



July 08, 2026 Regular Planning Meeting

Call Agenda Workshop to Order 8:50 a.m.

Call Public Hearing to Order 9:00 a.m. Or as soon thereafter as the particular case may be heard 9:00 a.m.

Roll Call / Attendance

Pledge of Allegiance

Approve Minutes

June 3, 2026 meeting minutes will be approved on August 5, 2026.

Reordering of the Agenda - Prior to beginning the Business of the Planning Commission, the Commission may reorder the Agenda.

1) Reorder Agenda

a) At the discretion of the Planning Commission members, a lunch break may be called if the hearing of cases goes beyond 12:00 p.m.

2) Considerations of items to be withdrawn, deferred, or continued.

LDCU-2026-3 Recreation High Intensity - Continued to August 5, 2026

LDCU-2026-11 - Mulberry Concrete - Continued to August 5, 2026

Explanation of General Procedures

Voir Dire of Expert Witnesses

Staff resumes

Explanation of Quasi-Judicial Proceedings

Agenda Item

New Business

1. LDCT-2026-15 (RACX Vehicle Service)
2. LDCPAL-2026-3 (Socrum Loop W LCCX)
3. LDCPAL-2025-2 (US 98 & Peace River A/RR CPA)
4. LDCPAL-2025-3 (Parrish & Keller Rds A/RR CPA)

5. LDCU-2026-15 (Grove Sand Mine)
6. LDPD-2026-4 (Berkley Crossings PD)
7. LDPD-2026-8 (Schoolhouse Road PD)
8. LDCPAS-2026-6 (Eloise Main Street Corridor CPA)
9. LDCT-2026-13 (Eloise Main Street Corridor LDC Text Amendment)
10. LDCPAS-2026-8 (Kathleen Government Center)

Comprehensive Plan update

Adjournment



Polk County
Planning Commission

Agenda Item 1.

7/8/2026

SUBJECT

LDCT-2026-15 (RACX Vehicle Service)

DESCRIPTION

This is an applicant-initiated request for a LDC text amendment to add the use “Vehicle Service, Mechanical” as a conditional use in Regional Activity Center (RACX) land use districts within Table 4.8, Use Table for the U.S. 27 Selected Area Plan (SAP).

RECOMMENDATION

Approval to the Board

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Ian Nance
Land Development
(863) 534-7621
ivannance@polkfl.gov

**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

DRC Date:	June 11, 2026	Level of Review:	Level 4 Review
PC Date:	July 8, 2026	Type:	LDC Text Amendment
BoCC Date:	August 4, 2026	Case Numbers:	LDCT-2026-15
	August 18, 202	Case Name:	RACX Vehicle Service
Applicant:	Evan Futch	Case Planner:	Ian Nance

Request:	This is an applicant-initiated request for a LDC text amendment to add the use “Vehicle Service, Mechanical” as a conditional use in Regional Activity Center (RACX) land use districts within Table 4.8, Use Table for the U.S. 27 Selected Area Plan (SAP).
DRC Recommendation:	Approval
Planning Commission Vote:	Pending

Among the changes to Section 401.03 North US 27 Selected Area Plan

- Adding “Vehicle Service, Mechanical” to Table 4.8, Use Table for U.S. 27 Selected Area Plan, as a “C1” conditional use in Regional Activity Center (RACX) land use districts.

Summary:

LDCT-2026-15 is an applicant-initiated request to add “Vehicle Service, Mechanical” to Use Table 4.8 within the U.S. 27 SAP in Regional Activity Center (RACX) land use districts in the Land Development Code (LDC). Vehicle service activities are typically conducted within enclosed, or partially enclosed, structures. Automotive services provided by this type of facility are generally characterized as routine maintenance, such as oil changes, brake work, tire changes, etc., though more substantial mechanical work may be offered. This does not include autobody repair where damage has been done to a vehicle which may be kept on a lot for an extended period.

Within the framework of the Comprehensive Plan, Regional Activity Centers are intended to accommodate regional needs of residents and commuters. They generally contain a shopping center and complementary uses that take advantage of the regional attractors within the center. Vehicle repair facilities fall within the concept of complementary uses. Vehicle repair is allowed within all other RAC districts in the County. Staff is uncertain why it was not added to the U.S. 27 Use Table when first adopted.

Staff recommends approval of this request. The application of this amendment and the resulting ordinance will affect only a small portion of the U.S. 27 SAP as the existing RACX district is limited to less than 4% of the SAP. The RACX is a land use district designed to provide for the regional needs of residents surrounding the center, and this use is one of those needs. The request is consistent with Comprehensive Plan and LDC policies for the RACX and U.S. 27 SAP.

Relevant Sections, Policies, and/or Regulations to Consider:

Comprehensive Plan Section 2.131-C: North US 27 Selected Area Plan
Comprehensive Objective 2.110-F: Regional Activity Centers
LDC Section 401.03: North US 27 Selected Area Plan
LDC Section 303: Criteria for Conditional Uses

Findings of Fact

- *This is an applicant-initiated request for a LDC text amendment to add the use “Vehicle Service, Mechanical” as an allowable use in Regional Activity Center (RACX) land use districts within Table 4.8, Use Table for the U.S. 27 Selected Area Plan (SAP).*
- *Chapter 10 of the LDC defines “Vehicle Service, Mechanical” as, “Vehicle repair and servicing activities which are typically conducted within enclosed, or partially enclosed, structures. Automotive services provided by this type of facility are generally characterized as routine maintenance, though more substantial mechanical work may be offered by these businesses.”*
- *LDC Section 303 establishes the conditional use criteria for “Vehicle Repair” uses:*

“In addition to the applicable district regulations in Table 2.2, the following standards shall apply:

- 1. A buffer equal to a Type C buffer (see Section 720) shall be provided between the vehicle repair facility and all abutting residential districts. Also, additional trees equal to one tree per 30 feet shall be provided adjacent to residential areas.*
- 2. All access points shall have at a minimum 50 feet of road frontage and be located at a minimum on an Urban collector or Rural Major collector road or better unless contained within a planned industrial park with access to an Urban collector or Rural Major collector road or better.*
- 3. There shall be no external activity beyond loading and unloading of materials. All repair shall be conducted within an enclosed structure.*
- 4. All outdoor storage shall be screened from off-site view.*
- 5. No activity shall be conducted that produces noise, odors, dust, fumes, fire hazard, or other nuisance beyond the property lines.*
- 6. All vehicle repair structures shall be set back 50 feet when abutting a residential or professional district.”*

- *LDC Section 401.03 details development standards within the North U.S. 27 SAP. According to the LDC, “This Selected Area Plan (SAP) was adopted in the Polk County Comprehensive Plan to recognize the anticipated high level of urbanization during the next twenty years. The districts and performance standards that follow implement the public/private initiatives outlined in the Plan. In order to achieve an efficient and highly desirable urban growth pattern, a balance of residential and non-residential uses is required, as well as a range of housing opportunities and short trips between housing, employment, and shopping. The approach utilized in the SAP districts includes the creation of traditional neighborhood villages and a town center while preserving sensitive environmental resources.”*
- *Comprehensive Plan Policy 2.131-C4 of the Comprehensive Plan states the following uses may be permitted in RACX:*
 - *research and development facilities;*
 - *helicopter landing facilities;*
 - *motel/hotel;*
 - *convenience stores, including pump islands for gasoline sales;*
 - *service stations;*
 - *retail commercial uses;*
 - *other similar and compatible uses as approved by the Land Development Director or his/her designee.*
- *The U.S. 27 SAP is approximately 4,904 acres. The RACX land use districts within the U.S. 27 SAP total approximately 193.07 acres (<4% of entire SAP).*
- *Land west of U.S. 27 within the U.S. 27 SAP is in the Green Swamp Area of Critical State Concern. Table 4.8, the Use Table for the U.S. 27 SAP, is divided between those land use districts within the Green Swamp ACSC and those east of U.S. 27.*
- *“Vehicle Service, Mechanical” is allowed within the Neighborhood Activity Center (NACX) as a “P” permitted use and in the Town Center (TCX) district as a “C3” conditional use in the Green Swamp ACSC.*
- *Outside of the Green Swamp ACSC, “Vehicle Service, Mechanical” is a “P” permitted use in the NACX; and as a “C3” conditional use in the TCX and Leisure/Recreation (L/RX) future land use districts.*

- *“Vehicle Service, Mechanical” is listed as a “P” permitted use in RAC districts in Table 2.1; as a “P” permitted use in the RACX in the Ronald Reagan SAP; and as a “P” permitted use in the RACX in the North Ridge SAP.*

Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee (DRC) finds that the proposed 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, and therefore, the DRC recommends **APPROVAL of LDCT-2026-15**.

Analysis:

Vehicle repair facilities can be generally described as “quick-fix” businesses where routine maintenance of vehicles takes place. Such businesses perform oil changes, tire changes, brakes and transmission work that can generally be finished within a matter of hours. These are not “extended stay” operations where the outdoor storage of vehicles for long periods of time is required. These fit within other commercial uses, often in tandem with retail centers, much like car washes.

The U.S. 27 SAP is a high-density residential area of Polk County that also attracts large numbers of commuters and seasonal travelers. Both residents and visitors benefit from this use. To achieve an efficient and highly desirable urban growth pattern in the SAP, a balance of residential and non-residential uses is required, according to the LDC and Comprehensive Plan. In addition, the RACX land use district is tailored to suit a variety of commercial uses to complement and serve surrounding development. Vehicle repair facilities fit under this umbrella of uses. Finally, this use is allowed in all other RAC future land use districts in Polk County. It is listed as a “P” permitted use in other RAC districts, but staff is recommending it be listed as a “C1” conditional use here to assure the standards in LDC Section 303, particularly the requirement that all repair work be conducted within an enclosed structure, are followed. This is a compatibility, design, and aesthetic measure that is important in the US 27 SAP since the RACX districts are arranged in a linear fashion along US Highway 27 and US 192.

Limits of the Proposed Ordinance

The scope of the amendment is limited to RACX land use districts within the U.S. 27 SAP and its use table. The RACX districts are +/- 193.07 acres of the approximate 4,904 acres in the SAP, which is less than four percent of that area. Though there is an RACX district on the west side of U.S. 27 within the SAP and Green Swamp Area of Critical State Concern, this amendment will only affect RACX districts outside of the Green Swamp ACSC.

