



TDW Land Planning

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Project: Florinda Farms LDC Text Amendment

Site Boundary: See Legal Description

Parcel ID #s: 303116000000032030; 303116000000032040; and, 303116000000032050

Acreage: 20.86 acres

Project Narrative:

This is text amendment to accompany the Future Land Use Map and Text amendments to change the subject 20.85 acre site from A/RR to L/R (LDCPAL-2023-08) for a proposed private outdoor recreation facility with recreational activities (horseback riding, archery, bicycle trails, hiking, frisbee golf, etc), a proposed restaurant, and limited retail. The proposed L/R will support the needs of the existing surrounding residential development, the adjacent RV Park (Resort at Canopy Oaks), as well as the proposed outdoor educational field trips for education for surrounding schools.

The property owner has an executed conservation easement to preserve the land for its ecological value as well as its proximity to the Avon Park Air Force Range. This conservation agreement was developed in cooperation with planners from Polk County and the Central Florida Regional Planning Council, the Avon Park Air Force Range, and Conservation Florida. While the easement limits the intensity of development to a certain degree, it was specifically written to enable the proposed Comprehensive Plan Amendment to Leisure/Recreation and change in land use to allow for the retail, restaurant, and other outdoor recreational uses proposed by the property owners. In order to limit the intensity of the L/R activity to ensure the proposed on-site development is consistent with the levels of existing and planned infrastructure, as well as ensure compatibility with the surrounding uses and the activities of the Avon Park Air Force Range south of the site, the property owners propose this text amendment to Section E105 of the Land Development Code.



Exhibit 1 - Proposed Text to Land Development Code Appendix E, Section E105:

R. LDCPAL-2023-8 Parcel numbers 303116-000000-032030; 303116-000000-032040; and, 303116-000000-032050.

1. Applicability

The provisions and requirements of this Subsection apply to the subject site, the boundaries of which are shown on the Future Land Use Map Series and Land Use District maps, more particularly those depicted in the panel showing Range 30, Township 31, Section 16. The site is legally described as:

Begin at the Southwest corner of the Northwest ¼ of Section 16, Township 31 South, Range 30 East, Polk County, Florida; thence run North 00°13'26" East along the West line of said Northwest ¼ a distance of 140.80 feet to a point of the South Right-of-Way line of County Road 630; thence run North 65°30'43" East along said South Right-of-Way a distance of 1455.73 feet to a point on the East line of the Southwest ¼ of the Northwest ¼ of Section 16, Township 31 South, Range 30 East, Polk County, Florida; thence run South 00°07'26" East along the East line of the Southwest ¼ of the Northwest ¼ of said Section 16 a distance of 762.75 feet to the Southeast corner of the Southwest ¼ of the Northwest ¼ of Section 16, Township 31 South, Range 30 East; thence run South 00°05'21" East along the East line of the West ½ of the Southwest ¼ of Section 16, Township 31 South, Range 30 East, Polk County, Florida a distance of 331.28 feet; thence departing said East line, run North 89°13'18" West a distance of 329.17 feet; thence run North 00°32'15" West a distance of 331.45 feet to a point on the South line of the Southwest ¼ of the Northwest ¼ of said Section 16; thence run North 89°11'54" West along said South line a distance of 354.84 feet; thence departing said South line, run South 00°48'13" West a distance of 331.53 feet; thence run North 89°13'18" West a distance of 437.00 feet; thence run North 00°48'13" East a distance of 331.70 feet to a point on the South line of the Southwest ¼ of the Northwest ¼ of Section 16, Township 31 South, Range 30 East; thence run North 89°11'54" West a distance of 203.51 feet to the Point of Beginning.

AND

The North 1094 feet of the West 50.00 feet of the Southeast ¼ of the Northwest ¼ and the Northeast ¼ of the Southwest ¼ lying South and East of Highway 630 in Section 16, Township 31 South, Range 30 East, Polk County, Florida.

2. Prohibitive Uses

The following uses are prohibited on this subject parcel:



- a. *Multi-family*
- b. *Communication Tower, Monopole*
- c. *Helistops*
- d. *Seaplane Base*
- e. *Recreational Vehicle Parks*

3. *Additional Site Development Standards*

In addition to all applicable standards of this Code, any development on the subject site shall comply with the following site development standards prior to site alteration or development:

- a. *Per the JLUS (7.2.4), Low Level Flight Areas signage shall be placed at the entrance and throughout the Subject Site to state that there is potential of low flying aircraft.*
- b. *Per the JLUS (7.2.6), in order to reduce bird/aircraft strike hazards JLUS (7.2.6), all trash receptacles shall be covered.*
- c. *Per the JLUS (7.2.7), all outdoor lighting shall be consistent with “dark sky” requirements and be subject to the following conditions:*
 - i. *All outdoor lighting shall be located, aimed or shielded so as to minimize light projection off-site.*
 - ii. *All outdoor lighting fixtures shall be of the fully shielded type. Examples of the fully shielded lights are set forth in Figure "A" below.*
- a. *Light fixtures shall be aimed no higher than 45 degrees above vertical down (half-way between straight down and straight to the side) when the light source is visible from any off-site property or thoroughfare.*
- b. *Prohibited lights:*
 - 1) *Flashing, revolving, or intermittent lights visible from any property line.*
 - 2) *High intensity light beams such as but not limited to searchlights, laser lights, or strobe lights visible from any property line.*



Exhibit 1 (cont.) - Proposed Text to Land Development Code Appendix E, Section E105:

FIGURE "A"
EXAMPLES OF FULLY SHIELDED LIGHTS

