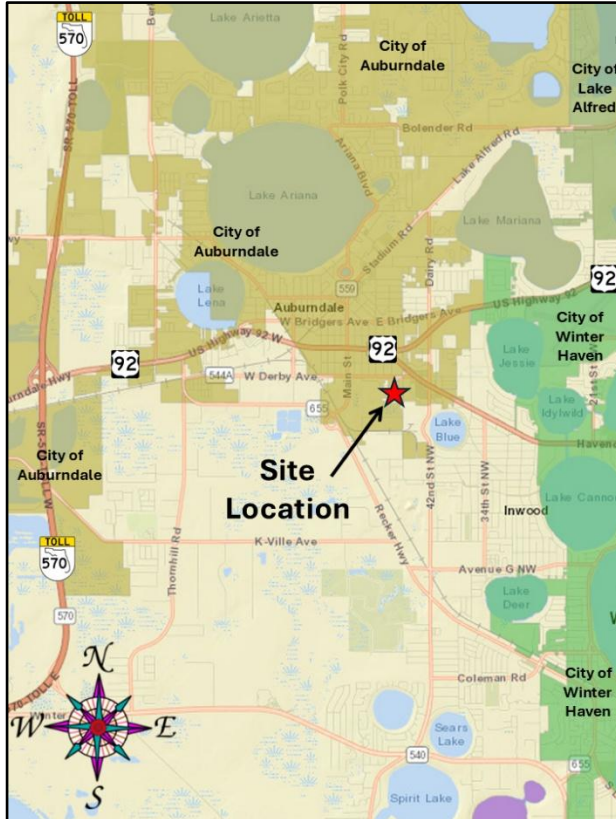


POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	October 30, 2025	Level of Review:	Level 3 Review
PC Date:	January 7, 2026	Type:	Conditional Use
BoCC Date:	n/a	Case Numbers:	LDCU-2025-24
Applicant:	Helen Alexander	Case Name:	Alexander MH
		Case Planner:	Andrew Grohowski, Planner II

Request:	The applicant is requesting Conditional Use approval for a Mobile Home to be permitted on ±0.13 acres within a Residential Medium Future Land Use District.
Location:	The subject site is located at 717 Henry Street, south of Havendale Boulevard and Derby Avenue, west of Hobbs Road, north of Lincoln Court, and southeast of the City of Auburndale in Section 14, Township 28, Range 25.
Property Owners:	Jimmy, Helen, & Joseph Alexander (Estate of S. J. Alexander)
Parcel Number (Size):	252814-000000-013340 (±0.13 acres)
Future Land Use:	Residential Medium (RM)
Development Area:	Transit Supportive Development Area (TSDA)
Nearest Municipality:	City of Auburndale
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending Public Hearing

Location Map



2023 Aerial Photo (Context)



Summary of Analysis:

The applicant is requesting Conditional Use (CU) approval to locate a Mobile Home in a Residential Medium (RM) land use district on an ± 0.13 -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 RM 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.

The property is not located within a platted subdivision. There are fourteen (14) lots that share road frontage off Henry Street, 8 of which are single family residences, 1 mobile home, and one property with three (3) duplex buildings. The remaining are vacant. The Pinecrest Subdivision (PB 15, PG 38) is to the east and consists of forty-two (42) lots, seven (7) of which are mobile homes and one (1) is a duplex. LDC Section 303 allows administrative approval for the placement of a mobile home within un-platted lots if the abutting sides have existing mobile homes or if the subject parcel is greater than five acres. 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 residential uses.