Consistency with the Comprehensive Plan & Land Development Code

The request is consistent with the Comprehensive Plan and the Land Development Code as noted before. The proposed use is consistent with the standards of both the subject Selected Area Plan and Future Land Use District. The establishment of this use here is also consistent with the Land Development Code as this use is found elsewhere in RACX districts within Polk County.

Comments from Other Agencies: None

Draft Ordinance: Under separate attachment

ORDINANCE NO. 26-_____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING LAND DEVELOPMENT CODE AMENDMENT LDCT-2026-15, AMENDING ORDINANCE NO. 00-09, AS AMENDED, THE POLK COUNTY LAND DEVELOPMENT CODE, CHAPTER 4, SECTION 401.03, TABLE 4.8 USE TABLE FOR THE U.S. 27 SELECTED AREA PLAN, TO ALLOW “VEHICLE SERVICE, MECHANICAL” IN THE REGIONAL ACTIVITY CENTER FUTURE LAND USE DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt Land Development Regulations consistent with the Polk County Comprehensive Plan; and

WHEREAS, the Board of County Commissioners adopted said Land Development Regulations on March 1, 2000, titled the Polk County Land Development Code; and

WHEREAS, Chapter 9, Section 903 of the Land Development Code requires Land Development Code Amendments to be a Level 4 Review; and

WHEREAS, Chapter 9, Section 907 sets forth the purpose and review process for Level 4 Reviews; and

WHEREAS, pursuant to Section 125.67 of the Florida Statutes, every ordinance shall embrace but one subject and matter properly connected therewith; and

WHEREAS, pursuant to Section 163.3164 of the Florida Statutes, the Polk County Planning Commission conducted a public hearing, with due public notice having been provided, on the proposed Land Development Code Amendment on July 8, 2026; and

WHEREAS, the proposed text amendment to the Polk County Land Development Code shall allow “Vehicle Service, Mechanical” as a conditional use in the Regional Activity Center future land use district in the U.S. 27 Selected Area Plan; and

WHEREAS, the Board of County Commissioners held two public hearings on August 4, 2026, and August 18, 2026, wherein the Board reviewed and considered the Planning Commission's recommendation, the staff report, and all comments received during said public hearings, and provided for necessary revisions; and

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Polk County, Florida that:

NOTE: The underlined text indicates proposed additions to the current language. The ~~strikeout~~ indicates text to be removed from the current ordinance.

SECTION 1: FINDINGS The Board hereby finds and determines that:

- a) The findings set forth in the recitals to this Ordinance are true and correct and hereby adopted.
- b) The Planning Commission, acting in its capacity as the Local Planning Agency for the County, held a public hearing on July 8, 2026, to consider the LDC text amendments contained within Application LDCT-2026-15 and found them to be consistent with the Comprehensive Plan and recommended that the Board adopt the LDC Text Amendment contained within Application LDCT-2026-15.
- c) The adoption of LDCT-2026-15 is consistent with the Comprehensive Plan and LDC.

SECTION 2: Section 401.03.01, Use Table for U.S. 27 Selected Area Plan, of the Polk County Land Development Code, Polk Ordinance No. 00-09, as amended, is hereby amended in the following manner:

Section 401.03.01 Use Table for U.S. 27 Selected Area Plan

Table 4.8 Use Table for U.S. 27 Selected Area Plan Land Use District (For revision history, please see last row of table. Newer ordinances appear after the table.)

Green Swamp ACSC Districts Outlined in shaded in grey	TCX	RACX	PIX	OCX	RHX	RMX	RL-1X	RL-2X	RL-3X	RL-4X	INSTX	NACX	TCX	RACX	PIX	NACX	RHX	RMX	RL-1X	RL-2X	RL-3X	RL-4X	L/RX	
Vehicle Service, Mechanical	C3											P	C3	C1										C3

SECTION 3: EFFECTIVE DATE

This ordinance shall become effective upon filing with the Department of State.

ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA, this 18th day of August 2026.

LDCT-2026-15 - Mixed-Use at US192 & Town Center Blvd.

Menu Reports Help

Application Name: [Mixed-Use at US192 & Town Center Blvd.](#)

File Date: [05/07/2026](#)

Application Type: [BOCC-LDC Text Change](#)

Application Status: [Approved for Hearing](#)

Application Comments:

View ID	Comment	Date
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Description of Work: [We request to amend Chapter 4, Special Districts, of the Polk County Land Development Code, Polk Ordinance No. 00-09, as amended. To add the vehicle service, mec as a permitted use to RACX.](#)

Application Detail: [Detail](#)

Address: [9420 HWY 192, CLERMONT, FL 34714](#)

Parcel No: [262501000000013050](#)

Owner Name: [PUNAM LLC](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Evan Futch	AVID/McAdams	Engineer	Mailing, 333 S. Garlan...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$5,434.00](#)

Total Fee Invoiced: [\\$5,434.00](#)

Balance: [\\$0.00](#)

Custom Fields: **LD_PUBL_HEAR**

PUBLIC HEARINGS

Development Type

[Board of County](#)

[Commissioners](#)

Variance Type

-

Affordable Housing

Application Type

[LDC Text](#)

[Amendment](#)

Brownfields Request

-

GENERAL INFORMATION

Expedited Review

Number of Lots

-

Will This Project Be Phased

Acreage

[3.6](#)

DRC Meeting

[06/11/2026](#)

DRC Meeting Time

-

Rescheduled DRC Meeting

Rescheduled DRC Meeting Time

-

Number of Units

Green Swamp

-

[No](#)

Is this Polk County Utilities

Case File Number

-

FS 119 Status

[Non-Exempt](#)

One Year Extension

-

ADVERTISING

Legal Advertising Date

BOCC1 Advertising Date

-

BOCC2 Advertising Date

Advertising Board

-

[Board of County](#)

[Commissioners](#)

MEETING DATES

Community Meeting

Planning Commission Date

-

[08/05/2026](#)

BOA Hearing Date

1st BOCC Date

-

[09/01/2026](#)

2nd BOCC Date

[09/15/2026](#)

HEARING

PC Hearing Results

PC Vote Tally

-

-

BOCC 1st Hearing Results

BOCC 1st Vote Tally

-
BOCC 2nd Hearing Results
-

-
BOCC 2nd Vote Tally
-

FINAL LETTER

Denovo Appeal

Denovo Results

-
Denovo Tally
-

LD_PUBL_HEAR_EDL

[Opening DigEplan List...](#)

DigEplan Document List

PLAN REVIEW FIELDS

TMPRecordID
[POLKCO-26EST-00000-26326](#)
RequiredDocumentTypesComplete
[Yes](#)

DocumentGroupforDPC
[DIGITAL PROJECTS LD](#)
AdditionalDocumentTypes
[Applications, AutoCad File, Binding Site Plans \(PDs and CUs\), CSV, Calculations, Correspondence, Design Drawings, Flood/Traffic Studies, Impact Statement, Inspections, Miscellaneous, Plans, Record Drawings, Response Letter Resubmittal Complete, Staff Report/Approval Letter Survey, Title Opinion](#)
RequiredDocumentTypes
-
Activate DPC
[Yes](#)
Activate FSA
[Yes](#)
DigitalSigCheck
[Yes](#)

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

[y](#)

NOR

[Neighborhood Organization Registry \(NOR\)](#)

PUBLIC MAILERS

Posting Board **Number of Boards** (Number) **Number of Mailers** (Number) **Date Mailed** **Date Posted** **NOR**

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Submittal	Lyndsay Rathke	Application ...	05/11/2026	Lyndsay Rathke
	Engineering Review				
	Surveying Review	Mike Benton	Not Required	05/26/2026	Mike Benton
	Roads and Drainage Review	Phil Irven	Approve	05/11/2026	Phil Irven
	Fire Marshal Review	Kim Turner	Not Required	05/11/2026	Kim Turner
	Planning Review	Ivan Nance	Approve	05/22/2026	Ivan Nance
	School Board Review	School District	Not Required	05/11/2026	School District
	Review Consolidation	Lyndsay Rathke	Approved for...	05/26/2026	Lyndsay Rathke
	Staff Report				
	Public Notice				
	Planning Commision				
	BOCC Hearing				
	Final Letter				
	DEO Review				
	Second BOCC Hearing				
	Archive				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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333 South Garland Avenue
 Suite 1300
 Orlando, FL 32801
 407. 248. 0505

Narrative & Justification Statement Land Development Code Text Amendment

Mixed-Use @ US192 & Town Center Blvd
 (Parcel ID No. 26-25-01-000000-013050)

Description of Project/Request:

The property owner, Punam, LLC, is proposing a Land Development Code Text Amendment to amend Section 401.03, Table 4.8 Use Table for U.S. 27 Selected Area Plan Land Use District, to allow Vehicle Service, Mechanical use in RACX. Punam, LLC, owns the property and desires to build a 1,625 SF oil change on parcel 26-25-01-000000-013050. The property is zoned RACX (Regional Activity Center – North US 27 Selected Area Plan). The oil-change use is classified as “Vehicle Service, Mechanical” in Polk County. The use is not permitted within RACX.

We request to amend Chapter 4, Special Districts, of the Polk County Land Development Code, Polk Ordinance No. 00-09, as amended, in the following manner (also see attached Strike Through & Underline full code section):

Section 401.03 -North US 27 Selected Area Plan

Table 4.8 Use Table for U.S. 27 Selected Area Plan Land Use District (For revision history, please see last row of table. Newer ordinances appear table.)

Green Swamp A/CSC Districts Outlined in shaded in grey	TCX	RACX	PBK	OCK	RHX	RIMX	RL-1X	RL-2X	RL-3X	RL-4X	INSTX	NACX	TCX	RACX	PBK	NACX	RHX	RIMX	RL-1X	RL-2X	
Vehicle Service, Mechanical	C3											P	C3	P		P					

The proposed allowance of Vehicle Service, Mechanical uses within the Regional Activity Center – X (RACX) district is consistent with the intent, function, and scale of development envisioned for regional activity centers and represents a logical extension of uses already permitted within lower-intensity activity center classifications such as Neighborhood Activity Center – X (NACX).

