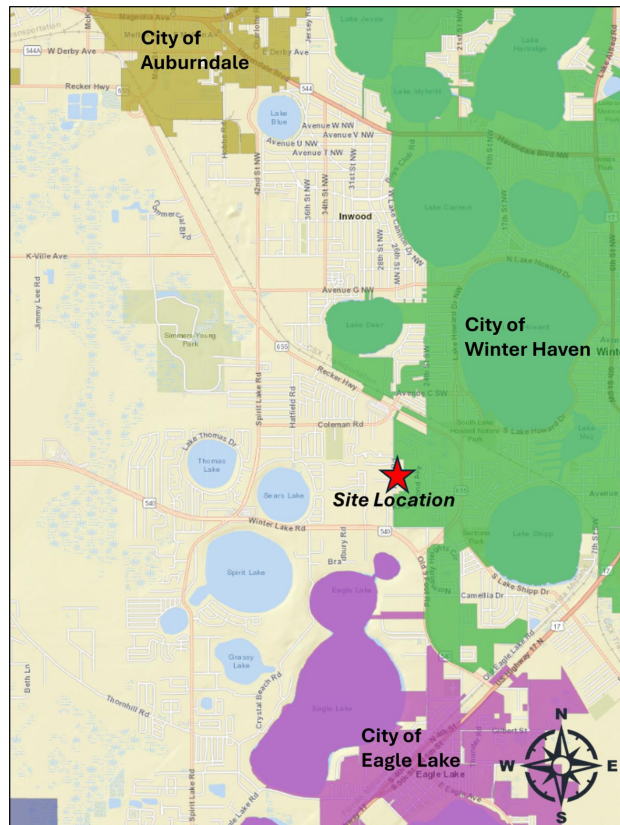


POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	August 28, 2025	Level of Review:	Level 3 Review
PC Date:	November 5, 2025	Type:	Conditional Use Approval
BoCC Date:	N/A	Case Numbers:	LDCU-2025-22
		Case Name:	Robert Weed MH
Applicant:	Linda Campbell	Case Planner:	Kyle Rogus, Planner II

Request:	The applicant is requesting a Conditional Use (CU) approval for a mobile home to be located on ±1.88 acres within a Residential Low-4 (RL-4) future land use district.
Location:	The subject site is located north of Highway 540, south of Coleman Road, east of Spirit Lake Road, west of Recker Highway in Section 31, Township 28, Range 26.
Property Owners:	Robert Weed
Parcel Size (Number):	±1.88 acres Parcel ID (#262831-000000-033060)
Future Land Use:	Residential Low-4 (RL-4)
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 Low-4 (RL-4) land use district on an ±1.88 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 RL-4 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.

The proposed mobile home is not the first mobile home within the surrounding area. Approximately 104 feet to the north and 65 feet to the south of the subject site are two mobile homes (see Exhibit #6). Both mobile homes obtain ingress and egress off King Road. The sites with existing mobile homes are not abutting the subject site, however they are the next lot over, separated by 100 feet or less. If at least one of the mobile homes were abutting the subject property's side lot lines, the application would not be required. Based upon procedure, the standards outlined in Section 303 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.

Staff recommends approval. This mobile home request is compatible with the surrounding area. The subject property is zoned RL-4. There are multiple mobile homes that utilize King Road to obtain access either directly or indirectly to their property. The RL-4 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-2025-22 is a Conditional Use request to allow a mobile home on Parcel No. 262831-000000-033060 (+/- 1.88 acres) within a Residential Low-4 (RL-4) land use district in the Urban Growth Area (UGA).*
- *The surrounding properties are within a Residential Low-1 (RL-1) Land Use District to the west, RL-4 Land Use District to the north and south, City of Winter Haven to the east.*
- *King Road (Road No. 853603) is a two-lane, County-maintained, paved Urban Collector road with a width of 20 feet.*
- *Section 204.A.7 of the LDC states, "The purpose of the RL-4 district is to provide areas for the low density residential needs of residents in urban areas who desire areas with smaller lots, a minimum of 6,000 square feet."*
- *Per Table 2.2 of the LDC, RL-4 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 recorded prior to May 20, 1971;