Staff recommends approval. The mobile home request is compatible with neighboring properties and surrounding area. The nearest mobile home to the subject site is approximately 270 feet to the south (Parcel No. 242707-160980-000160) which is located along Henry Street. Staff finds the placement of a new mobile home on this site does not present any apparent incompatibilities as a range of different types of housing, including duplexes, are found in the immediate area. The subject property is zoned for residential use as part of the larger RM land use district. The RM 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-2025-24 is a Conditional Use to allow a mobile home on Parcel No. 252814-000000-013340 (± 0.13 acres) within a Residential Medium (RM) land use district in the Transit Supportive Development Area (TSDA).*
- *The subject property was assigned an address at 717 Henry Street, Auburndale, FL 33881.*
- *The surrounding properties are within the Residential Medium (RM) land use district or within the City of Auburndale and consist of single-family detached residences, mobile homes, vacant land, and duplexes. A non-residential light manufacturing facility is located to the north.*
- *The subject property has approximately 70 feet of frontage along Henry Street (Road No. 850606) a County-maintained Local Roadway with a paved surface width of 20 feet, according to the Polk County Roadway Inventory.*
- *Per Chapter 2, Section 205, Table 2.2 of the LDC, the RM land use district mandates right-of-way setbacks from Local Roadways 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 the 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.”*
- *Chapter 2, Table 2.1 of the LDC, indicates Individual Mobile Homes within the RM district are conditionally permitted following a Level 1 Review.*
- *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 parcel in the A/RR district;*
 - 6. On any un-platted 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 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 residential lot or parcel where it is determined by the Planning Commission to be compatible with the established character of the surrounding area.***
- *Section 204.A.8 of the LDC states, “The purpose of the RM district is to provide areas for medium density residential development within urban areas. The RM district permits single-family dwelling units, duplex units, multi-family units, group living facilities, and community facilities.”*

- *Fire Response is from Auburndale Fire Department located at 100 Ariana Avenue, Auburndale. This is located approximately 1.9 miles from the subject site with a response time of eight (8) to ten (10) minutes. EMS is from Polk County Fire Rescue Station 14 located at 310 3rd Street, Auburndale. This is approximately 1.3 miles with an average response time of six (6) to eight (8) minutes.*
- *Sheriff's response to the site is served by the Southwest (NW) District Substation located at 3635 Avenue G NW, Winter Haven. The response times for NW in October 2025 were: Priority 1 Calls – 8:11 and Priority 2 Calls –22:25.*
- *The subject property is located within the City of Auburndale's public water service area. The subject site will connect to Auburndale water and provide private septic system in compliance with Polk County Standards for wastewater.*
- *The development is zoned for Auburndale Central Elementary, Westwood Middle, and Auburndale Senior High. The site is 1.2 miles from Auburndale Central Elementary; 2.1 miles from Westwood Middle; and 2.4 miles from Auburndale Senior High.*
- *The subject parcel is not located within one of the County's Wellhead-Protection Areas.*
- *The property is composed entirely of Pomona fine sand.*
- *There are no wetlands or flood zones on the subject parcel.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of an endangered species.*
- *According to the Florida Ecological Greenways Network (FEGN) and Florida Natural Areas Inventory (FNAI) the property is not located within an existing or proposed conservation easement nor a prioritized wildlife greenway network.*
- *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 has ingress and egress access through Henry Street, a paved, Local Residential, County-maintained roadway. According to the 2025 Roadway Network Database, the nearest monitored roadway CR 544A (4048E) has approximately 640 available PM Peak Hour trips; CR 544A (4048W) has approximately 634 available PM Peak Hour trips. CR 544A current Level-of-Service (LOS) is "C" with an adopted LOS standard of "E".*
- *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 111 and Section 303 of the LDC.*
- *This request has been reviewed for consistency with Section 2.102 GROWTH MANAGEMENT; SECTION 2.104 TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA) AND POLICY 2.203-A2 HOUSING ELEMENT of the Comprehensive Plan.*

Development Review Committee Recommendation: Based on the information provided by the applicant, the findings of fact, a recent site visit, 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-2025-24**.

CONDITIONS OF APPROVAL

Based upon the findings of fact, the Development Review Committee recommends **APPROVAL** of LDCU-2025-24 with the following Conditions:

1. LDCU-2025-24 is approved for no more than one (1) mobile home on Parcel # 252814-000000-013340 as indicated in the site plan and staff report.

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: City of Auburndale Light Manufacturing ± 1.83 acres	North: City of Auburndale Light Manufacturing ± 1.83 acres	Northeast: RM Lot 44, Pinecrest Subdivision Vacant ± 0.16 acres
West: RM Three (3) Duplexes ± 0.40 acres	Subject Property: RM Vacant ± 0.13 acres	East: City of Auburndale Lot 43, Pinecrest Subdivision Vacant ± 0.16 acres
Southwest: RM Three (3) Duplexes ± 0.40 acres	South: RM Single-family residence ± 0.13 acres	Southeast: City of Auburndale Lot 42, Pinecrest Subdivision Vacant ± 0.16 acres

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

The adjacent lots surrounding the subject property are within a Residential Suburban (RM) land use district or City of Auburndale’s jurisdiction. To the north is a non-residential manufacturing facility within Auburndale’s city limits and has been in active existence since the late 1990s. The remaining properties are occupied with a combination of a site-built single-family homes, mobile homes, vacant residential, or duplexes.

