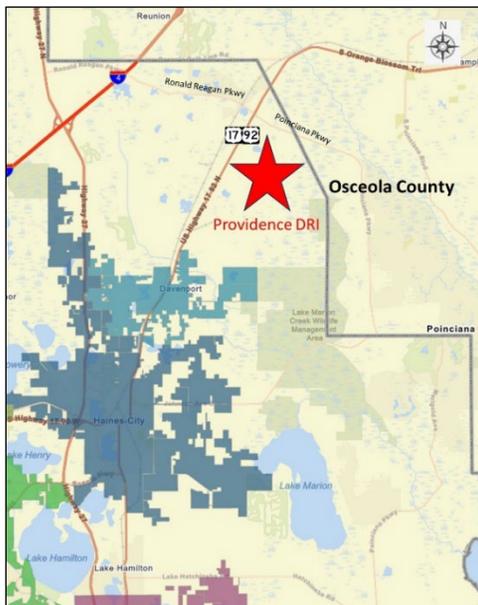


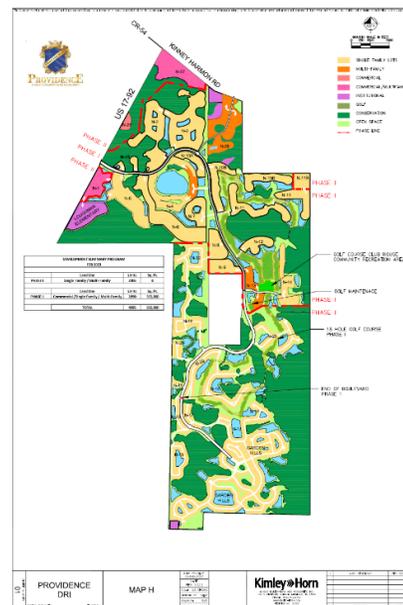
POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date: March 30, 2023	Level of Review: 4
PC Date: February 7, 2024	Type: Development of Regional Impact (DRI) Notice of Proposed Change
BoCC Date: March 19, 2024	Case Numbers: LDDRI-2023-1
Applicant: Applied Building Development Company, Mark Wilson	Case Name: Providence DRI NOPC
	Case Planner: Robert Bolton, Planner III

Request:	Amendment to the Providence Development of Regional Impact (DRI) for the 1) expansion of the N-27 commercial area (related to LDCPAS-2023-11), 2) summarization of the residential and commercial unit counts within the Neighborhoods, and 3) extend the buildout dates of Phase I and Phase II.
Location:	The subject property is located on the east side of US Hwy 17/92 south of Ronald Reagan Parkway, west of the Osceola County line, and north of Ernie Caldwell Boulevard northeast of Davenport city limits, in Sections 12 and 13, Township 26 and Range 27; and Sections 07, 18, 19, 30 and 31, Township 26 and Range 28.
Property Owner:	Applied Building Development Company - Oakhills, Inc.
Parcel Size (Number):	2,300± acres (Parcel #(s) Various in Ranges 27 and 28, Township 26, and various sections)
Development Area/Overlays:	Urban Growth Area (UGA), Transit Corridors and Centers Overlay (TCCO), Ronald Reagan SAP
Nearest Municipality:	City of Davenport
DRC Recommendation:	Approval if LDCPAS-2023-11 is approved
Planning Commission Vote:	Pending
Public Comment:	Pending
Florida Commerce:	N/A



Location Map



Proposed Map H

The applicant, Applied Building Development Company - Oakhills, Inc., Mark Wilson, is requesting a Development of Regional Impact (DRI) Amendment on behalf of the property owner, Applied Building Development Company - Oakhills, Inc., requesting 1) expansion of the N-27 commercial area (related to LDCPAS-2023-11), 2) summarization of the residential and commercial unit counts within the Neighborhoods, and 3) extend the buildout dates of Phase I and Phase II of the Providence / Oak Hills Estates DRI (DRI #2).