4. Within any platted residential subdivision, or single platted phase within a multiple phased development recorded after May 20, 1971, in which 50 percent or more of the developed lots contain mobile homes;

5. On any un-platted legal residential lot or parcel in the A/RR district;

6. On any un-platted legal residential lot or parcel that is five acres or larger in the RS district;

7. On any un-platted legal residential lot or parcel that is abutting vacant properties to all side and rear property lines;

8. On any un-platted legal residential lot or parcel where at least one property abutting the subject property's side lot line has a mobile home;

9. 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,

10. On any legal 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.*
- *Subject site will utilize its own private septic system in compliance with Polk County Standards for wastewater and the City of Winter Haven supplies water.*

- *The development is zoned for Lake Shipp Elementary, Westwood Middle, and Lake Region Senior High. The site is 1.4 miles from Lake Shipp Elementary; 2.6 miles from Westwood Middle; and 2.6 miles from Lake Region Senior High.*
- *The subject parcel is not within one of the Wellhead-Protection Areas.*
- *The property is composed of 43 percent Immokalee sand; 35 percent Pomello fine sand; and, 21 percent Smyrna and Myakka fine sands.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of natural 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.*
- *The subject site will have ingress and egress access through King Road. King Road is a paved, two-lane Urban Collector, County-maintained roadway. According to the 2025 Roadway Network Database, the nearest monitored roadway King Road (8452N) has approximately 752 available PM Peak Hour trips; King Road (8452S) has approximately 747 available PM Peak Hour trips. CR 542 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 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-2025-22.**

CONDITIONS OF APPROVAL

Based upon the findings of fact the Development Review Committee recommends APPROVAL of LDCU-2025-22 with the following Conditions:

1. LDCU-2025-22 is approved for no more than one (1) mobile home on Parcel No. 262831-000000-033060 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: Residential Low-1 Single-family Residential 1.01 acres	North: Residential Low-4 Single-family Residential 0.94 acres	Northeast: City of Winter Haven Un-platted Tract 14.43 acres
West: Residential Low-1 Single-family Residential 1.01 acres	Subject Property: Residential Low-4 Residential 1.88 acres	East: City of Winter Haven Un-platted Tract 14.43 acres
Southwest: Residential Low-1 Vacant Residential 1.30 acres	South: Residential Low-4 Single-family Residential 0.59 acres	Southeast: City of Winter Haven Un-platted Tract 14.43 acres

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

Property Appraiser shows the parcel as residential located in the Residential Low-4 (RL-4) land use district. The immediate surrounding area provides similar single-family residential densities, however to the east of the site is vacant un-platted land within Winter Haven city limits and to the west is residential designated Residential Low-1 (RL-1).

Compatibility with the Surrounding Land Uses and Infrastructure:

This request is compatible with the Comprehensive Plan and Land Development Code. The purpose of the RL-4 land use district is to provide areas for the low density residential needs of residents in urban areas who desire areas with smaller lots, a minimum of 6,000 square feet. The RL-4 district permits single-family dwelling units, family care homes, agricultural support uses, and community facilities. The impact from a single mobile home is minimal. The immediate surrounding land uses are zoned for residential 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.”

Mobile Homes, Individual Condition No. 8:

This is not the first mobile home within the surrounding area. Approximately 104 feet to the north and 65 feet to the south of the subject site measured from property line to property line are two mobile homes (see Exhibit #6). Both mobile homes obtain ingress and egress off King Road. According to condition No. 8, if at least one of the mobile homes were abutting the subject property's side lot lines, the application would not be required. The sites with existing mobile homes are not abutting the subject site, however they are the next lot over, separated by 100 feet or less. In essence, the minimal separation between the proposed mobile home and the two existing still meets compatibility and accomplishes the intent of the Land Development Code (LDC). Based upon procedure, the standards outlined in Section 303 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.