Compatibility with the Surrounding Land Uses and Infrastructure:

This request is compatible with the Comprehensive Plan and Land Development Code. The purpose of the RM land use district is to provide areas for medium density residential development within urban areas. The RM district permits single-family dwelling units, duplex units, multi-family units, group living facilities, and community facilities. The impact from a single mobile home is minimal.

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.”

The property is not located within a platted subdivision. There are fourteen (14) lots that share road frontage off Henry Street, eight (8) of which are single family residences, one (1) mobile home, and one (1) property has three (3) duplex buildings. The last remaining lot fronting Henry Street is vacant. The nearest mobile home to the subject site is approximately 270 feet to the south (Parcel No. 242707-160980-000160) along Henry Street, which The proposed mobile home is 46 by 28 (See Exhibit 5) bringing the total square footage to 1,288, which is similar in size to the surrounding dwelling units. The existing single family homes range in similar size, from 950 square feet to 1,800 square feet. Pinecrest Court (PB 45, 42) to the south has no mobile homes, however, there are many different housing types in the immediate area, which includes three (3) duplexes across the street to the west. The Pinecrest Subdivision (PB 15, PG 38) to the east consists of forty-two (42) lots- seven (7) of which are mobile homes and one (1) is a duplex (*Exhibit 6*). If a mobile home were to have been developed on the lots abutting the rear of the subject site, additional approval via the Planning Commission would not be necessary. This is because the lots within the Pinecrest Subdivision are part of a recorded a plat prior to May 20, 1971.

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 Auburndale Central Elementary, Westwood Middle, or Auburndale Senior High; however, Auburndale Elementary is currently operating at 70% capacity, Westwood Middle is currently operating at 51% capacity, and Auburndale Senior High is currently operating at 74% capacity. The subject property is located within the city of Auburndale service area of potable water and will utilize an onsite septic tank.

Table 2, to follow, summarizes urban services and infrastructure for the surrounding area. Based upon the nature and size of the request, this proposal is not anticipated to create any significant demand on these services.

Table 2

Urban Services and Infrastructure Summary	
Schools (Zoned)	Auburndale Central Elementary, Westwood Middle, Auburndale Senior High
Sheriff	Sheriff's response to the site is served by the Southwest (NW) District Substation located at 3635 Avenue G NW, Winter Haven. The response times for NW in October 2025 were: Priority 1 Calls – 8:11 and Priority 2 Calls –22:25.
Fire/EMS	Fire Response is from Auburndale Fire Department located at 100 Ariana Avenue, Auburndale. This is located approximately 1.9 miles from the subject site with a response time of eight (8) to ten (10) minutes. EMS is from Polk County Fire Rescue Station 14 located at 310 3 rd Street, Auburndale. This is approximately 1.3 miles with an average response time of six (6) to eight (8) minutes.
Water	City of Auburndale
Sewer	Onsite Treatment System
Transportation	The subject site has ingress and egress access through Henry Street. Henry Street is a paved, Local, County-maintained roadway. According to the 2025 Roadway Network Database, the nearest monitored roadway link CR 544A (4048E) has approximately 640 available PM Peak Hour trips; CR 544A (4048W) has approximately 634 available PM Peak Hour trips. CR 544A current Level-of-Service (LOS) is "C" with an adopted LOS standard of "E".
Urban Sprawl	Site is located within the TSDA 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 70 feet of frontage on Henry Street, using a private septic system in compliance with Polk County Standards and the water supply will be provided by the public water system of the City of Auburndale. 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	270 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 270 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:

There are no further known conditions that should pose a threat to the existing environmental resources based upon the proposed request (See Table 4, below). The parcel is not located within any Flood Hazard Zones or wetlands. 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 endangered species, according to the Florida Natural Areas Inventory Biodiversity Matrix. The property is composed entirely of Adamsville-Urban Land Complex. The soil is not of such that would limit compliance with applicable Land Development Code regulations for the proposed use. The subject property is relatively flat at 161' in elevation with a slight slope downward toward the west and north contour of 159' in elevation. The subject property is not located within a historical preservation area. The subject site is located in Winter Haven Municipal's Airport Height Notification and In-Flight Visual Interference Zones.