Polk County’s activity centers are structured as a hierarchy, where:

- **NACX** serves neighborhood-scale commercial needs, and
- **RACX** accommodates **higher-intensity, regionally oriented commercial uses**

Given this hierarchy, RACX is intended to allow **a broader and more intensive range of commercial activities** than NACX. Allowing Vehicle Service, Mechanical uses in NACX—but not RACX—creates an inconsistency whereby:

- A **lower-intensity district** permits a use
- While a **higher-intensity district** prohibits it

This is counter to standard land-use planning principles, in which higher-tier districts typically allow all uses permitted in lower-tier districts, plus additional uses.

Justification Statements:

Pursuant to the Polk County Land Development Code, the County shall be guided by the following review criteria when rendering a decision on an application for Level IV (4) Review. The applicant’s land planning and civil engineering consultant offers the following findings in support of this application:

1. The compatibility of non-residential uses near or adjacent to residential land uses or vacant land designated as residential.
 - | *The property is compatible with the surrounding properties. The property fronts US-192, and the properties to the east and west are designated RACX. The property to the south is an FDOT drainage pond that provides over 400 feet of natural buffer from the commercial property to the residential uses.*

2. The compatibility of proposed residential uses in proximity to existing residential densities of a significantly different density.
 - | *Not Applicable, the request is a commercial use.*

3. Where there are specific characteristics of the proposal which may result in potential adverse off-site impacts. Site characteristics such as a dumpster, driveway, drive-through window, or buffer will be reviewed to determine compatibility and possible mitigation of impacts not deemed compatible.
 - | The site is designated for Regional Commercial uses, which includes more intense uses than NACX designation, the request to add “Vehicle Service, Mechanical” as a permitted use to Section 401.03, Table 4.8 Use Table for U.S. 27 Selected Area Plan Land Use District. The proposed change is not anticipated to generate any adverse related impacts. If potential adverse off-site impacts are determined to be present, the development will be properly mitigated in accordance with the Code and will not pose any problems to adjacent neighbors nor transient users.

 - | With respect to compatibility, RACX is specifically designed to accommodate auto-oriented and high-intensity commercial uses located along major transportation corridors and within large-scale commercial nodes. Vehicle Service, Mechanical uses are inherently consistent with these characteristics, as they:
 - Rely on high traffic volumes and vehicular access
 - Operate within similar intensity ranges as other RACX-permitted uses
 - Are typically integrated into commercial centers with appropriate internal circulation and buffering

4. The effects of noise, vibration, air pollution, glare, and odor may adversely impact the use of adjacent properties shall be reviewed and, where appropriate, conditions for mitigation imposed.
 - | All parts of the perspective development will be properly buffered as prescribed by the Land Development Code. The purpose of buffers as defined by the code are to minimize the adverse impact of on-site activities and to surrounding less intense land uses.

 - | Additionally, RACX districts generally provide greater separation from sensitive residential uses and allow for enhanced site design measures (e.g., increased setbacks, screening, and buffering), which further mitigate potential impacts such as noise, visual effects, and operational activity.

5. Whether the requested development meets the minimum development standards as stated in this Code, and other County development regulations; and to provide for compatibility; and
 - | The proposed amendment to allow Vehicle Service, Mechanical uses within the RACX (Regional Activity Center – X) district will continue to meet the minimum development standards of the Polk County Land Development Code and associated County regulations, while also maintaining and enhancing compatibility with surrounding uses.

- | The RACX district is intended to accommodate high-intensity, regionally oriented commercial development, and all uses within this district remain subject to the applicable standards of the Code, including but not limited to:
 - Dimensional requirements (setbacks, height, lot coverage)
 - Landscaping and buffering standards
 - Access management and circulation requirements
 - Parking, loading, and operational criteria
 - Supplemental use regulations and site plan review
 - | The addition of Vehicle Service, Mechanical as a permitted use does not alter or waive any of these requirements. Rather, any such development will be required to demonstrate full compliance with all applicable Code provisions during site plan review and permitting, thereby ensuring adherence to minimum development standards.
6. The development plan and impacts are outlined in an Impact Assessment Statement which mitigates any impacts of the project and is prepared pursuant to LDC Section 910.
- | *Not Applicable.*

Should you have questions, please contact Evan Futch at (386) 214-6533 or by email at efutch@mcadamsco.com.

Respectfully,



Evan Futch, AICP
Senior Planner
AVID Group® | McAdams
Phone: (407) 248 – 0505 Ext. 204
efutch@mcadamsco.com
www.mcadamsco.com



Polk County
Planning Commission

Agenda Item 2.

7/8/2026

SUBJECT

LDCPAL-2026-3 (Socrum Loop W LCCX)

DESCRIPTION

Applicant-initiated requested Large Scale Comprehensive Plan Future Land Use Map amendment from Residential Low-4X (RL-4X) to Linear Commercial Corridor-X (LCCX) on 1.49± acres in the Transit Supportive Development Area (TSDA), Green Swamp (ACSC), Polk City Special Protection Area (SPA) for a property located on the north side of Socrum Loop W, east of US Highway 98 N, south of Hall Road, and west of Socrum Loop N., north of the City of Lakeland, in Section 12, Township 27, Range 23.

RECOMMENDATION

Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Robert Bolton

Planner III

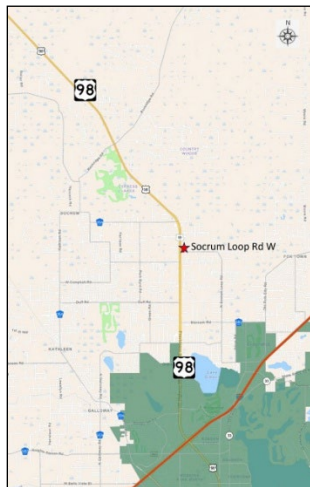
Land Development

863-534-6468

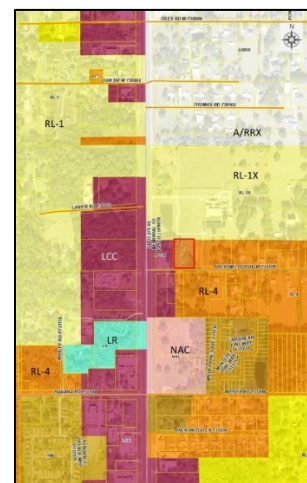
robertbolton@polk-county.net

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	February 26, 2026
Planning Commission Date:	July 8, 2026
BoCC Dates:	August 18, 2026 Transmittal, and October 20, 2026 Adoption
Applicant:	Ryan Behren, Peterson & Myers, P.A.
Level of Review:	Level 4 Review, Comprehensive Plan Map Amendment
Case Number and Name:	LDCPAL-2026-3 Socrum Loop W LCC CPA
Request:	Large Scale Comprehensive Plan map amendment from Residential Low-4X (RL-4X) to Linear Commercial Corridor-X (LCCX) on 1.49± acres in the Transit Supportive Development Area (TSDA), Green Swamp (ACSC), Polk City Special Protection Area (SPA), and the Transit Corridors and Centers Overlay.
Location:	The site is on the north side of Socrum Loop W, east of US Highway 98 N, south of Hall Road, and west of Socrum Loop N., north of the City of Lakeland, in Section 12, Township 27, Range 23
Property Owner:	Soak & Rum 7 LLC
Parcel Size:	1.49± acres (parcel: 232712000000033120)
Development Area/Overlays:	Transit Supportive Development Area (TSDA), Green Swamp (ACSC), Polk City Special Protection Area (SPA), and the Transit Corridors and Centers Overlay
Future Land Use:	Residential Low-4X (RL-4X)
Nearest Municipality	Lakeland
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Florida Commerce	Pending Transmittal
Case Planner:	Robert Bolton, Planner III



Location



Current Future Land Use

Summary of Analysis

This is an applicant request for a Large Scale Comprehensive Plan map amendment from Residential Low-4X (RL-4X) to Linear Commercial Corridor-X (LCCX) on 1.49± acres in the Transit Supportive Development Area (TSDA), Green Swamp (ACSC), Polk City Special Protection Area (SPA), and the Transit Corridors and Centers Overlay (TCCO) on 1.49± acres. The site is on the north side of Socrum Loop W, east of US Highway 98 N, south of Hall Road, and west of Socrum Loop N., north of the City of Lakeland, in Section 12, Township 27, Range 23.

Compatibility Summary

The proposed land use change is compatible with the growth that has and is occurring in this area. The site is located on the north side of Scrum Loop Road W. approximately 200 feet east of the intersection with US 98 N. Adjacent to the west is the Botanical Brewing Kava Bar, within the existing LCCX district. Adjacent to the north and east of the site is the New Life Assembly of God church, the secondary access is located adjacent to the east. South of the site is a LCC district fronting US 98 N with RL-4 behind, or to the rear. The existing LCC is a shed and trailer sales lot. South of the LCC is a Neighborhood Activity Center (NAC) with a 7-Eleven currently under construction.

Overall, the request will allow for potential future redevelopment of the Socurm Loop W and US 98 N corner into a viable commercial use corner as the growth in the area continues. The existing LCCX and the site are effectively surrounded by another non-residential use and will allow the site to develop in a consistent manner. The request is considered to be compatible and consistent with the surrounding area.

Infrastructure and Urban Services Summary

The proposed CPA is not anticipated to degrade the Level-of-service (LOS) standard for transportation, the locally zoned schools, fire, EMS and sheriff public safety resources. The subject site will be connected to Polk County Utilities. There are no wells on the subject site.

Environmental Conditions Summary

The proposed request is not anticipated to have a negative impact upon the environmental features present on site. The subject site is located within the one-mile radius of a protected animal and a biological walk-over would be part of the Level-2 review process. The site has no surface water, wetlands or flood zones. The project site is not located within an Airport Impact District and is not associated with any historical or archeological sites.

