



TDW Land Planning

(863) 838-8511 | tdwlandplanning@gmail.com

Project: Bowen Road CPA
Site Boundary: See Legal Descriptions Provided
Parcel ID #s: 272617-000000-044010
Acreage: +/- 1.01 acre site

Project Narrative:

This request is for a Comprehensive Plan Amendment from Leisure/Recreation-X (L/R) to Institutional-X (INSTX) on an acre site adjacent to US 27 and the Deer Creek RV Golf Resort. The property owner is looking to permit a doctor's office and surgical center. Originally proposed in the pre-Application as a request to Employment Center-X (ECX), County planning staff recommended INSTX due to an access parcel designated as L/RX separating the site from the existing ECX to the south.

While the site is currently undeveloped, it is served by water and sewer and has excellent access to US 27 including an existing deceleration lane and driveway entrance from the retail plaza to the north. In addition, there is an existing Citrus Connection transit stop and shelter located in front of the existing retail plaza. As a result, the site has excellent accessibility and is compatible with the adjacent development.

The proposed INSTX allows for the types of uses that are both necessary and compatible with the surrounding uses. The infrastructure needed to support the proposed change in use is available, the site is without any significant development limitations such as wetland or floodplain restrictions, and economic and market conditions support INSTX as a viable use of the site. Therefore, the requested land use map amendment is consistent with adjacent properties and the surrounding land use plan for this area.

