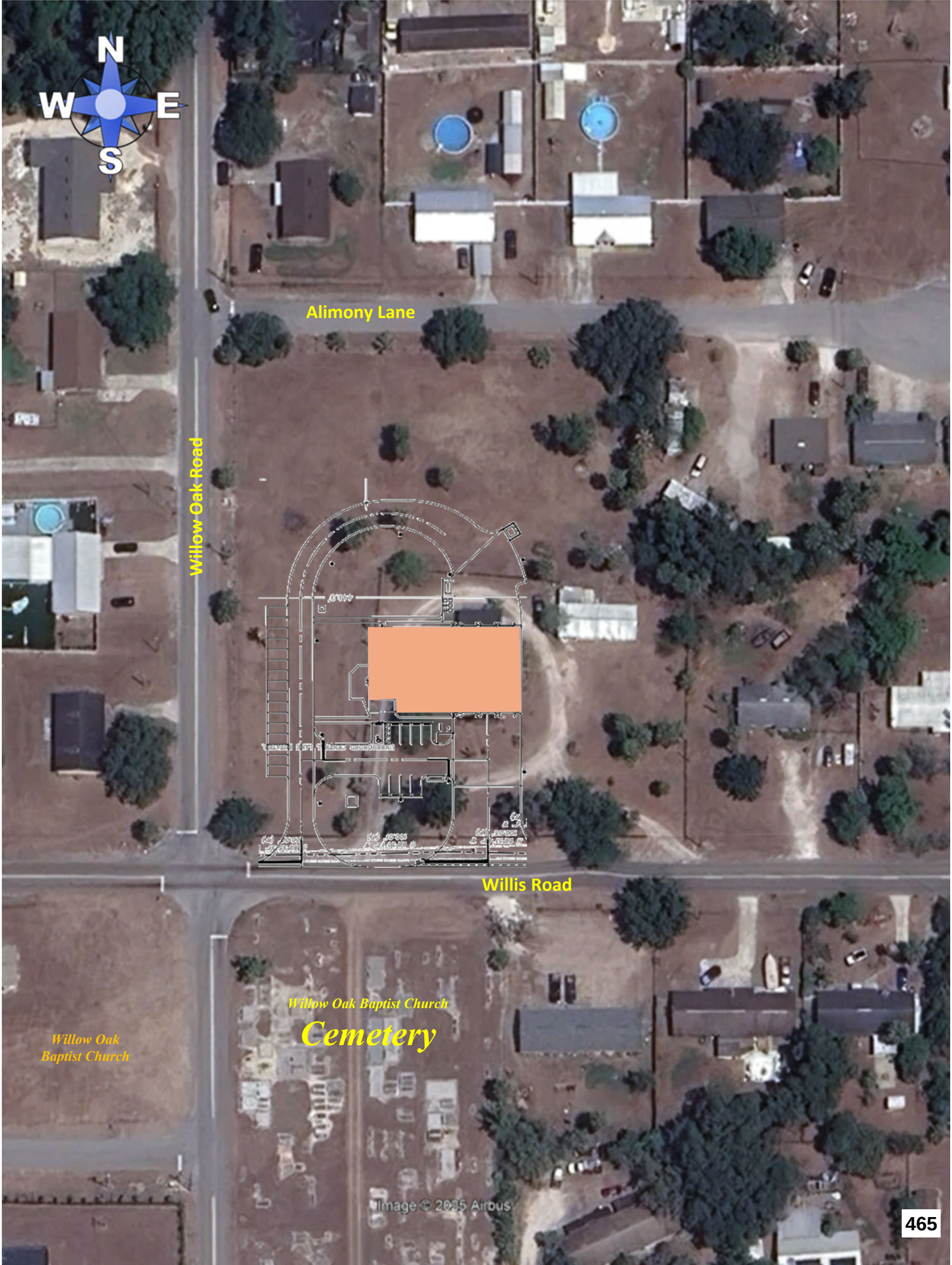
- The property is predicted to remain under County ownership beyond the 30-year planning horizon.
- The Fire Station should be recognized on the Future Land Use Map for planning purposes.
- The site design has not been finalized. It is too soon in the planning process to commit to a binding site plan.


MAP A
City of Lakeland
Hillsborough County
Hillsborough County
SITE
Willow Oak
City of Mulberry
Ewell Rd
Shepherd Rd
Wills Rd
Turner Rd
Nichols Rd
Hillgrade Rd
Dean St
Spring Ln
Homewood Ln
Heritage Trl
Indian Oak Dr
Shady Hammock Dr
Willow Oak Rd
Bailey Rd
Laurel Crest Dr
Misty Lake Dr
Old Colony Rd
Sundance Blvd
Imperial Lakes Blvd
Imperial Lakes Country Club
Cedara Dr
Cornell Rd
Fletcher Rd
Lunn Rd
Yates Rd
Cherry Ln
Deerbrook Dr
Pheasant Dr
Mahat Way
Mulford Rd
N Church Ave
Old Hwy 37
Carey Rd
Anderson Rd
Adams Farm Dr
CSX Transportation
State Road 60 W
State Road 60 E
N
W
E
S
461


RS
Residential
Suburban
JANEEN CIR
KELLY CT
Current Fire
Station Site
ORANGE AVE
New
Site
ALIMONY LN
WILLIS RD
HWY 60 W
HWY 60 W
BOBBI ST
CE
Commercial
Enclave
CE
RS
INST-1
HWY 60 W
WILLOW OAK RD
RS
Residential
Suburban
WILLOW DR W
WILLOW SO
RS
Residential
Suburban
SABAL PALMS MHP
SABAL PALMS MHP
GORDON ST
HOWARD ST
HWY 60 W
HWY 60 W
462


RS
Residential
Suburban
KELLY CT
JANEEN CIR
ORANGE AVE
New
Site
Current Fire
Station Site
ALIMONY LN
WILLIS RD
HWY 60 W
HWY 60 W
BOBBI ST
CE
Commercial
Enclave
CE
RS
INST-1
WILLOW OAK RD
RS
Residential
Suburban
HWY 60 W
WILLOW DR W
RS
Residential
Suburban
SABAL PALMS MHP
SABAL PALMS MHP
WILLOW SO
GORDON ST
HOWARD ST
HWY 60 W
HWY 60 W


N
W
E
S
New Site
Willow Oak Road
Kelly Court
Dollar General
Willis Road
Bobbi Street
Current Facility
Willow Oak Baptist Church
Willow Oak Road
Willow Drive West
State Road 60
Willow Drive South


N
W
E
S
Alimony Lane
Willow Oak Road
Willis Road
Willow Oak Baptist Church
Cemetery
Willow Oak
Baptist Church
Image © 2025 Airbus