Comprehensive Plan Policies Considered

- Section 2.102 – General Growth Management policies
- Section 2.104 – Transit Supportive Development Areas (TSDA) policies
- Section 2.111 – Linear Commercial Corridors policies
- Section 2.132- C – Polk City/Urban Growth Special Protection Area policies

Findings of Fact

Request and Legal Status

- This is an applicant-initiated request to change the Future Land Use (FLU) designation from Residential Low-X (RL-X) to Linear Commercial Corridor-X (LCCX) in the Green Swamp Area of Critical State Concern (ACSC) and the Polk City Special Protection Area (SPA) and the Transit Supportive Development Area (TSDA).
- The Land Development Code district for the site is currently RL-4X.
- The existing Linear Commercial Corridor-X (LCCX) was adopted by the Polk County Board of County Commissioners on August 18, 2010 as a Future Land Use District within the Green Swamp Area of Critical State Concern (ACSC) and the Polk City SPA.
- The existing LCCX is 1.43± acres, the request will bring the LCCX to a total of 2.92± acres.
- The subject site is located on the north side of Socrum Loop Road W, approximately 200 feet east of US 98 N.
- On July 7, 2026 the Board of County Commission adopted LDCT-2026-14 which removed a footnote in the LDC Chapter 5, Green Swamp Area of Critical State Concern, Section 502, Standards for Land Use Districts in the Green Swamp ACSC, Table 5.2, Use Table for Green Swamp ACSC, removing footnote number 1 to allow for Comprehensive Plan Future Land Use Map amendments to the Linear Commercial Corridor-X (LCCX) district in the Polk City Special Protection Area of the Green Swamp Area of Critical State Concern.
- The subject sit is located within the Transit Supportive Development Area (TSDA) and Corridors Overlay (TCCO).
- The Land Development Code Chapter 2, Section 2.111 - Linear Commercial Corridors provides for the expansion of Linear Commercial Corridors

Compatibility

- The subject's surrounding uses are as follows:
 - North of the subject site is a Residential Low-1X (RL-1X) district with a non-residential use religious institution, New Life Assembly of God
 - East of the subject site is a RL-1X district with the secondary entrance to a non-residential use religious institution, New Life Assembly of God
 - South of the subject site is Residential Low-4 (RL-4) with residential development, not in the Green Swamp ACSC.
 - West of the subject site is Linier Commercial Corridor-X (LCCX) with the Botanical Brewing Kava Bar
- Comprehensive Plan Section 2.11, Policy 2.111-A3 provides for the Expansion of an LCC to a depth which corresponds to the typical depth of existing development within the general area of the infill development.

- The request is for an expansion of an existing Linier Commercial Corridor-X (LCCX) that was adopted in August 2010 and is fully built out, in an area of increasing residential development.
- The existing LCCX is at the intersection of two (2) Urban Collector, or better, roads with public services.
- The proposed LCCX will have to comply with the development standards of the Land Development Code.

Infrastructure

- The zoned schools for the site are R. Clem Churchwell Elementary, Lake Gibson Middle School, and Lake Gibson Senior High.
- First responder Fire and EMS response is from Polk County Fire Rescue Station 6, 8936 US Hwy 98 N, Lakeland with a travel distance of 0.7+/- miles and an anticipated average response time of 4-6 minutes.
- The subject site is within the Northwest District Commend Area for the Sheriff's office which is located at 1045 Wedgewood Estates, Lakeland.
- The subject site is within Polk County's Northwest Utility Service Area for potable water and wastewater.
- There are no sidewalks within the immediate area along US Highway 98 N, or along Socrum Loop W. The nearest sidewalks are south of the site, fronting the Wilder Pines subdivision, developed in 2024. The site is located in the Transit Supportive Development Area and sidewalks will be required at the time of development.
- Socrum Loop Road W is a two-lane urban collector north that connects Marcum Road from the south to US 98 just west of the site, with a LOS of "C". US 98 N is a FDOT Principle Arterial road with a current LOS of "B."
- The roadways in the area are in adequate condition and have enough capacity to support the potential increase in trips. A Minor or Major Traffic study may be required at Level 2 Review (engineered site plan) depending on the final development request made.
- The nearest Citrus Connection route is the Blue Line, Stop 1561, approximately 1/2 mile south on US Highway 98 at Banana Road
- The nearest park to the site is Hunt Fountain Community Park. The closest environmental site is the Gator Creek Reserve.

Environmental

- The area is relatively flat with the highest points located along the northeast corner with an elevation of approximately 149 feet above sea level, with the lowest parts of the property located along the southwest corner, fronting Socrum Loop W with an elevation of approximately 147 feet.
- According to the soil survey by the United States Department of Agriculture the subject site is made up of two (2) different soil types: Tavares fine sand, 0 to 5 percent slopes, and Tavares fine sand, 0 to 5 percent slopes. Future development of the site will be subject to Section 2.303: “Soils” of the County’s Comprehensive Plan (in conjunction with the Land Development Code) which requires all development to implement Best Management Practices based on the Department of Environmental Protection’s (DEP) Florida Development Manual. The reported soils are based on the United States Department of Agriculture (USDA) Soils Survey.
- According to Polk County Protected Species Observation Map and the Florida Fish & Wildlife Conservation Commission (2015), the subject site is located within a one-mile radius of endangered animals. The applicant will submit a biological walk-over as part of the Level-2 review process.
- The site is not located within the Potential Network Connections area of the Polk Green District Comprehensive Plan Map Series.
- Approximately 2 miles southwest of the site, on the west side of the Hunting Hills Golf and Country Club is a 156± acre Conservation Easement recorded in a portion of the Plat of Huntington Hills Phase II as well as unplatted lands owned by Huntington Golf LLC, OR Book 4410, Page2192
- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.
- The subject site is not within a Wellfield Protection district. The nearest public Wellfield is approximately 1.3 miles to the south of the site.

Comprehensive Plan Policies

- POLICY 2.102-A1: Development Location states that Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.
- POLICY 2.102-A2: Compatibility - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished:
 - a. there have been provisions made which buffer incompatible uses from dissimilar uses;

- b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use;
 - c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.
- POLICY 2.102-A3: Distribution states that development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.
- POLICY 2.102-A4: Timing states that development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.
- POLICY 2.104-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within TSDAs, in accordance with applicable criteria
 - a. ACTIVITY CENTERS: Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, Employment Centers and High-Impact Commercial Centers.
 - b. RESIDENTIAL: Residential-High, Residential-Medium, and Residential-Low Districts.
 - c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure Recreation, Mixed Use, Institutional, Professional Institutional, Recreation and Open Space, Preservation.

Note: Some land use categories are only allowed in adopted Selected Area Plans, special areas or neighborhood plans as specified in the definitions in Section 2.109.
- POLICY 2.104-A5: DEVELOPMENT CRITERIA - Development within the Transit Supportive Development Areas shall conform to the following criteria as further specified by the Land Development Code:
 - a. provide access to transit facilities;
 - b. connect to centralized potable water and sanitary sewer systems;
 - c. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;
 - d. implement "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;
 - e. integrate pedestrian-oriented features, including sidewalks, trails or walkways into every development including appropriate pedestrian shelters or awnings;
 - f. provide access to civic space, parks, green areas, and open space and other amenities;
 - g. be supported by public safety (i.e., fire, EMS and law enforcement);
 - h. have access to public schools;
 - i. provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas.

- j. encourage the inclusion of a variety of housing choices, other than single family detached homes, townhomes, condominiums, and residential units in mixed use buildings by establishing minimum densities that preclude the exclusive use of single family detached units within designated areas as established in Policy 2.104-A7.
- POLICY 2.111-A3: LOCATION CRITERIA - Expansion of an LCC shall be limited to infill development. Infilling of an existing Linear Commercial Corridor shall be ***limited to a depth which corresponds to the typical depth of existing development within the general area of the infill development.*** The extension (along the road) or establishment of new LCC strips shall not be permitted, except to recognized legitimate errors made during the original mapping process. Any such map-error corrections shall require that a Plan amendment be processed consistent with requirements of this policy and Chapter 163, FS. The following factors shall be taken into consideration when evaluating whether an error was made during the original mapping process:
 - a. USES OF THE LAND AND DEVELOPMENT OF THE PARCEL, AND SURROUNDING LAND, EXISTING AS OF APRIL 19, 1991: The use of the land and existing development of the subject parcel and the surrounding area as of the adoption of the Plan would be taken into consideration when determining an error. Land that was vacant, or developed in some other manner than that of the claimed error, would be determined not to be an error.
 - b. ZONING OF THE PARCEL, AND SURROUNDING LAND, AS OF APRIL 19, 1991: The existing zoning of a parcel and surrounding area, as of the Plan's adoption date, would be considered in determining an error. However, the property's zoning would not be a factor, in and of itself, when the subject property is vacant.
 - c. EXISTING PROPERTY LINES AS OF APRIL 19, 1991: Parcels existing as of the adoption date of the Plan would be considered in determining an error. Lands added to a parcel, or parcels under one ownership, since the adoption would not be considered.
 - d. CONSISTENCY WITH THE PLAN: Was the subject property consistent with the Plan's criteria for the claimed land use category at the time of Plan adoption? Is the claimed designation consistent with the Plan's overall objective to control urban sprawl and to not degrade the County's overall growth management program? Isolated development and/or spot zonings would not be considered an error.
 - e. RECORDS OF THE COMPREHENSIVE PLAN CITIZENS' ADVISORY COMMITTEE (CAC) FUTURE LAND USE SUBCOMMITTEE AND THE BoCC PRIOR TO APRIL 19, 1991: Information contained in the minutes and other records indicating the intention of those bodies were different than what was actually adopted would be used in determining mapping errors.
 - f. REZONING ACTIONS APPROVED BY THE BoCC BETWEEN JANUARY 1, 1990, AND APRIL 19, 1991: Rezoning actions approved by the BoCC after the initial staff mapping effort and the adoption of the Plan, which were not included in the final Plan map, would be considered in determining an error, whether the land was vacant or not.
 - g. OTHER FACTORS: Environmental constraints, availability of infrastructure at acceptable levels of service, and the Plan's Capital Improvement Program (CIP) at the time of adoption would be considered.