Although the property does meet the standards in Section 303, it is compatible with the surrounding uses and is consistent with the Land Development Code (LDC). There are multiple mobile homes that utilize King Road to obtain access either directly or indirectly to their property. New mobile homes are built to a higher quality than in previous years and often resemble that of a single-family home causing minimal discrepancies with what is existing on the ground today.

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 Lake Shipp Elementary, Westwood Middle or Lake Region Senior High; however, Lake Shipp Elementary is at 93% capacity; Westwood Middle is currently operating at 51% capacity; and, Lake Region Senior High is currently operating at 62% capacity. Subject property is provided water from the City of Winter Haven and will utilize its own 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)	Lake Shipp Elementary, Westwood Middle, and Lake Region 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	subject site will have ingress and egress access through King Road. King Road is a paved, two-lane Urban Collector, County-maintained roadway. According to the 2025 Roadway Network Database, the nearest monitored roadway King Road (8452N) has approximately

Urban Services and Infrastructure Summary	
	752 available PM Peak Hour trips; King Road (8452S) has approximately 747 available PM Peak Hour trips. CR 542 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 208 feet of frontage off King Road, using a private septic system in compliance with Polk County Standards and the water supply will be provided by 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
<i>Source: Polk County Concurrency Manual. The proposed development assumes that the potable water rate for a mobile home will consume 360 GPD and generate 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.</i>			

Environmental Conditions Analysis:

Current GIS Data Viewer shows there are no wetlands on site. The parcel has approximately 0.18 acres of floodplains (See Table 4, below). The floodplain is isolated to the rear of the subject site approximately 258 feet away from the proposed mobile home.

The subject site is not located within any of the County’s identified Wellhead-Protection Areas. The subject property is not located within a one-mile radius of natural areas, according to the Florida Natural Areas Inventory Biodiversity Matrix. The property is composed of 43 percent Immokalee sand; 35 percent Pomello fine sand; and, 21 percent Smyrna and Myakka fine sands, which provide moderate and poor drainage. The soil is not of such that would limit compliance with applicable LDC regulations for the proposed use, though the subject property is relatively flat with an elevation of 147 feet where the mobile home is proposed and 141 feet to the rear of the property associated with the floodplains. The subject site does not contain or abut any surface water bodies. In addition, the subject property is not located within a Historical Preservation area. The subject site is located in the City of Winter Haven Airport Height Notification and In-Flight Visual Interference Zones.

Table 4

Environmental Conditions Summary	
Surface Water	The property does not contain or abut any surface water bodies.
Wetlands/Floodplains	Current GIS Data Viewer shows approximately 0.18 acres of floodplains to the rear (northeast) of the property. There are no wetlands on site.
Soils	The property is composed of 43 percent Immokalee sand, 35 percent Pomello fine sand, and 21 percent Smyrna and Myakka fine sands, which provides moderate and

	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 not located within one mile of natural areas 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 city of Winter Haven 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.

