

BOARD OF COUNTY COMMISSIONERS, POLK COUNTY, FLORIDA

FINAL ORDER

(De Novo)

Case Number: LDCU-2025-39

Applicant: Chad Booker P.E. Traditions Engineering

Property Owner: KDC Forever LLC and Scott L Henderson

Hearing Date: June 2, 2026

I. Request:

The Applicant is requesting Conditional Use for expansion of a legally non-conforming Recreational Camping Facility per Section 120.J of the LDC to increase the number of RV/Cabin sites from 20 to 40 and add one more residence and accessory buildings for the campground. (the "Application").

II. Planning Commission Decision:

On June 2, 2026, the Planning Commission held a public hearing on the Application and voted ____ - ____ to approve/deny the Application.

III. Findings:

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:

Pursuant to section 922 of the Polk County Land Development Code (the "LDC"), the Board shall, in the review of the Application, consider all applicable

provisions of the LDC, including but not limited to, the provisions pertaining to a level 3 review.

1. Pursuant to Section 906.D.7 of the LDC, the Planning Commission shall, in the review of a Level 3 Review 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 120, 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.

IV. Incorporation of Record

The record is hereby incorporated by reference into this order 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 decision, and all testimony and evidence presented at the hearing.

V. Board'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 attached hereto and incorporated herein as Exhibit "A", and those conditions, if any, agreed upon by the Applicant and approved by the Board of County Commissioners during the public

hearing. Any such additional conditions approved during the public hearing, as applicable, are set forth on the attached Addendum 1 to Final Order and fully incorporated herein. This order becomes final on the date rendered to the Clerk.

DONE AND ORDERED in Bartow, Polk County, Florida, in regular session this 2nd day of June 2026, by the Polk County Board of County Commissioners.

**Polk County Board of
County Commissioners**

**ATTEST: Stacy M. Butterfield, Clerk
and Auditor to the Board**

By: _____
Martha Santiago Ed.D, Chairperson

By: _____
Deputy Clerk

Date rendered to the Clerk: _____

ADDENDUM 1 to FINAL ORDER

The following conditions of approval were agreed upon by the Applicant and approved by the Board of County Commissioners during the public hearing held on _____, 2026, and are fully incorporated into the Final Order. In the event any conflict or inconsistency arises between the conditions listed in the Staff Report and those listed in this Addendum 1, the conditions listed in this Addendum 1 shall control.

Additional Conditions of Approval:

- 1.

Exhibits to Board's Order
Exhibit A-Staff Report and Exhibits