- POLICY 2.111-A4: DEVELOPMENT CRITERIA - Development or redevelopment within a Linear Commercial Corridor shall conform to the following criteria:
 - a. Permitted uses include all types of commercial, office, and institutional uses typically located along a roadway. New industrial and High-Impact-Commercial-type (HIC) development shall be limited to in-filling existing industrial/HIC areas, and new industrial/HIC development shall not extend or expand these industrial/high-impact areas.
 - b. New development or redevelopment of non-residential uses within a Linear Commercial Corridor shall be limited to the intensities of uses at the same or less intensity as adjacent existing uses. New development or redevelopment of non-residential uses adjacent to existing uses shall be compatible with each other without allowing a higher intensity of development.
 - c. Step-down uses shall be encouraged between different intensity uses as in-fill and shall be lower in intensity than the highest existing intensive use. Step-down uses shall be contiguous to an intensive use land use, and shall not be separated from that use by an arterial or collector road, or a natural or man-made barrier which makes the step-down use unnecessary.
 - d. New development or redevelopment within a Linear Commercial Corridor shall incorporate the use of frontage roads wherever there is adequate public right-of-way or there is property available for the expansion of the right-of-way or the establishment of frontage-road easements to facilitate such roads in accordance with recognized highway safety standards. Whenever the placement of frontage roads is not practical, shared ingress/egress facilities shall be used.
 - e. Adequate parking shall be provided to meet the demands of the uses, and interior traffic circulation shall facilitate safe bicycle and pedestrian movement.
 - f. Where the LCC abuts residential areas, uses should be limited to a size, scale, and intensity necessary to provide the residents of the community and surrounding area with retail, personal, and community services. New development or redevelopment of non-residential development adjacent to residential areas shall be compatible with adjacent existing uses without allowing a higher intensity of development.
 - g. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc., are examples of facilities that may require special buffering provisions.
 - h. The maximum floor area ratio shall not exceed 0.35 for non-residential development.

- POLICY 2.132-C3: LAND-USE CATEGORIES - The following land-use categories shall be permitted within the PC-SPA:
 - A. Activity Centers:
 1. Business-Park Center X (BPCX).
 2. Convenience Center (CC).
 3. Office Center (OCX).
 - B. Residential:
 1. Residential-Suburban X (RSX).
 2. Residential-Low¹ (RLX).
 - C. Other:
 1. Linear Commercial Corridor (existing) (LCC).

2. Leisure/Recreation (L/R).
3. Institution (INST).
4. Recreation and Open Space (ROS).
5. Preservation (PRES).

Development Review Committee (DRC) Recommendation: Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the DRC 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 DRC recommends **APPROVAL of LDCPAL-2026-3.**

Planning Commission Decision: On May 6, 2026, in an advertised public hearing, the Planning Commission voted ?? to **recommend APPROVAL or DENIAL of LDCPAL-2026-3.**

Department of Florida Commerce (Florida Commerce) Objections, Recommendations, and Comments (ORC Report): With an Approval for Transmittal to The Florida Commerce, by the Polk County Board of County Commissioners at the scheduled Transmittal hearing date of August 18, 2026, a report from The Florida Commerce is expected near the beginning of October 2026.

This report will be updated when comments are received and prior to the agenda review. Their report will be provided under separate cover.

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: 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.

NOTE: Approval of this request is only for Level 4 Review and only for those development decisions within the Board of County Commissioners purview. A Level 2 Review (engineered plans) will be required for all site development and shall implement 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.

Surrounding Land Use Designations and Current Land Use Activity

Table 1: Surrounding Uses

<p>NW RL-1X Religious Institution New Life Assembly of God</p>	<p>N RL-1X Religious Institution New Life Assembly of God</p>	<p>NE RL-1X Religious Institution New Life Assembly of God</p>
<p>W LCCX Botanical Brewing Kava Bar</p>	<p>Subject Property RL-4X Developed Mobile Home Park (non-conforming Use)</p>	<p>E RL-4X Secondary entrance to New Life Assembly of God</p>
<p>SW LCC Commercial Use; Trailer & Shed Sales</p>	<p>S RL-4 Developed Detached Residential</p>	<p>SE RL-4 Developed Detached Residential</p>

Source: Site Visit and Polk County GIS Data Viewer

Compatibility is often regarded as a subjective term used to express one's opinion or feeling about the appropriateness of locating different uses adjacent to each other rather than being based upon facts or evidence to support those opinions or feelings. The American Planning Association (APA) defines compatibility as “the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony.” Some elements affecting compatibility include (but are not limited to): height, scale, mass and bulk of structures, pedestrian or vehicular traffic, landscaping, lighting, noise, odor, or whether or not something is aesthetically pleasing (Source: A Planner’s Dictionary; American Planning Association).

According to Policy 2.102-A2 of Polk County’s Comprehensive Plan, “land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; and c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.” The “development criteria” and the “density and dimensional regulations” of a land use district are often the measuring tools used by staff to determine compatibility and the appropriateness of locating differentiating uses.

The definition of Compatibility in the Comprehensive Plan is as follows:

COMPATIBILITY: 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 existing Linear Commercial Corridor-X (LCCX) was adopted by the Polk County Board of County Commissioners on August 18, 2010 as a Future Land Use District within the Green Swamp Area of Critical State Concern (ACSC) and the Polk City SPA. The existing LCCX had a prior Zoning of Commercial-3 (C-3). The Comprehensive Plan Section 2.11, Policy 2.111-A3 provides for the Expansion of an LCC to a depth which corresponds to the typical depth of existing development within the general area of the infill development. The subject property is adjacent to

the existing LCCX to the west, and provides a similar depth the existing depths of the existing Activity Centers along the eastern side of US 98 N. The site is also bound to the east by the secondary entrance to the religious institution to the north, providing a non-residential access to the institution site. The subject site, had an original Zoning of Residence -3 (R-3). The R-3 Zoning was intended to provide areas allowing a broad diversity of housing styles and uses.

The existing LCCX is 1.43± acres in size and has approximately 200 feet of frontage along the north side of Socrum Loop Road W and approximately 300 feet of frontage along the east side of US 98 N. The Land Development Code (LDC) Section 705Table 7.6 provides for minimum Non-residential Driveway Standards. The minimum corner clearance from a principal arterial road 150 feet, this request will allow potential redevelopment of the existing corner LCCX to be combined with the requested parcel and provide for safer ingress and egress to the overall site. The Linear Commercial Corridors Policies do not have established minimum or maximum size criteria. The request may allow any development to work together to provide for an efficient commercial use development.

The site is located on the north side of Scrum Loop Road W. approximately 200 feet east of the intersection with US 98 N. Adjacent to the west is the Botanical Brewing Kava Bar, within the existing LCCX district. Adjacent to the north and east of the site is the New Life Assembly of God church, the secondary access is located adjacent to the east. South of the site is a LCC district fronting US 98 N with RL-4 behind, or to the rear. The existing LCC is a shed and trailer sales lot. South of the LCC is a Neighborhood Activity Center (NAC) with a 7-Eleven currently under construction.

North of the site, the Florida Department of Transportation (FDOT) is currently improving, and widening US 98 N from two-lanes into a 4-land divided road all the way to US 301 in Pasco County. This road expansion will provide better access from US 301 as well as SR 471. Over the past 20+ years this area has continued to experience the northward expansion growth of greater Lakeland.

Overall, the request will allow for potential future redevelopment of the Socrum Loop W and US 98 N corner into a viable commercial use corner as the growth in the area continues. The existing LCCX and the site are effectively surrounded by another non-residential use and will allow the site to develop in a consistent manner.

Compatibility with the Surrounding Land Use:

According to *Policy 2.102-A2* of Polk County's Comprehensive Plan, "land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; and c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development." The adopted definition for compatibility states it is "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 subject site is currently located within the Transit Supportive Development Area (TSDA). Comprehensive Plan Policy 2.104-A7 of the TSDA states that the TSDA is intended to promote energy efficient land use patterns and compact mixed-use development, the TSDA and the Transit Corridors and Centers Overlay (TCC Overlay) within the TSDA shall include higher densities and intensities of development. The subject site is also located within the Corridor of the TCCO Overlay. The request will allow for potential future redevelopment of the Socurm Loop W and US 98 N corner into a viable commercial use corner as the growth in the area continues.

Nearest Elementary, Middle, and High School:

The schools zoned for the subject property, as shown in Table 2, include R. Clem Churchwell Elementary, Lake Gibson Middle School, and Lake Gibson Senior High. The requested Linear Commercial Corridor-X (LCCX) is intended for non-residential development and is not intended for residential development. Residential development within the LCCX would require a Level 3 Planning Commission approval for multi-family development. It is noted that the site is currently improved with a Mobile Home Park.

Table 2 School Information

Name of School	Annual Estimated Demand	% Capacity 2024-2025 School Year	Average driving distance from subject site
R. Clem Churchwell Elementary	0 students	85%	1.5± miles
Lake Gibson Middle School	0 students	82%	2.8± miles
Lake Gibson Senior High	0 students	88%	2.4± miles

Source: Polk County School Board

Nearest Sheriff, Fire, and EMS Station:

The nearest Sheriff District office is located approximately 4.2 miles from the subject site. Response times vary depending on where the nearest sheriff’s deputy patrol car is located rather than the district office. The nearest Fire/EMS station is approximately 0.7 miles from the subject site.

Table 3: Public Safety

	Name of Station	Distance/Response Time*
Sheriff	Northwest District Command (1045 Wedgewood Estates, Lakeland)	Priority 1 – 8:29 min Priority 2 – 29:55 min
Fire/EMS	Polk County Fire Rescue Station 6 8936 US Hwy 98 N, Lakeland	0.7 ± miles / 4 - 6 min

Source: Polk County Sheriff’s Office and Public Safety. Response times for April 2026. *Response times are based from when the station receives the call, not from when the call is made to 911.

Water and Sewer Capacity and Service Provider:

Table 4 below details the estimated impact to potable water and wastewater services based upon the buildout for the proposed FLU on the subject site. The subject property is within Polk County’s Northwest Service Area for water and wastewater. The subject site is located within the TSDA as well as the Corridor of the TCCO Overlay, this area has the possibilities for higher densities and intensities of development as allowed by the parameters set forth in Policy 2.132-A3. These potential increased densities and intensities are not addressed in this analysis.