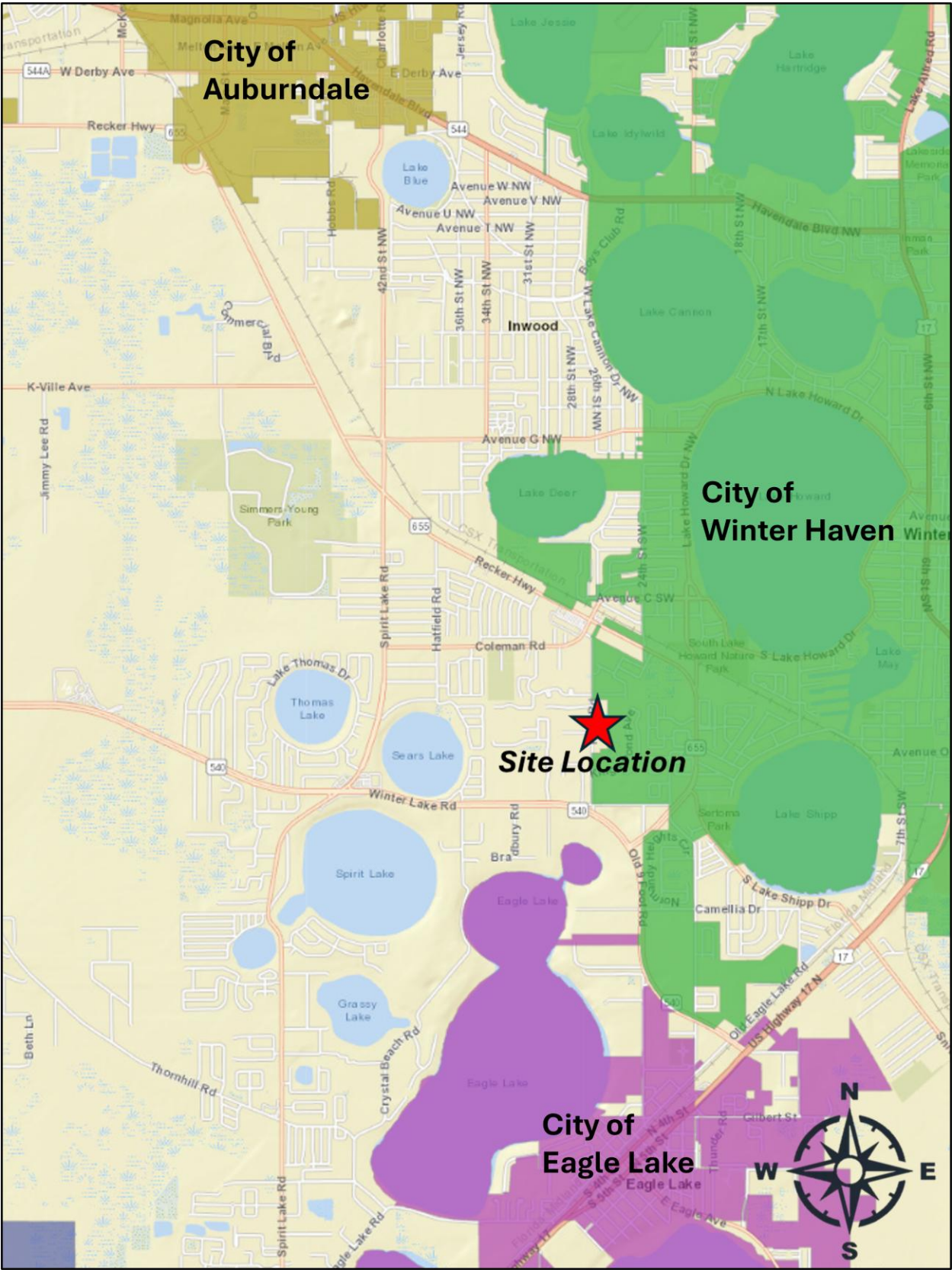
Table 5

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;	<i>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.</i>
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	<i>Yes, this request is consistent with the Comprehensive Plan, as reviewed for consistency with SECTION 2.102 GROWTH MANAGEMENT and POLICY 2.203-A2 HOUSING ELEMENT of the Comprehensive Plan.</i>
Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and	<i>Yes, the request is compatible with surrounding uses and the general character of the area. See Pages 5-6 of this staff report for data and analysis on surrounding uses and compatibility.</i>
How the concurrency requirements will be met if the development were built.	<i>This request will not require concurrency determinations from utilities, the school board, or TPO. The impact on public services can be found in the analysis found on Pages 6-7 of the Staff Report.</i>

