



# TDW Land Planning

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**Project:** Florinda Farms CPA 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 (FLUM) amendment 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 Conservatoin 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 2.135 of the Comprehensive Plan.



## **Exhibit 1 - Proposed Text to Comprehensive Plan Section 2.135:**

*SECTION 2.135-R - Development Guidelines for Parcel numbers 303116-000000-032030; 303116-000000-032040; and, 303116-000000-032050.*

*OBJECTIVE 2.135-R: Through the adoption of LDCPAL 2023-8, this section of the plan enables this specific property to be developed with Leisure/Recreation-(L/R) land uses in a limited fashion as established in the Polk County Land Development Code with conditions adopted into the Land Development Code through LDCT-2024-XX.*

*POLICY 2.135-R1: DESIGNATION AND MAPPING - Land use for this parcel shall be designated and mapped on the Future Land Use Map Series as Leisure/Recreation-(L/R).*

*POLICY 2.135-R2: LOCATION CRITERIA – This section applies to the property 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 1/4 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 1/4 of the Northwest 1/4 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 1/4 of the Northwest 1/4 of said Section 16 a distance of 762.75 feet to the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 16, Township 31 South, Range 30 East; thence run South 00°05'21" East along the East line of the West 1/2 of the Southwest 1/4 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 1/4 of the Northwest 1/4 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 1/4 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 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 lying South and East of Highway 630 in Section 16, Township 31 South, Range 30 East, Polk County, Florida.*



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*POLICY 2.135-R3: DEVELOPMENT CRITERIA - Development within this L/R area shall conform to the criteria established in Section 2.115 of this Comprehensive Plan consistent with the development standards adopted for this parcel in the Polk County Land Development Code.*