Table 4

Environmental Conditions Summary	
Surface Water	None
Wetlands/Floodplains	The parcel is not within any Flood Zones and does not contain any wetlands.
Soils	The property is composed entirely of Adamsville-Urban Land Complex.
Protected Species	The subject site is not located within one mile of any identified endangered species. (Sources: 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 in Winter Haven Municipal's 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 Land Development Code.

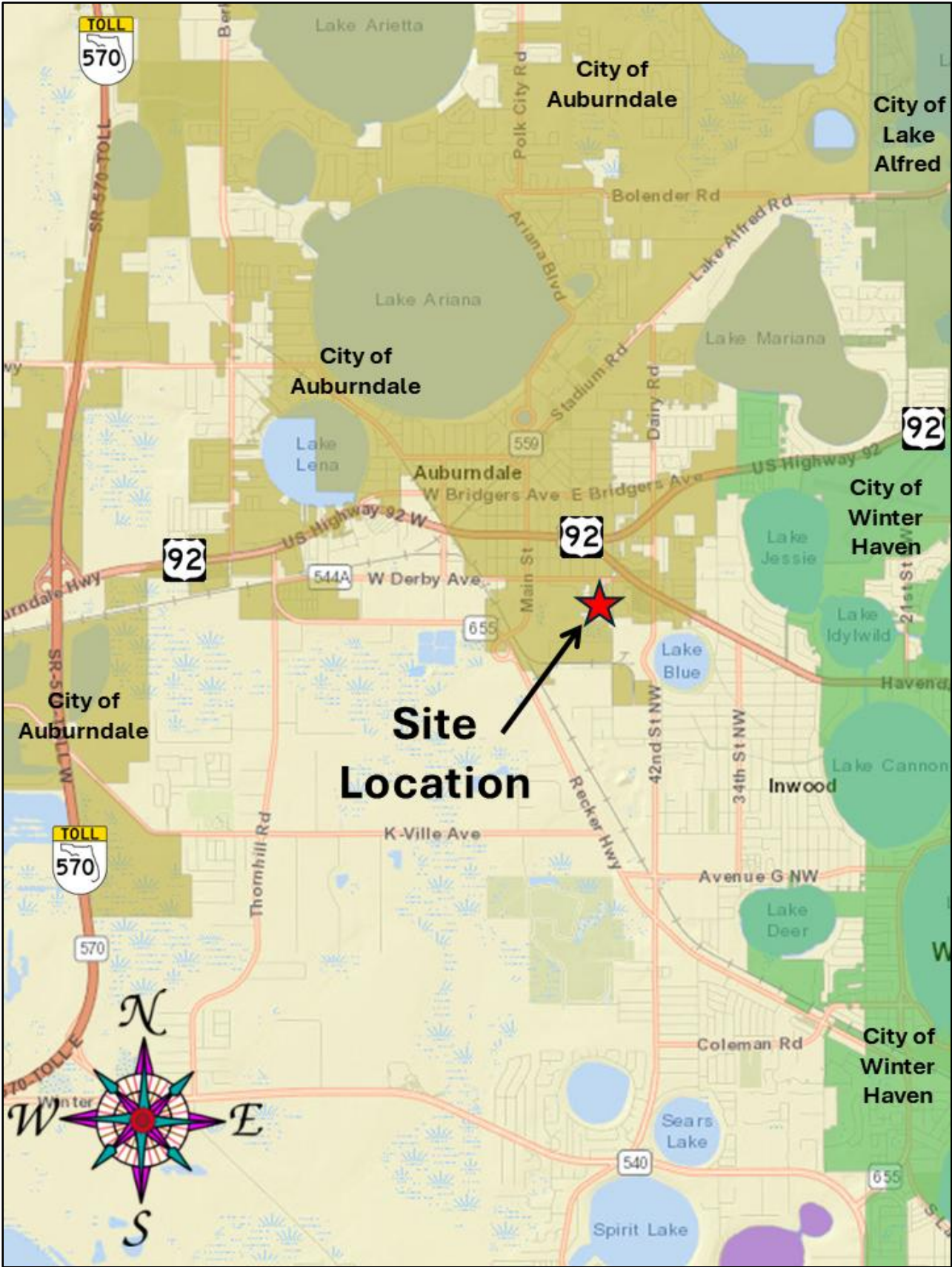
Table 5

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 Table 2.1 which permits this use upon completion of a Level 3 Review. These can be found in the Findings of Fact on Pages 2-5 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 Page 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 determination from utilities, the School Board, or TPO. The impact on public services can be found in the analysis found on Pages 7-8 of the staff report.</i>