A. Available Capacity:

Table 4: Estimated Water and Sewer Impact Analysis

Permitted Density / Intensity	Maximum Permitted in Existing Land Use RLX	Maximum Permitted in Proposed LCCX
1.49± acres RL	1.49± acres RL X 5du = 7 du	1.49± acres (64,904 sf) X 0.35 FAR = 22,716 sf
Potable Water Consumption	7 du X 250 gpd = 1,750 GPD	22,716 sf X 0.22 = 4,998 GPD
Wastewater Generation	7 du X 200 gpd = 1,400 GPD	4,998 GPD X 80% = 3,999 GPD

B. Service Provider:

The subject site has a potable water well providing water for the site. The subject site is located in the Polk County Northwest Regional Service Area for water and wastewater. There is a 12” potable water main on the east side of US Highway 98 N, also on the east side of US Highway 98 N is a 4” wastewater force main. Redevelopment of the site will require connection to centralized wastewater.

C. Available Capacity:

At this time, there are plans in the County’s CIP the potable water system has a capacity of approximately 5.7 MGD with the percentage of current limit used of 65%. The County’s CIP indicates the sanitary sewer system capacity of approximately 3.08 GPD with the percentage of current limit used of 51%. Both the water main and force main have sufficient capacity.

Roadways/Transportation Network:

A. Estimated Demand:

Table 5 following this paragraph shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate. The proposed Future Land Use designation change to LCCX, at maximum density, will generate more than the current combination of the RLX land use.

Table 5: Estimated Transportation Impact Analysis

Permitted Density / Intensity	Maximum Permitted in Existing Land Use RLX	Maximum Permitted in Proposed LCCX
1.49± acres RL	1.49± acres RL X 5du = 7 du	1.49± acres (64,904 sf) X 0.35 FAR = 22,716 sf
Average Annual Daily Trips (AADT)	7 du X 7.81 AADT = 55 Trips	22,716 X 44.72 AADT X 76% 772 Trips
PM Peak Hour Trips	7 du X 1.00 AADT = 7 Trips	22,716 X 4.86 AADT X 76% = 84 Trips

Source: Concurrency Manual: Single-family @ 7.81 AADT per du and 1.00 AADT PM Peak Hour, LCCX @ Free Standing Discount 44.72 AADT per 1,000 sf, 4.86 AADT per 1,000 sf PM Peak Hour,

B. Available Capacity:

Table 6, following this paragraph, displays the available capacity for Socrum Loop Road W, from Marcum Road to US 98N, and US 98 N, two (2) links from Daughtery Road W to Socrum Loop Road W and then to Rock Ridge Road. It is anticipated that Socrum Loop Road W will have sufficient capacity for maximum buildout. US 98 N is a FDOT road and under construction at this time.

Table 6: Roadway Link Concurrency

Link #	Road Name	Lane Type*	Current LOS	Available Peak Hour Capacity	Minimum LOS Standard	Project 5 Year LOS
4147N 4147S	Socrum Loop Rd W Marcum Road to US 98	2U* UC	C	437 450	D	C
5419N 5419S	US 98 Socrum Loop Rd W to Rock Ridge Rd	4D* PA	B	1,975 2,003	D	B
5416N 5416S	US 98 Daughtery Road W to Socrum Loop Rd W	4D* PA	C D	148 72	D	F

*Source: Polk County Transportation Planning Organization, 2025 Roadway Network Database January 2025. *4D means four-lane divided*

C. Roadway Conditions:

Socrum Loop Road W is a two-lane urban collector road that connects Marcum Road from the south to US 98 just west of the site. The overall length of the road is primarily residential uses; however, the northeast quadrant of the intersection with Marcum Road are the Lake Gibson Middle School and High School. The current Level of Service (LOS) is “C” and had a Pavement Condition Index (PCI) Rating of “Fair.” US 98 N is a FDOT Principle Arterial road with a current LOS of “B.” It is noted that the FDOT is currently upgrading and expanding US 98 from a 2 lane to a 4-laned divided roadway from just north of the site to US 301 in Pasco County.

In general, all the roadways in the area are in adequate condition and have enough capacity to support the potential increase in trips. A Minor or Major Traffic study may be required at Level 2 Review (engineered site plan) depending on the final development request made.

D. Sidewalk Network:

Currently there are no sidewalks within the immediate area along US Highway 98 N, or along Socrum Loop W. The nearest sidewalks are south of the site, fronting the Wilder Pines subdivision, developed in 2024. The site is located in the Transit Supportive Development Area, and sidewalks will be required at the time of development.

E. Planned Improvements:

There are no Polk County road improvements currently planned for this area. The Florida Department of Transportation (FDOT) has two (2) projects US widening from W Socrum Loop Road to US 301 in Pasco County and a Project Development and Environment (PD&E) study for US 98 (SR 35) from West Daughtery Road to North of West Socrum Loop Road. Currently there is no funding for the any plans for the US 98 (SR 35) from West Daughtery Road to North of West Socrum Loop Road segment.

F. Mass Transit:

The nearest Citrus Connection route is the Blue Line, Stop 1561, approximately 1/2 mile south on US Highway 98 at Banana Road.

Environmental Conditions:

Any impact to surface water, wetlands, and storm water management will be in accordance with the requirements of the Comprehensive Plan and Land Development Code.

A. Surface Water:

There are no wetlands on the subject site. The area is relatively flat with the highest points located along the northeast corner with an elevation of approximately 149 feet above sea level, with the lowest parts of the property located along the southwest corner, fronting Socrum Loop W with an elevation of approximately 147 feet.

B. Wetlands/Floodplains:

According to the Polk County Data Viewer the subject site does not indicate any flood zones or wetlands.

C. On-Site Soils:

The subject site is comprised of two (2) soil types: Zolfo fine sand, 0 to 2 percent slopes and Tavares fine sand, 0 to 5 percent slopes. Future development of the site will be subject to Section 2.303: “Soils” of the County’s Comprehensive Plan (in conjunction with the Land Development Code) which requires all development to implement Best Management Practices based on the Department of Environmental Protection’s (DEP) Florida Development Manual. The reported soils are based on the United States Department of Agriculture (USDA) Soils Survey.

Table 7

SOIL NAME	SMALL COMMERCIAL BUILDINGS	SEPTIC TANK ABSORPTION FIELDS	PERCENTAGE OF SITE
Zolfo fine sand, 0 to 2 percent slopes	Slight	Moderate: wetness	55+/-%
Tavares fine sand, 0 to 5 percent slopes	Moderate: wetness	Severe: wetness	45+/-%
Source: USDA Web Soil Survey			

D. Wells (Public/Private):

The subject site has a potable water well proving water for the site. The site is located within the Transit Supportive Development Area and would require connection to centralized water upon redevelopment. The subject property is not within a Wellfield Protection District. The closest Wellfield Protection District is approximately 1.3 miles south of the site.

E. Protected Species:

According to Polk County Protected Species Observation Map and the Florida Fish & Wildlife Conservation Commission (2015), the subject site is located within a one-mile radius of endangered animals. The applicant will submit a biological walk-over as part of the Level-2 review process.

F: Polk Green Districts and Conservation Easements:

The site is not located within the Potential Network Connections area of the Polk Green District Comprehensive Plan Map Series. Approximately 2 miles southwest of the site, on the west side of the Hunting Hills Golf and Country Club is a 156± acre Conservation Easement recorded in a portion of the Plat of Huntington Hills Phase II as well as unplatted lands owned by Huntington Golf LLC, OR Book 4410, Page2192.

G. Archeological Resources:

There are no known historical or archeological resources onsite according to the Secretary of the State’s Department of Historical Resources Florida Master File.

H. Airports:

The subject site is not located within an Airport Impact District (AID) and Airport Height Notification Zone.

Park Facilities:

The proposed land use change is not anticipated to have a significant impact on the park facility demand or function. The nearest park is Hunt Fountain Park. The closest environmental site is the Gator Creek Reserve.

A. Location:

Hunt Fountain Park is located at 7036 Green Road, Lakeland, approximately 2.3 miles north of the site. Gator Creek Reserve is located at 9725 U.S. 98 N, Lakeland, approximately 1.9 miles north of the site.

B. Services:

Hunt Fountain Park’s current hours of operation are from 5 a.m. to 10 p.m. Hunt Fountain Park has four basketball courts, two racquetball courts and two tennis courts. There are also two playgrounds, covered picnic areas and a large, screened-in pavilion that is available to rent, making Hunt Fountain Park an ideal gathering spot for families. There’s also a horse arena – the Hunt Fountain Horse Arena – that is open to the public unless it has been reserved for a special event. Gator Creek Reserve’s current hours of operation are from 6 a.m. to 6:30 p.m. Gator Creek Reserve has five miles of well-established trails taking hikers through marshes, cypress swamps and hardwood forests.

C. Multiuse Trails:

The closest free hiking trails are at Gator Creek Reserve.

D. Environmental Lands:

The Gator Creek Reserve is located north of Lakeland and is comprised of 2,700 acres for the purpose of protecting important water, wildlife and wilderness resources. Gator Creek Reserve falls within the Green Swamp Area of Critical State Concern, a designation protecting a resource of major statewide significance. Ecologically important for its valuable water resources, the Green Swamp is the headwaters for several major river systems, including Ocklawaha, Withlacoochee, Hillsborough and Peace Rivers.

E. Planned Improvements:

There are no further recreation improvements scheduled for this area of Polk County at this time.

Consistency with the Comprehensive

The following policies in Table 8 have been included as being the most relevant policies to the proposed request. The policy is first stated and then an analysis of how the request may or may not be consistent with the County’s Comprehensive Plan is provided.