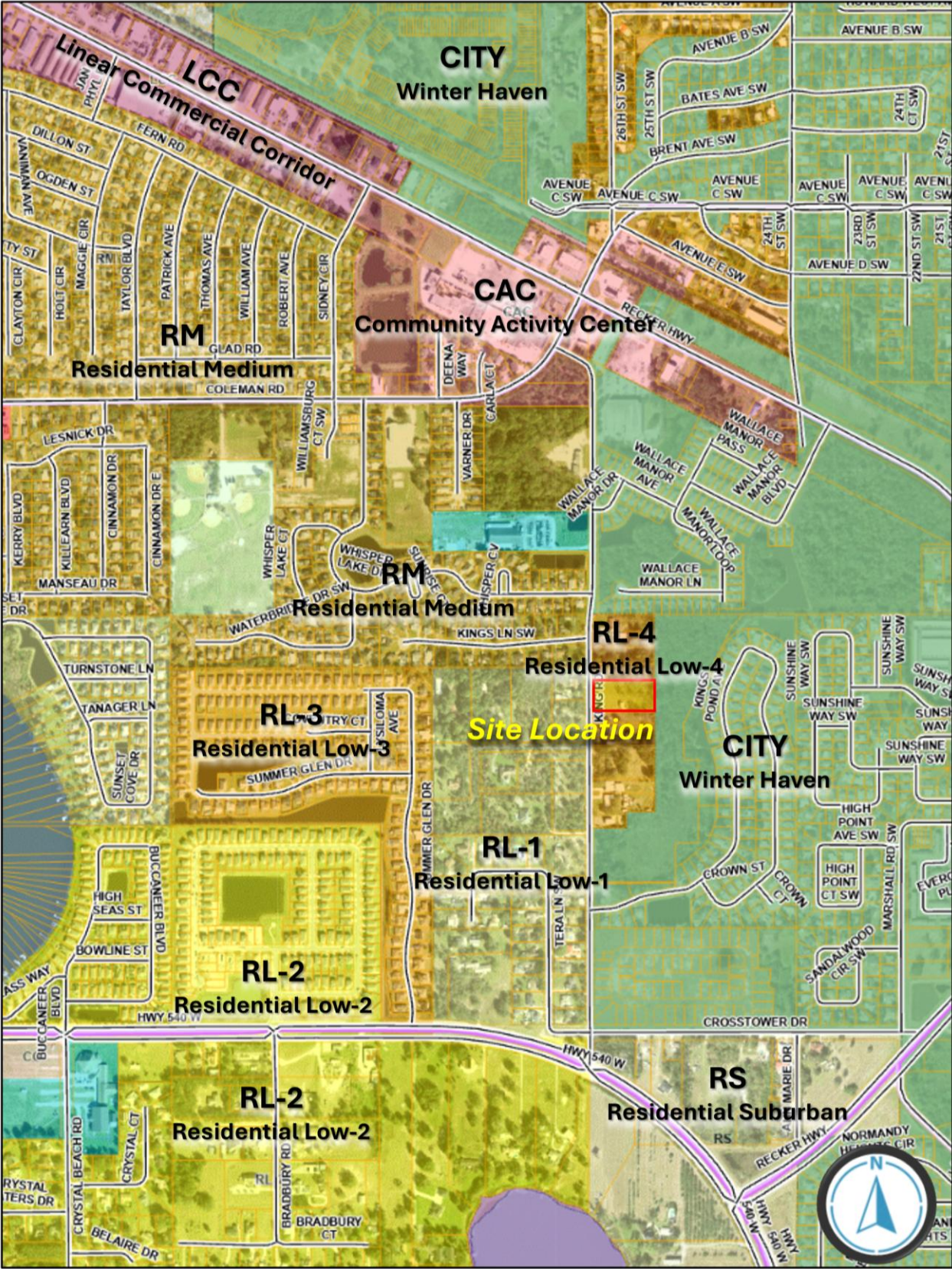
Comments from other Agencies: None

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	