Originally the Oak Estates DRI (DRI #2) was adopted in the early 1990's Developments of Regional Impact (DRI) are required to have a Development Order (DO), a copy of the Strike-out/underline proposed DO is provided as an Attachment under separate cover. The proposed DO is titled the "Eighth Restated and Amended Development Order for Providence a Development of Regional Impact DRI 90-04."

This application is one of two (2) related to the modification of entitlements to the Providence / Oak Hills Estates DRI site. In addition to this NOPC, the applicant has submitted a Comprehensive Plan Map Amendment (CPA). The CPA (LDCPAS-2023-11) requests a Future Land Use district change on 7.48± acres from Preservation-X (PRES-X) to Community Activity Center-X (CAC-X), representing an expansion of the existing CAC-X and the N-27 Commercial Neighborhood. This expansion does not increase any entitlements previously granted to the DRI. The requested Land Use change requires updating of the DRI's Map H which identifies the approved land use locations within the Providence DRI. The second component of the NOPC reconfigures the summarization of residential and commercial units within the DRI This allows for residential units to be transferred to other neighborhoods without a DRI amendment, maintaining the vested count and staying consistent with the Comprehensive Plan Future Land Uses.. The third component of the NOPC extend the buildout dates of Phase I and Phase II.

Expansion of N-27 Commercial Area:

The related request LDCPAS-2023-11 Providence PRES to CAC request a Land Use change on 7.48± acres from Preservation-X (PRES-X) to Community Activity Center-X (CAC-X), representing an expansion of the existing CAC-X and the N-27 Commercial Neighborhood. This request does not increase the entitlements within the Providence DRI, see explanation below. The expansion of the CAC-X allows for a more efficient utilization of the corner location of US 17/92 and Ronald Reagan Boulevard / Kenny Harmon Road. Within the Ronald Reagan SAP Preservation-X does not allow for any uses, including access and pretreated stormwater retention. Changing the Land Use allows the FDOT to grant access to the N-27 commercial Neighborhood, providing better internal traffic flow and the ability to utilize this area for stormwater retention if needed. This Land Use change, if adopted, will need to be updated on the DRI's Map H. Providence DRI maintains the same vesting as it was approved prior to the Comprehensive Plan, with the exception of the wetland impacts. The widening of US 17/92 and Kenny Harmon Road have greatly impacted the wetlands at the intersection of US 17/92 and Kenny Harmon Road.

Residential and Commercial Unit Count Summarization:

Map H of the Providence DRI includes a table specifying Phase I and Phase II and the specific Neighborhoods, with the residential units for each Neighborhood and the total square feet within each Commercial Neighborhood. The new summary allows for a shifting, no net increase, of residential units from one residential neighborhood to another residential neighborhood, and

commercial square footage from one commercial neighborhood to another commercial neighborhood.

In Exhibit 3, Existing Map H, the Development Summary may be seen with each Phase and Neighborhood’s allocated residential and commercial units. These allocations were decided upon when the DRI was originally granted in 2003. In Exhibit 4, Proposed Map H, the Development Summary may be seen with each Phase’s allocated residential and commercial units. Exhibit 5 Is a closer view of each of the Summaries. Below is a summarization of the Existing and Proposed Summaries (Table 1 of the DO).

<i>Existing</i> Table 1			
Land Use	Phase I	Phase II	Total Development
Single Family	1,541 dwelling units	716 dwelling units	2,257 dwelling units
Multi-Family	664 dwelling units	1,570 dwelling units	2,234 dwelling units
Commercial	135,000 square feet	180,000 square feet	315,000 square feet
Golf Course w/club house	18 holes (Existing)	N/A	18 holes (Existing)
Elementary School	Loughman Oaks Elementary School (existing)	N/A	Loughman Oaks Elementary School (existing)

The existing Table 1 entitlements provide for 4,491 dwelling units for single-family and multi-family within the Providence DRI. The proposed Table 1 entitlements provide for 4,095 dwelling units for single-family and multi-family within the Providence DRI. The remaining entitlements remain consistent.

