

Level 4 – Land Use Narrative: Why the land use change it is needed for the County.

Land Use Amendment Request for Lake Marion Preserve

This request is to change the existing land use of Development of Regional Impact (DRI) to Recreation Open Space (ROS) for 32 acres of property along the shore of Lake Marion.

The Board of County Commissioners acquired 600+ acres of property from the Lake Marion Preserve L.L.C. in 2023 to protect water quality in the Upper Kissimmee watershed along with protecting imperiled habitats with federally and state listed species.

Of the 600+ acres it is the intent of Parks and Natural Resources Division to sever approximately 32 acres of this property and change the land use to Recreation Open Space (ROS).

This 32-acre parcel will provide for public use and environmental education that offers public enjoyment of the site without damaging the unique natural resources- Lake Marion is unique with its natural communities, it will provide educational opportunities to the public. An Education Center, educational signage and hiking trails make for an opportunity for nature study, and appreciation of water and natural resources. A boat ramp will provide access for fishing on Lake Marion.

Polk County needs additional recreational space to meet the recreational and educational needs of current and new residents of Polk County, which is one of the fastest growing Counties in the State of Florida and the United States of America.