Surrounding Uses

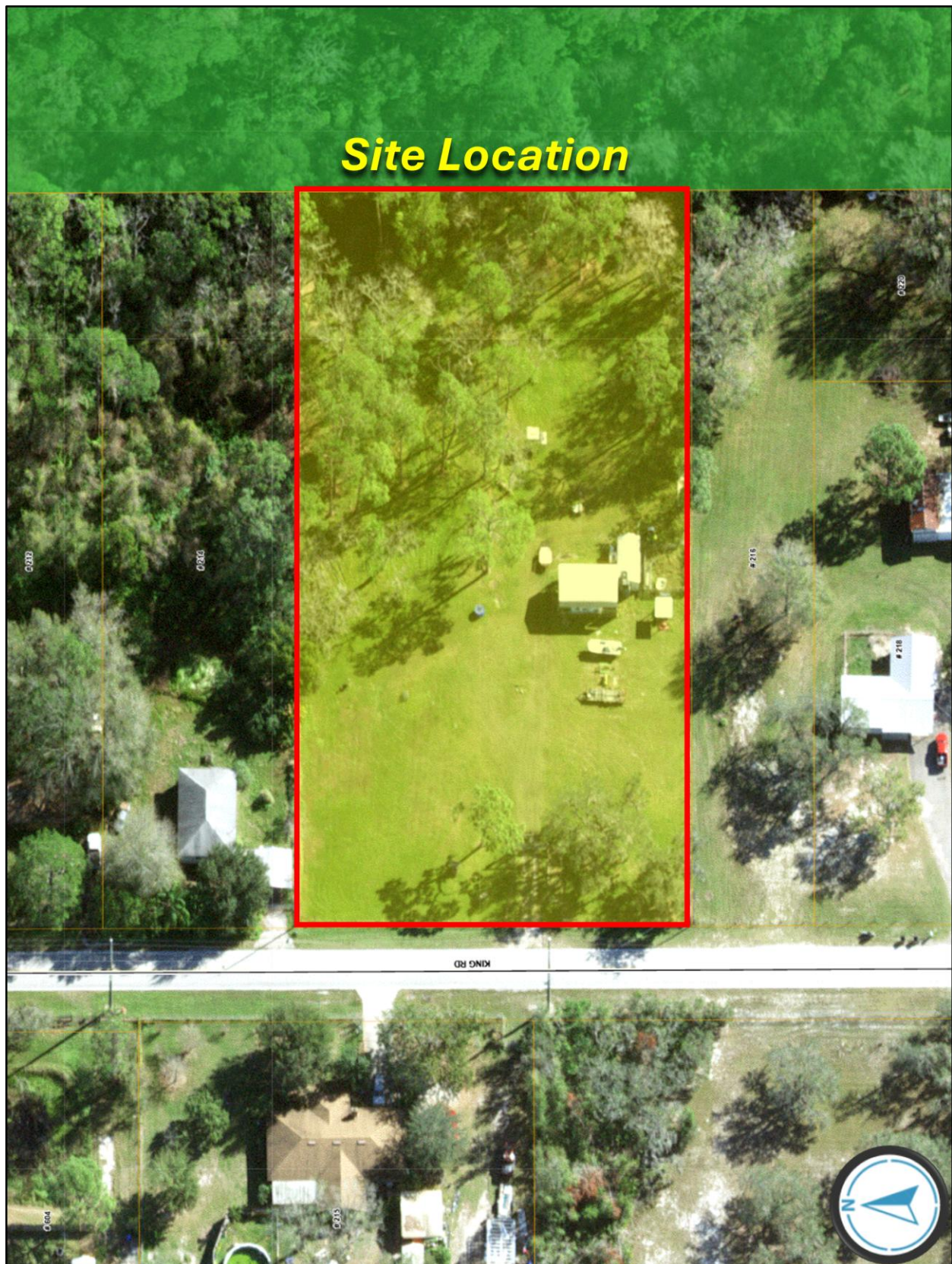


Location Map

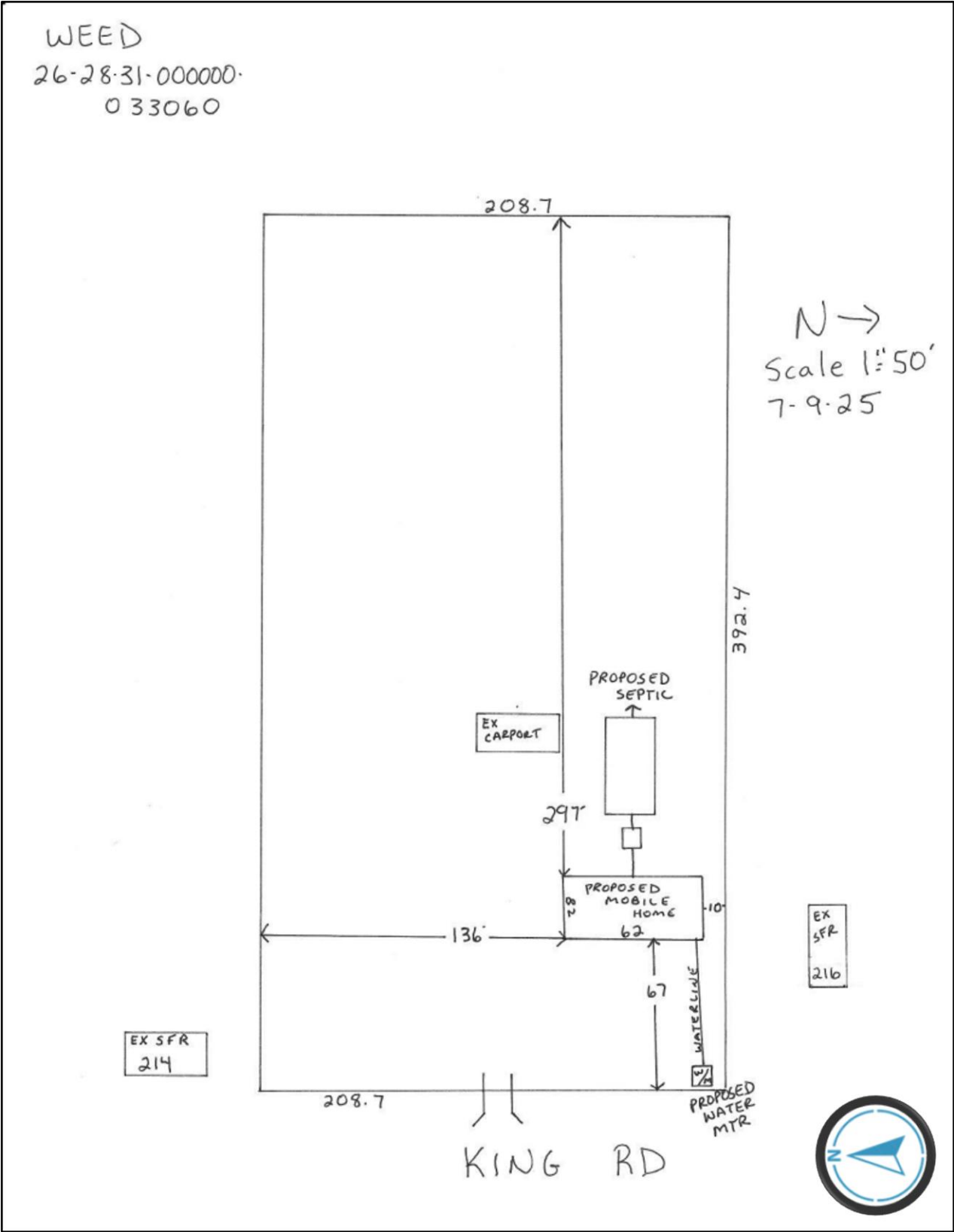


Future Land Use Map

DRC Findings/Recommendation
Level 3/KSR



Aerial Imagery (Close-up)



Site Plan



Surrounding Uses