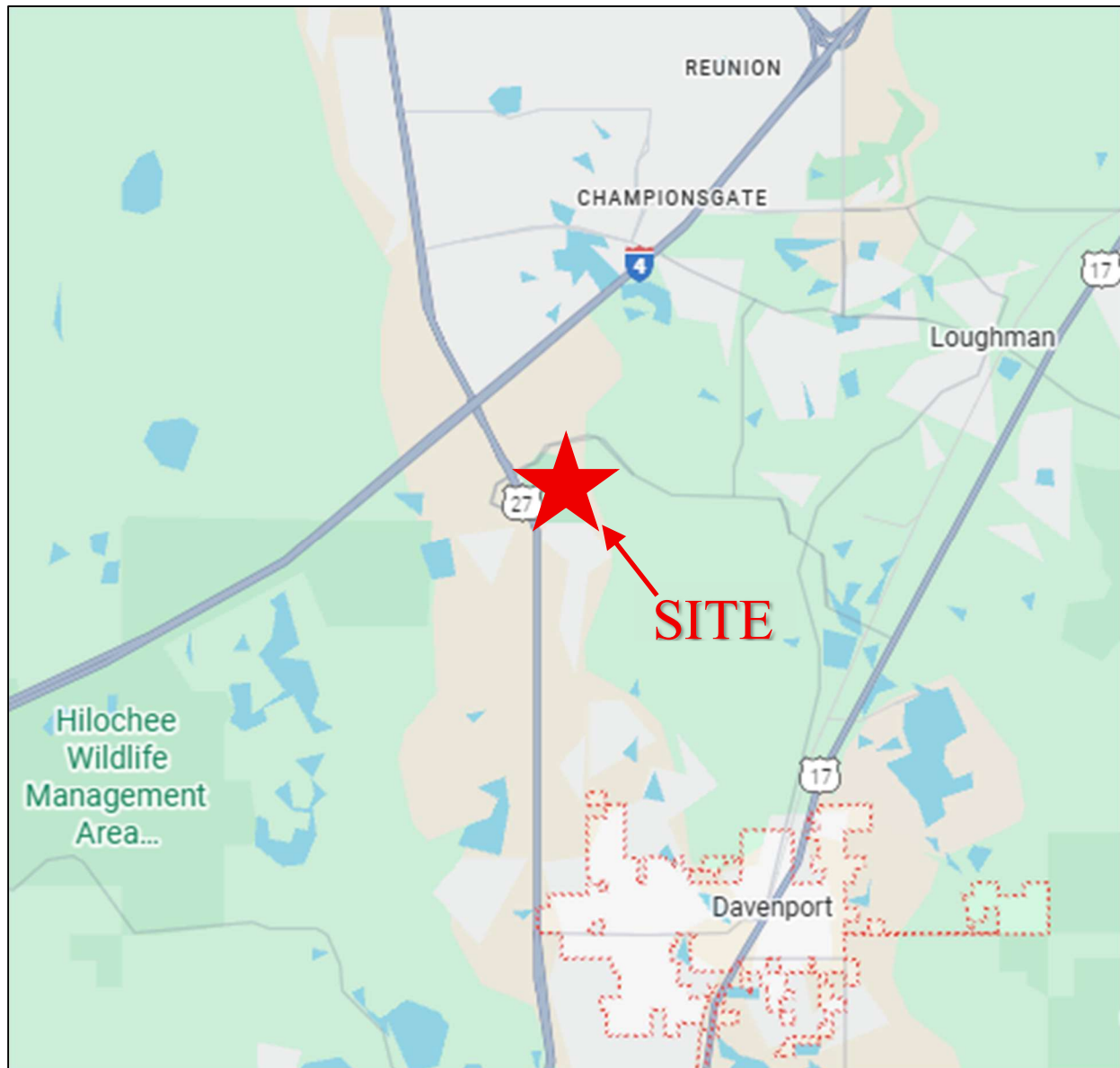


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Map A: Location Map



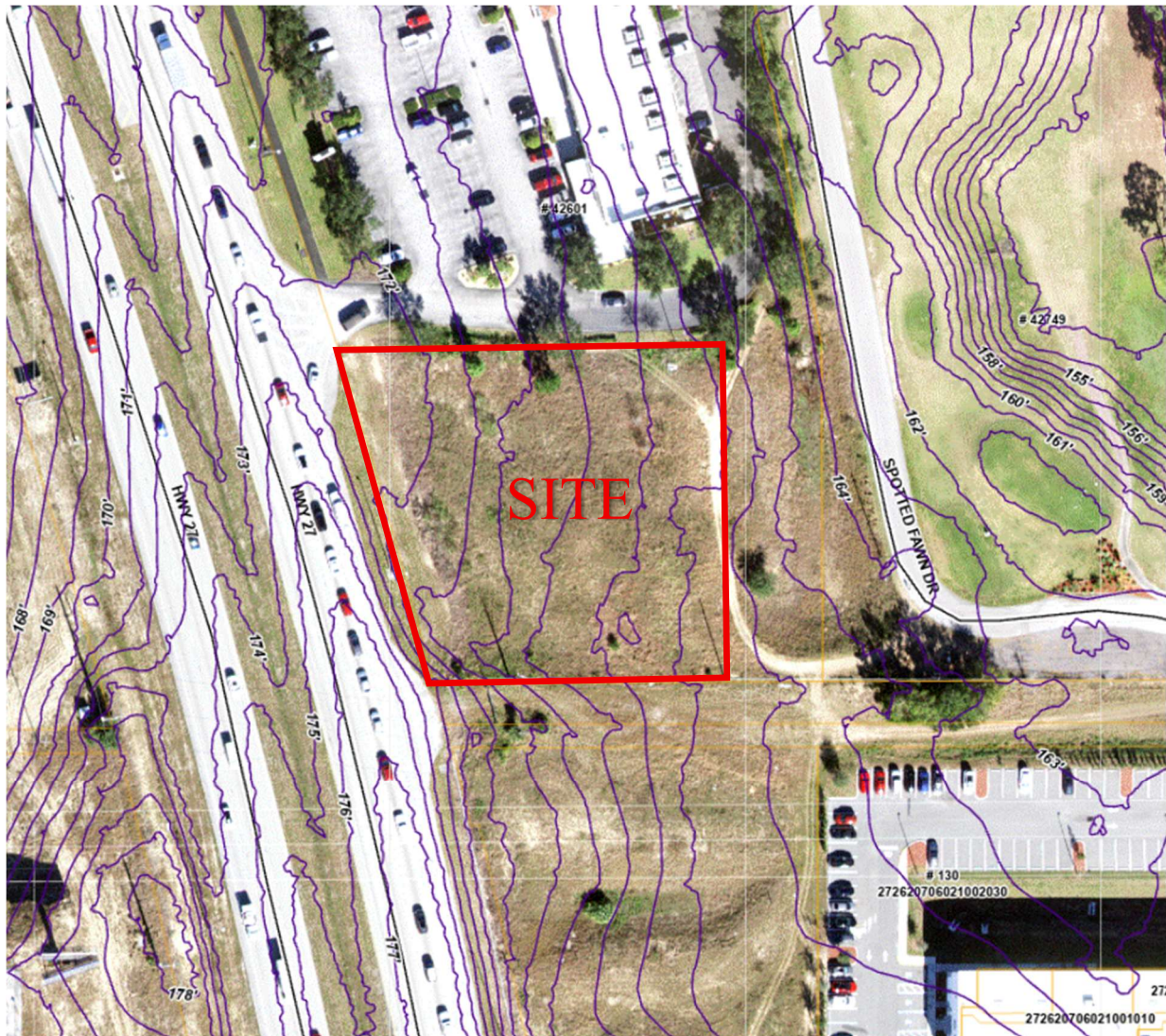