Table 8 Comprehensive Plan Policy

Comprehensive Plan Policy	Consistency Analysis
<p>Policy 2.102-A2: Compatibility - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished:</p> <ul style="list-style-type: none"> a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development. 	<p>Adjacent to the west is an existing LCCX district, with a non-residential religious institution adjacent to the north and east, within a RL district. To the south is a RL-4 district with older residential dwellings, southwest of the site is an extension of the LCC district that connects to a Neighborhood Activity Center (NAC) where there is a 7-Eleven currently under construction.</p>
<p>Policy 2.102-A1: Development Location – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.</p>	<p>The request continues the location of being at the intersection of two Collector roads or better in an area with public water and sewer available. Therefore, the request is consistent with the policy.</p>
<p>Policy 2.102-A3: Distribution states that development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.</p>	
<p>Policy 2.102-A4: Timing states that development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.</p>	<p>The request is for LCCX where the majority of infrastructure are available for commercial development on the subject site. Therefore, the timing of development of the subject site is consistent with the Comprehensive Plan’s growth management strategy.</p>
<p>Policy 2.102-A10: Location Criteria - The following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area: a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided, b. nearness to agriculture-production areas; c. distance from populated areas; d. economic issues, such as minimum population support and market-area radius (where applicable);e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to: 1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways; 2. sanitary sewer and</p>	

Comprehensive Plan Policy	Consistency Analysis
<p>potable water service; 3. storm-water management; 4. solid waste collection and disposal; 5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment; 6. emergency medical service (EMS) provisions; and 7. other public safety features such as law enforcement; 8. schools and other educational facilities 9. parks, open spaces, civic areas and other community facilities, f. environmental factors, including, but not limited to: 1. environmental sensitivity of the property and adjacent property; 2. surface water features, including drainage patterns, basin characteristics, and flood hazards; 3. wetlands and primary aquifer recharge areas; 4. soil characteristics; 5. location of potable water supplies, private wells, public well fields; and 6. climatic conditions, including prevailing winds, when applicable</p>	
<p><u>POLICY 2.111-A3: LOCATION CRITERIA</u> - Expansion of an LCC shall be limited to infill development. Infilling of an existing Linear Commercial Corridor shall be <i>limited to a depth which corresponds to the typical depth of existing development within the general area of the infill development</i>. The extension (along the road) or establishment of new LCC strips shall not be permitted, except to recognized legitimate errors made during the original mapping process. Any such map-error corrections shall require that a Plan amendment be processed consistent with requirements of this policy and Chapter 163, FS. The following factors shall be taken into consideration when evaluating whether an error was made during the original mapping process:</p> <p>a. USES OF THE LAND AND DEVELOPMENT OF THE PARCEL, AND SURROUNDING LAND, EXISTING AS OF APRIL 19, 1991: The use of the land and existing development of the subject parcel and the surrounding area as of the adoption of the Plan would be taken into consideration when determining an error. Land that was vacant, or developed in some other manner than that of the claimed error, would be determined not to be an error.</p> <p>b. ZONING OF THE PARCEL, AND SURROUNDING LAND, AS OF APRIL 19, 1991: The existing zoning of a parcel and surrounding area, as of the Plan's adoption date, would be considered in determining an error. However, the property's zoning would not be a factor, in and of itself, when the subject property is vacant.</p> <p>c. EXISTING PROPERTY LINES AS OF APRIL 19, 1991: Parcels existing as of the adoption date of the Plan would be considered in determining an error. Lands added to a parcel, or parcels under one ownership, since the adoption would not be considered.</p> <p>d. CONSISTENCY WITH THE PLAN: Was the subject property consistent with the Plan's criteria for the claimed land use category at the time of Plan adoption? Is the claimed designation consistent with the Plan's overall objective to control urban sprawl and to not degrade the County's overall growth management program? Isolated development and/or spot zonings would not be considered an error.</p>	<p>The requested LCCX will be limited to a depth which corresponds to the typical depth of the existing development in the general area if infill, and meets this policy.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>e. RECORDS OF THE COMPREHENSIVE PLAN CITIZENS' ADVISORY COMMITTEE (CAC) FUTURE LAND USE SUBCOMMITTEE AND THE BoCC PRIOR TO APRIL 19, 1991: Information contained in the minutes and other records indicating the intention of those bodies were different than what was actually adopted would be used in determining mapping errors.</p> <p>f. REZONING ACTIONS APPROVED BY THE BoCC BETWEEN JANUARY 1, 1990, AND APRIL 19, 1991: Rezoning actions approved by the BoCC after the initial staff mapping effort and the adoption of the Plan, which were not included in the final Plan map, would be considered in determining an error, whether the land was vacant or not.</p> <p>g. OTHER FACTORS: Environmental constraints, availability of infrastructure at acceptable levels of service, and the Plan's Capital Improvement Program (CIP) at the time of adoption would be considered.</p>	
<p>POLICY 2.111-A4: DEVELOPMENT CRITERIA - Development or redevelopment within a Linear Commercial Corridor shall conform to the following criteria:</p> <p>a. Permitted uses include all types of commercial, office, and institutional uses typically located along a roadway. New industrial and High-Impact-Commercial-type (HIC) development shall be limited to in-filling existing industrial/HIC areas, and new industrial/HIC development shall not extend or expand these industrial/high-impact areas.</p> <p>b. New development or redevelopment of non-residential uses within a Linear Commercial Corridor shall be limited to the intensities of uses at the same or less intensity as adjacent existing uses. New development or redevelopment of non-residential uses adjacent to existing uses shall be compatible with each other without allowing a higher intensity of development.</p> <p>c. Step-down uses shall be encouraged between different intensity uses as in-fill and shall be lower in intensity than the highest existing intensive use. Step-down uses shall be contiguous to an intensive use land use, and shall not be separated from that use by an arterial or collector road, or a natural or man-made barrier which makes the step-down use unnecessary.</p> <p>d. New development or redevelopment within a Linear Commercial Corridor shall incorporate the use of frontage roads wherever there is adequate public right-of-way or there is property available for the expansion of the right-of-way or the establishment of frontage-road easements to facilitate such roads in accordance with recognized highway safety standards. Whenever the placement of frontage roads is not practical, shared ingress/egress facilities shall be used.</p> <p>e. Adequate parking shall be provided to meet the demands of the uses, and interior traffic circulation shall facilitate safe bicycle and pedestrian movement.</p> <p>f. Where the LCC abuts residential areas, uses should be limited to a size, scale, and intensity necessary to provide the residents of the community and surrounding area with retail, personal, and community services. New development or</p>	<p>The existing LCC is 100% built out. The existing LCCX is 1.43± acres, the request will bring the LCCX to a total of 2.92± acres, allowing for future redevelopment of the site to meet the redevelopment criteria within the policy. The request is consistent with this policy as the subject site has access to a County maintained road.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>redevelopment of non-residential development adjacent to residential areas shall be compatible with adjacent existing uses without allowing a higher intensity of development.</p> <p>g. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc., are examples of facilities that may require special buffering provisions.</p> <p>h. The maximum floor area ratio shall not exceed 0.35 for non-residential development.</p>	

Urban Sprawl Analysis

Polk County’s Comprehensive Plan *Policy 2.102-A10* establishes review criteria intended to discourage the proliferation of urban sprawl. Specific characteristics of urban sprawl have been examined throughout this staff report and are summarized in Table 7 (below). Based on the findings of fact and analysis conducted, the proposed request does not meet the criteria to be considered as urban sprawl.