<i>Proposed</i> Table 1			
Land Use	Phase I	Phase II	Total Development
Single Family/Multi-Family	2,205 dwelling units	1,890 dwelling units	4,095 dwelling units
Multi-Family	N/A	N/A	N/A
Commercial	N/A	315,000 square feet	315,000 square feet
Golf Course w/club house	18 holes (Existing)	N/A	18 holes (Existing)
Elementary School	Loughman Oaks Elementary School (existing)	N/A	Loughman Oaks Elementary School (existing)

With no increase in residential or commercial entitlements, it does not represent a Substantial Deviation from the Existing DRI.

Extension of Phase I and Phase II Build Out Dates:

Originally the Oak Estates DRI (DRI #2) was adopted in the early 1990’s development did not begin until the early 2000’s. Developments of Regional Impact (DRI) are required to scheduled Build Out dates. Within the “Eighth Restated and Amended Development Order for Providence a Development of Regional Impact DRI 90-04”, Section 3 Conditions of Approval, A. Condition One: Scope of Approval, 4. Phasing Dates, will be revised with Phase I, May 2, 2024, and Phase II, May 2, 2029.

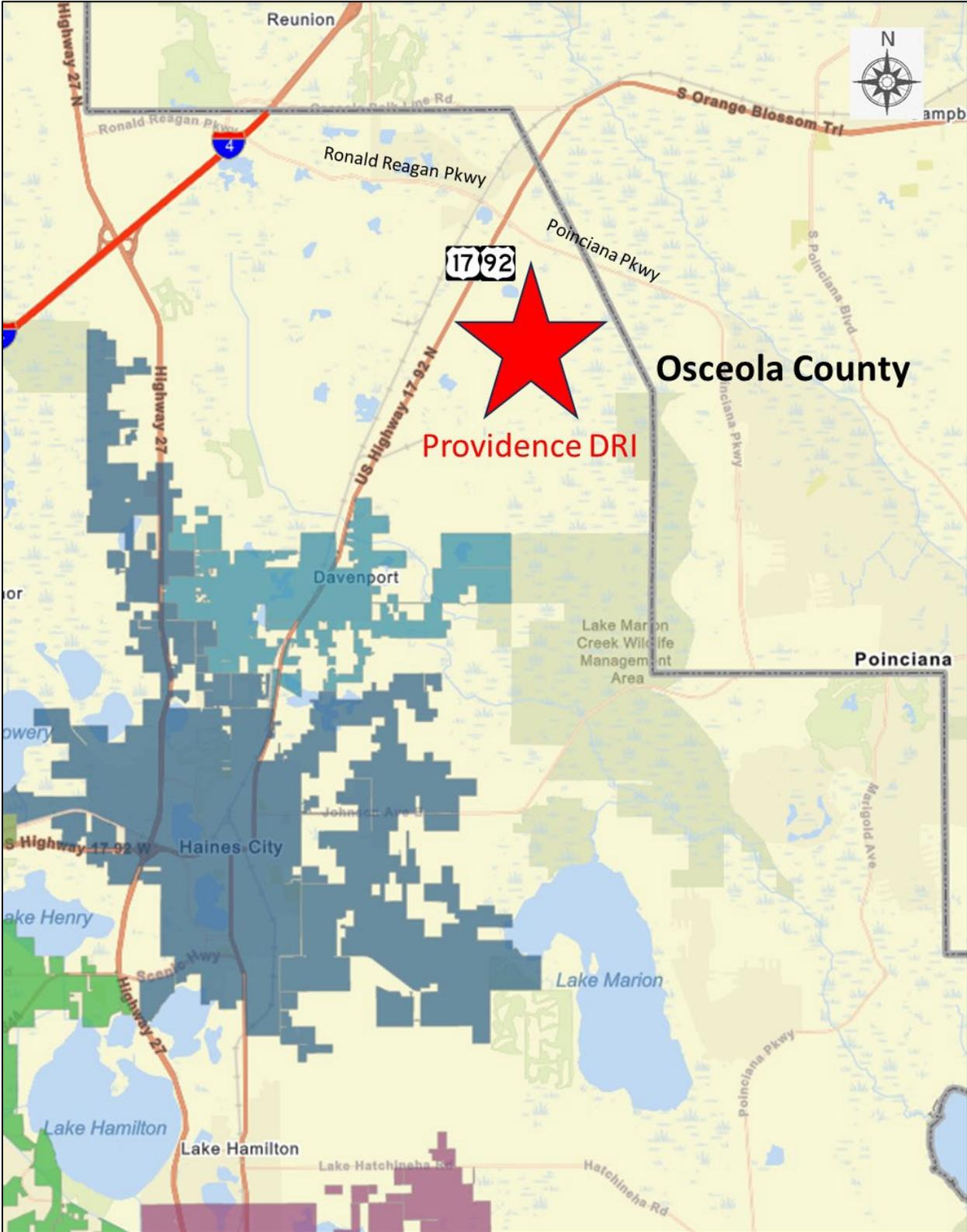
Development Review Committee Recommendation: Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee finds that with the proposed conditions, the proposed request **IS COMPATIBLE** with the surrounding 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 LDDRI 2023-1**.