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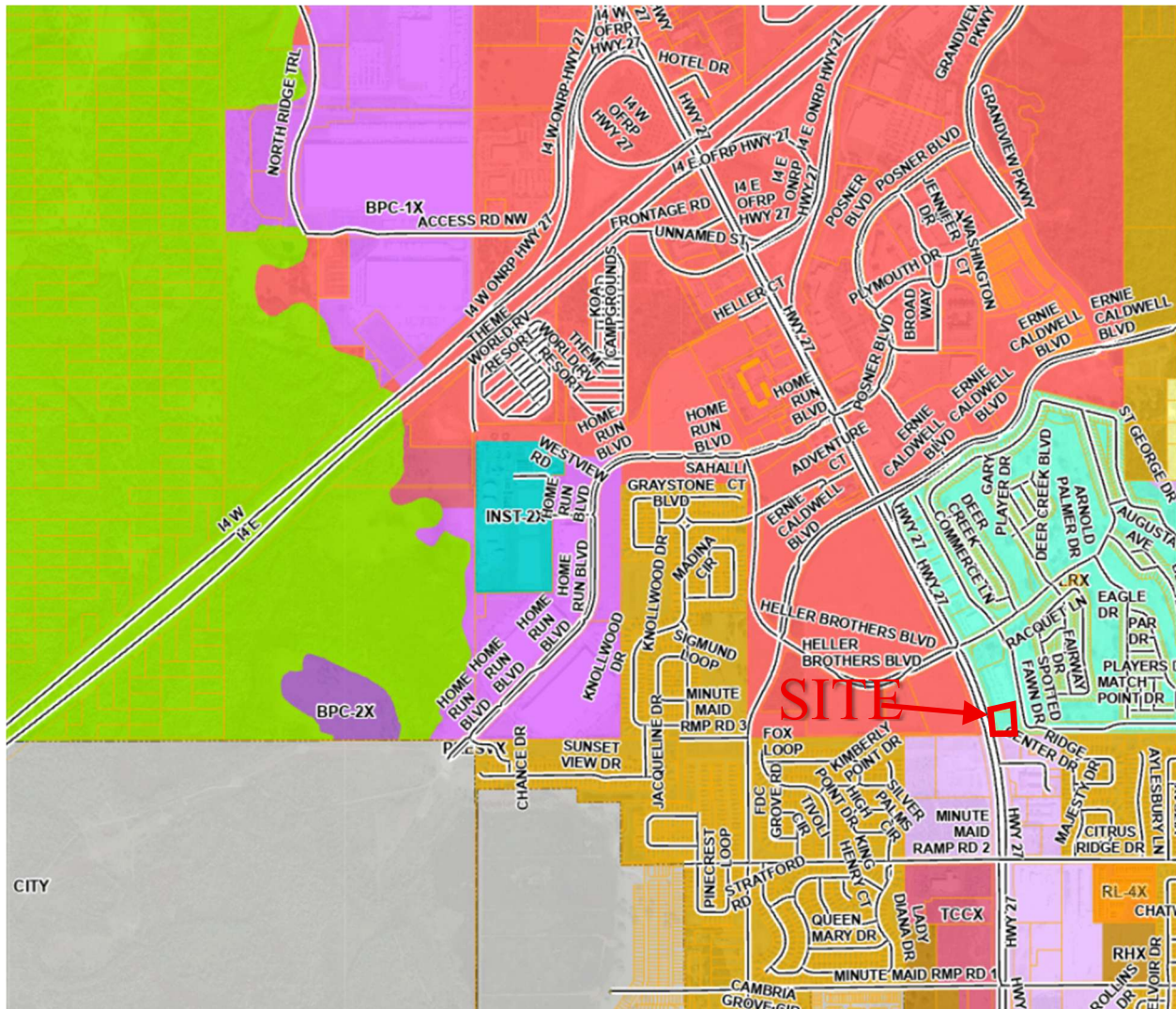
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Map B: Topographical Map