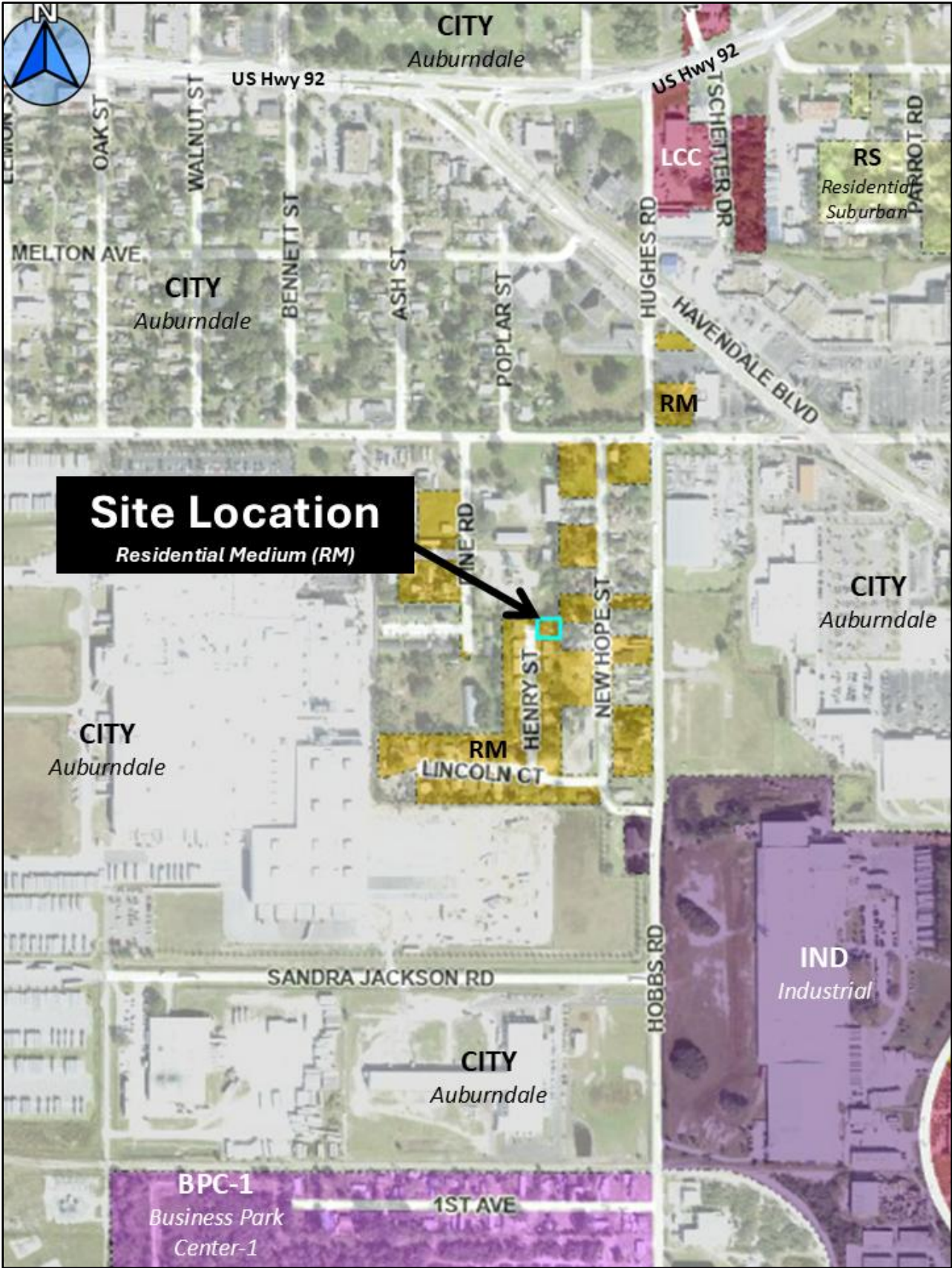
Comments from other Agencies: None

Exhibits:

Exhibit 1	Location Map
Exhibit 2	Future Land Use Map
Exhibit 3	2023 Aerial Photo (Context)
Exhibit 4	2023 Aerial Photo (Close-up)
Exhibit 5	Site Plan
Exhibit 6	Surrounding Neighborhood



Location Map



Future Land Use Map



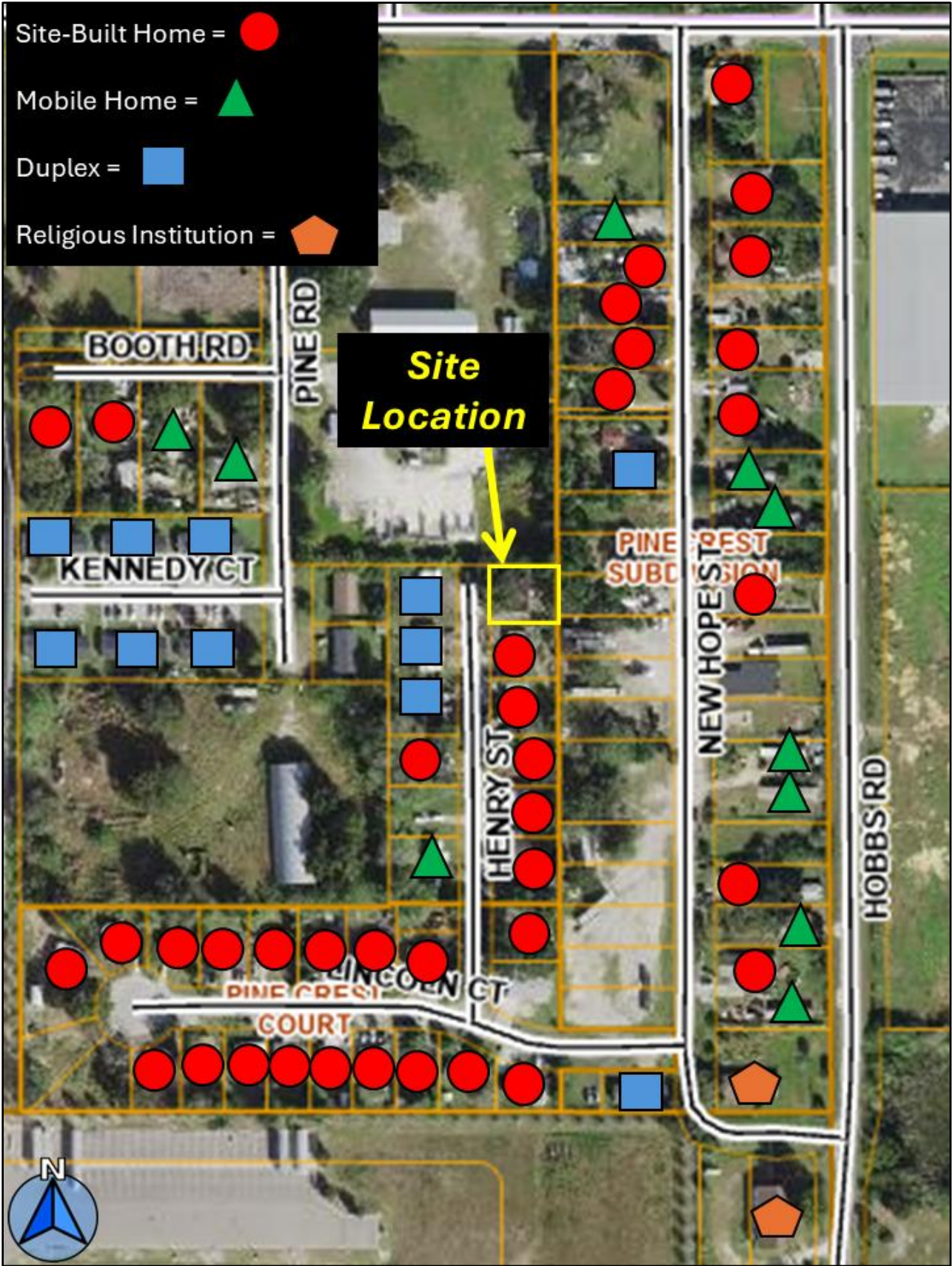
2023 Aerial Photo (Context)



2023 Aerial Photo (Close-up)



Site Plan



Surrounding Neighborhood