Planning Commission Recommendation: On February 7, 2024, at an advertised public hearing, the Planning Commission recommend ?? to **APPROVE or DENY LDDRI-2023-1**.

***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.*

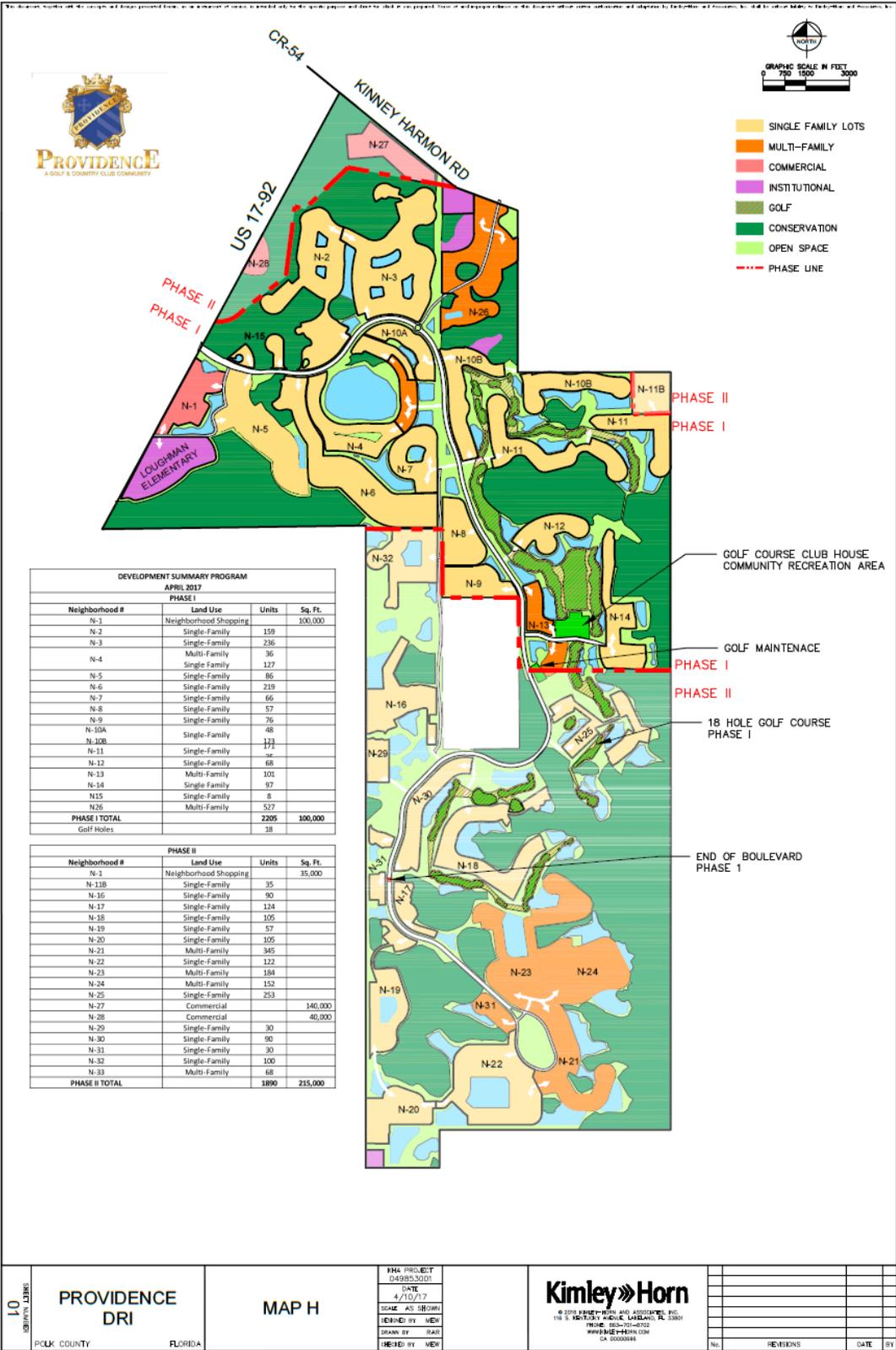
***NOTE:** Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite 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.*