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Map C(1): Existing FLUM



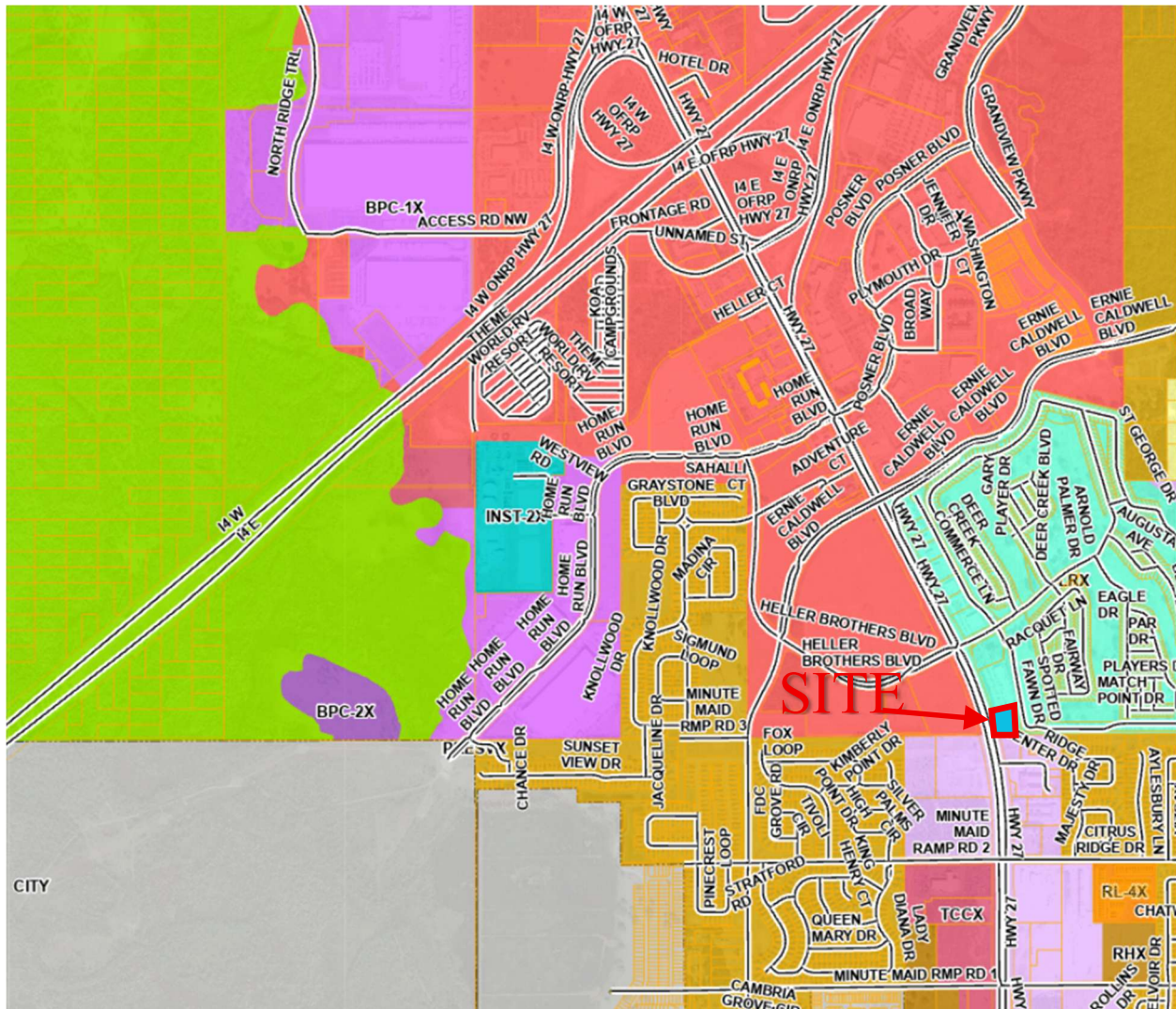


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Map C(2): Proposed FLUM





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Map D: Soils





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Map E: Traffic Circulation Map





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Map F: Site Plan (N/A)



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Map G: Drainage Map