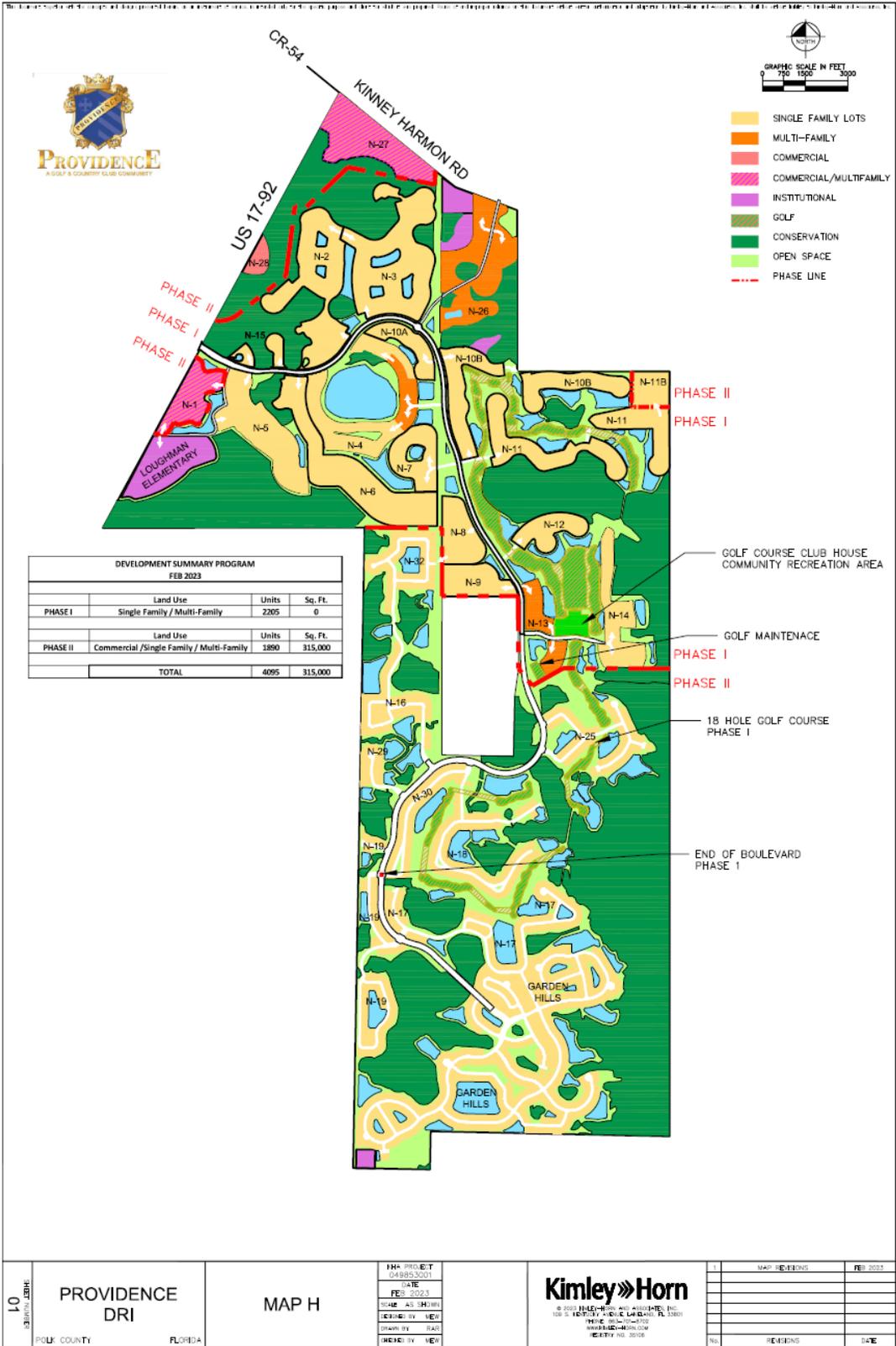
Location Map



2020 Providence DRI AERIAL



EXISTING MAP H



PROPOSED MAP H

DEVELOPMENT SUMMARY PROGRAM			
APRIL 2017			
PHASE I			
Neighborhood #	Land Use	Units	Sq. Ft.
N-1	Neighborhood Shopping		100,000
N-2	Single-Family	159	
N-3	Single-Family	236	
N-4	Multi-Family	36	
	Single Family	127	
N-5	Single-Family	86	
N-6	Single-Family	219	
N-7	Single-Family	66	
N-8	Single-Family	57	
N-9	Single-Family	76	
N-10A	Single-Family	48	
N-10B	Single-Family	123	
N-11	Single-Family	171	
N-12	Single-Family	68	
N-13	Multi-Family	101	
N-14	Single Family	97	
N-15	Single-Family	8	
N-26	Multi-Family	527	
PHASE I TOTAL		2205	100,000
Golf Holes		18	

PHASE II			
Neighborhood #	Land Use	Units	Sq. Ft.
N-1	Neighborhood Shopping		35,000
N-11B	Single-Family	35	
N-16	Single-Family	90	
N-17	Single-Family	124	
N-18	Single-Family	105	
N-19	Single-Family	57	
N-20	Single-Family	105	
N-21	Multi-Family	345	
N-22	Single-Family	122	
N-23	Multi-Family	184	
N-24	Multi-Family	152	
N-25	Single-Family	253	
N-27	Commercial		140,000
N-28	Commercial		40,000
N-29	Single-Family	30	
N-30	Single-Family	90	
N-31	Single-Family	30	
N-32	Single-Family	100	
N-33	Multi-Family	68	
PHASE II TOTAL		1890	215,000

DEVELOPMENT SUMMARY PROGRAM			
FEB 2023			
	Land Use	Units	Sq. Ft.
PHASE I	Single Family / Multi-Family	2205	0
	Land Use	Units	Sq. Ft.
PHASE II	Commercial /Single Family / Multi-Family	1890	315,000
TOTAL		4095	315,000

EXISTING

PROPOSED

MAP H SUMMARY