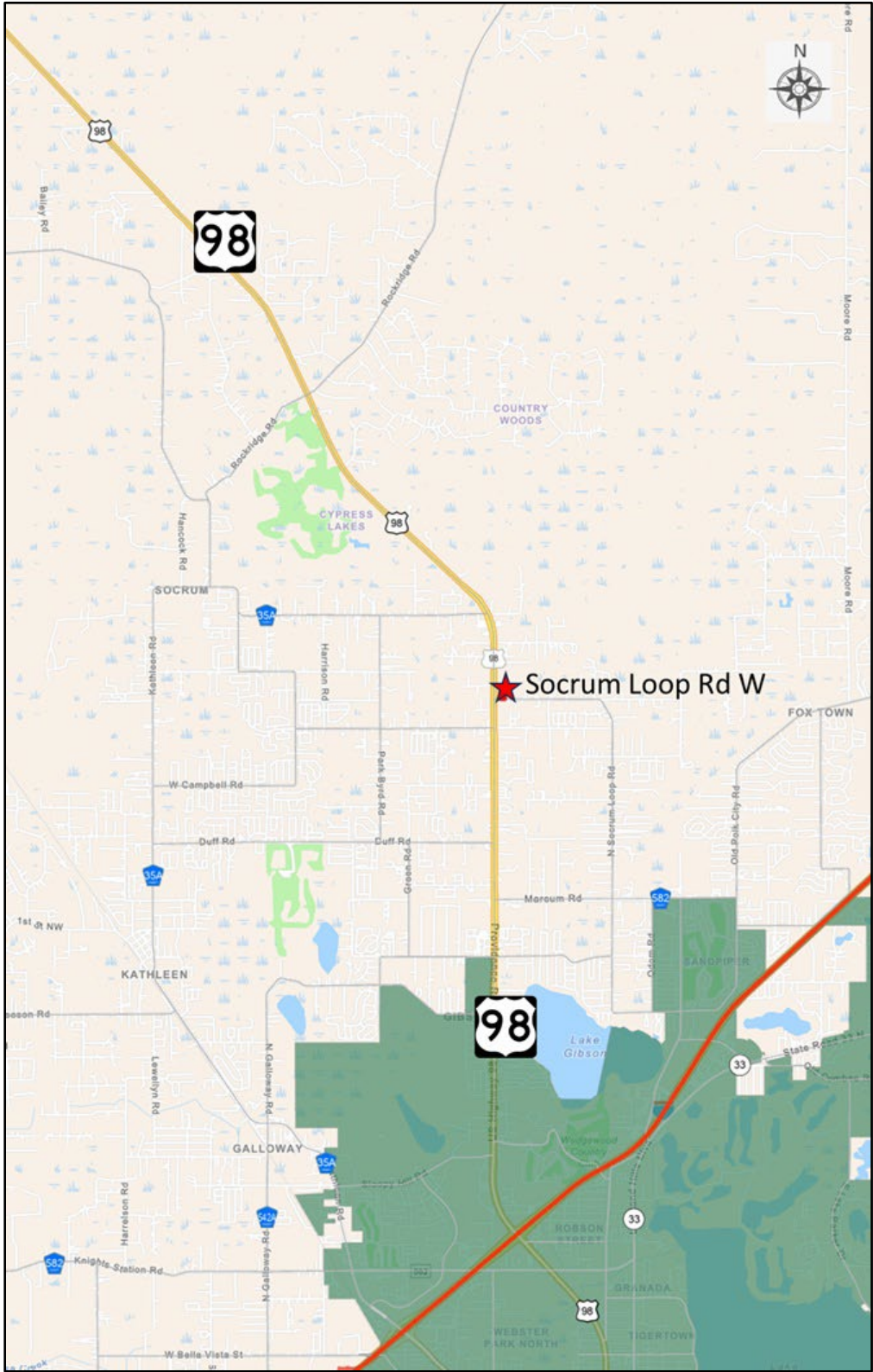
Table 7: Urban Sprawl Criteria

Rule 9J-5 Urban Sprawl Criteria	Page(s) within report
a. <i>Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.</i>	Surrounding Land Uses Section
b. <i>Allows a significant amount of urban development to occur in rural areas.</i>	Surrounding Land Uses Section
c. <i>Designates an urban development in radial, strip isolated, or ribbon patterns emanating from existing urban developments.</i>	Surrounding Land Uses Section
d. <i>Fails to adequately protect and conserve natural resources and other significant natural systems.</i>	Environmental Conditions
e. <i>Fails to adequately protect adjacent agricultural areas.</i>	Surrounding Land Uses Section
f. <i>Fails to maximize existing public facilities and services.</i>	Schools, Public Facilities and Water/Sewer Sections
g. <i>Fails to minimize the need for future facilities and services.</i>	Schools, Public Facilities and Water/Sewer Sections
h. <i>Allows development patterns that will disproportionately increase the cost of providing public facilities and services.</i>	Surrounding Land Uses Section
i. <i>Fails to provide a clear separation between urban and rural uses.</i>	Surrounding Land Uses Section
j. <i>Discourages infill development or redevelopment of existing neighborhoods.</i>	Surrounding Land Uses Section
k. <i>Fails to encourage an attractive and functional mixture of land uses.</i>	Surrounding Land Uses Section
l. <i>Will result in poor accessibility among linked or related land uses.</i>	Surrounding Land Uses Section
m. <i>Results in the loss of a significant amount of open space.</i>	Surrounding Land Uses and Environmental Conditions Sections
Source: The following criteria are the primary indicators of urban sprawl per Rule 9J-5 of the Florida Administrative Code.	

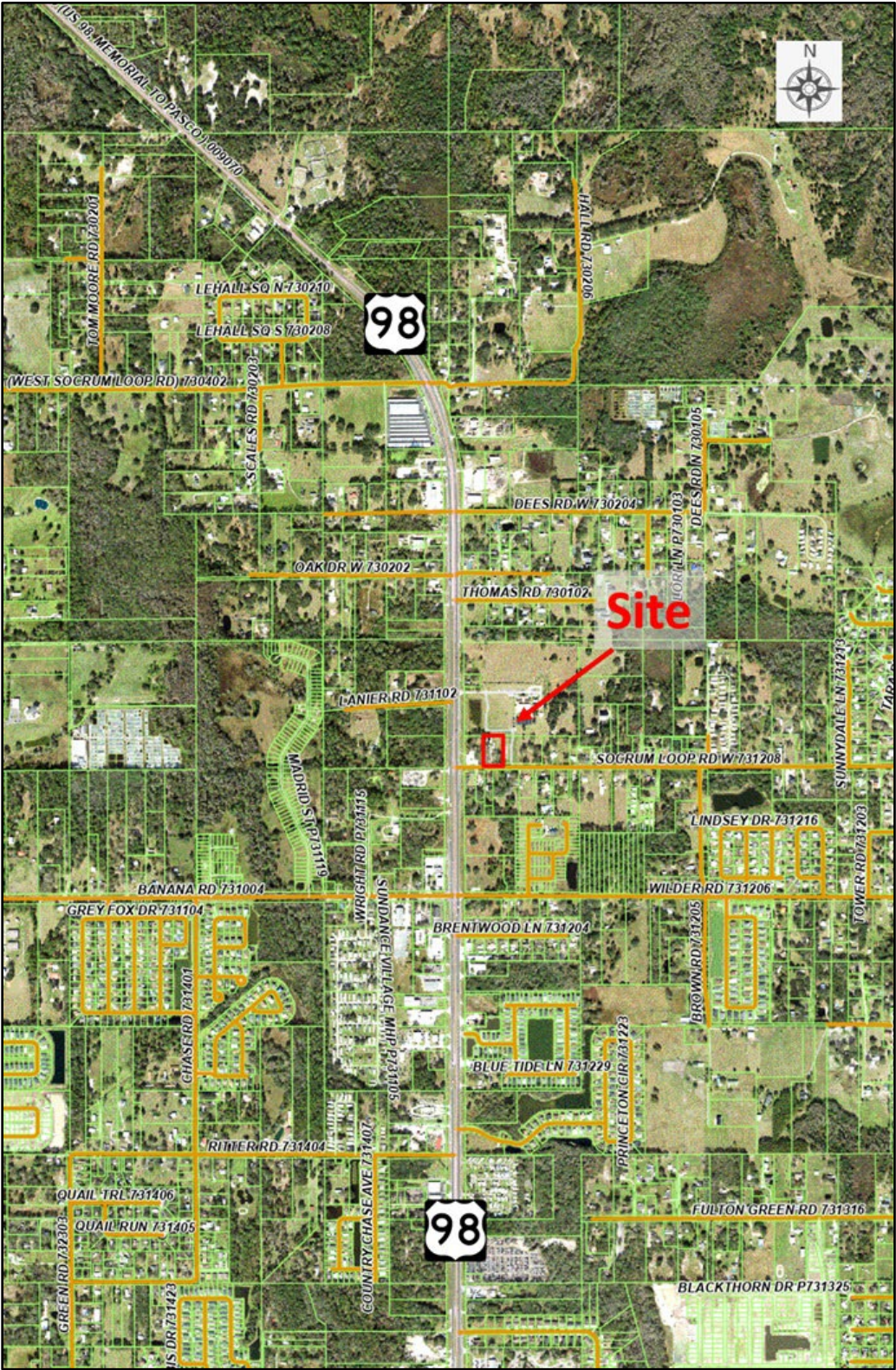
Comments from Other Agencies: None.

Attachments:

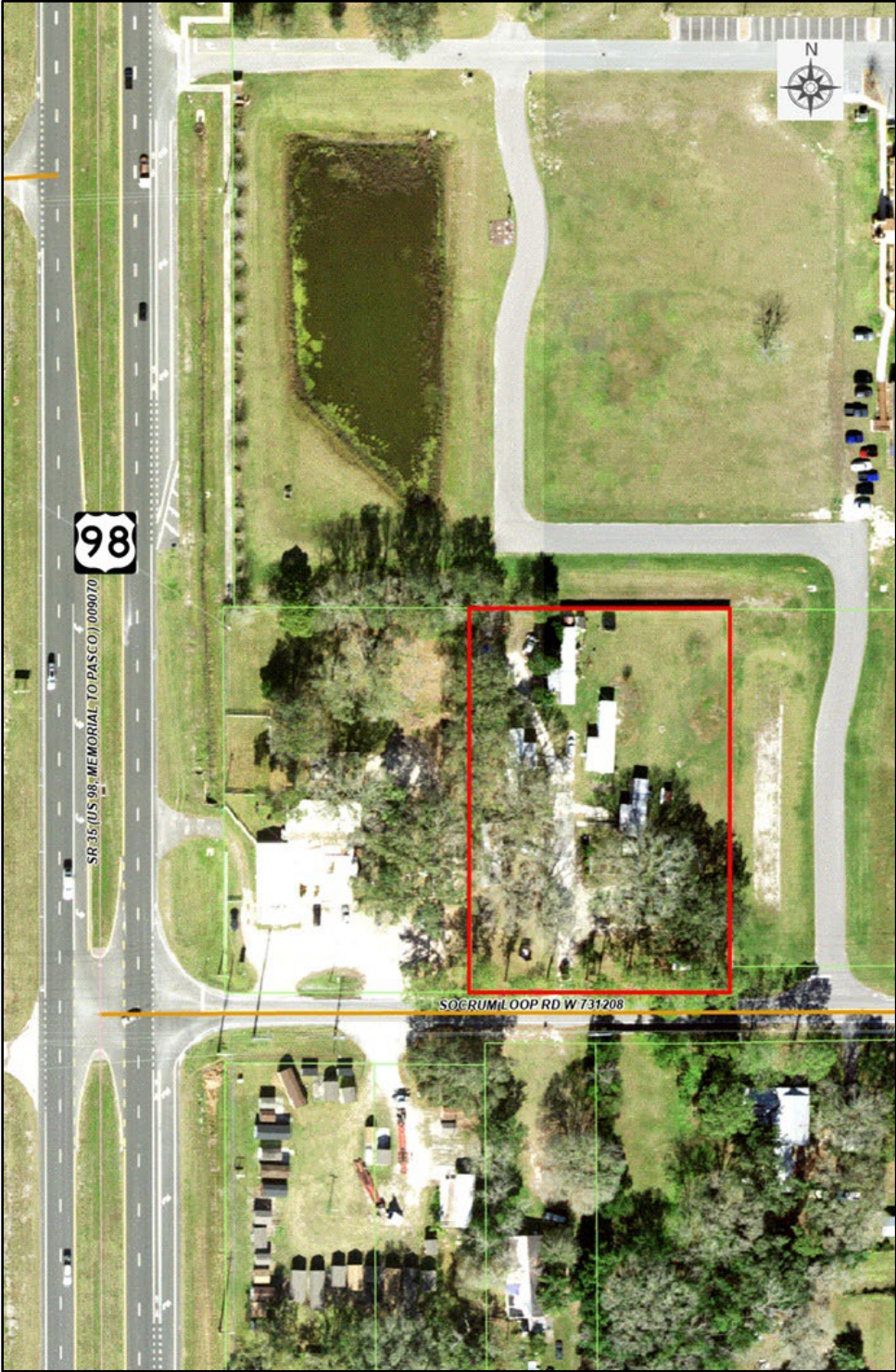
- Exhibit 1 – Location Map
- Exhibit 2 – 2023 Aerial Context Map
- Exhibit 3 – 2023 Aerial Close-up Map
- Exhibit 4 – Current Future Land Use Map
- Exhibit 5 – Proposed Future Land Use Map
- Exhibit 6 – Current Permitted and Conditional Uses
- Exhibit 7 – Proposed Permitted and Conditional Uses



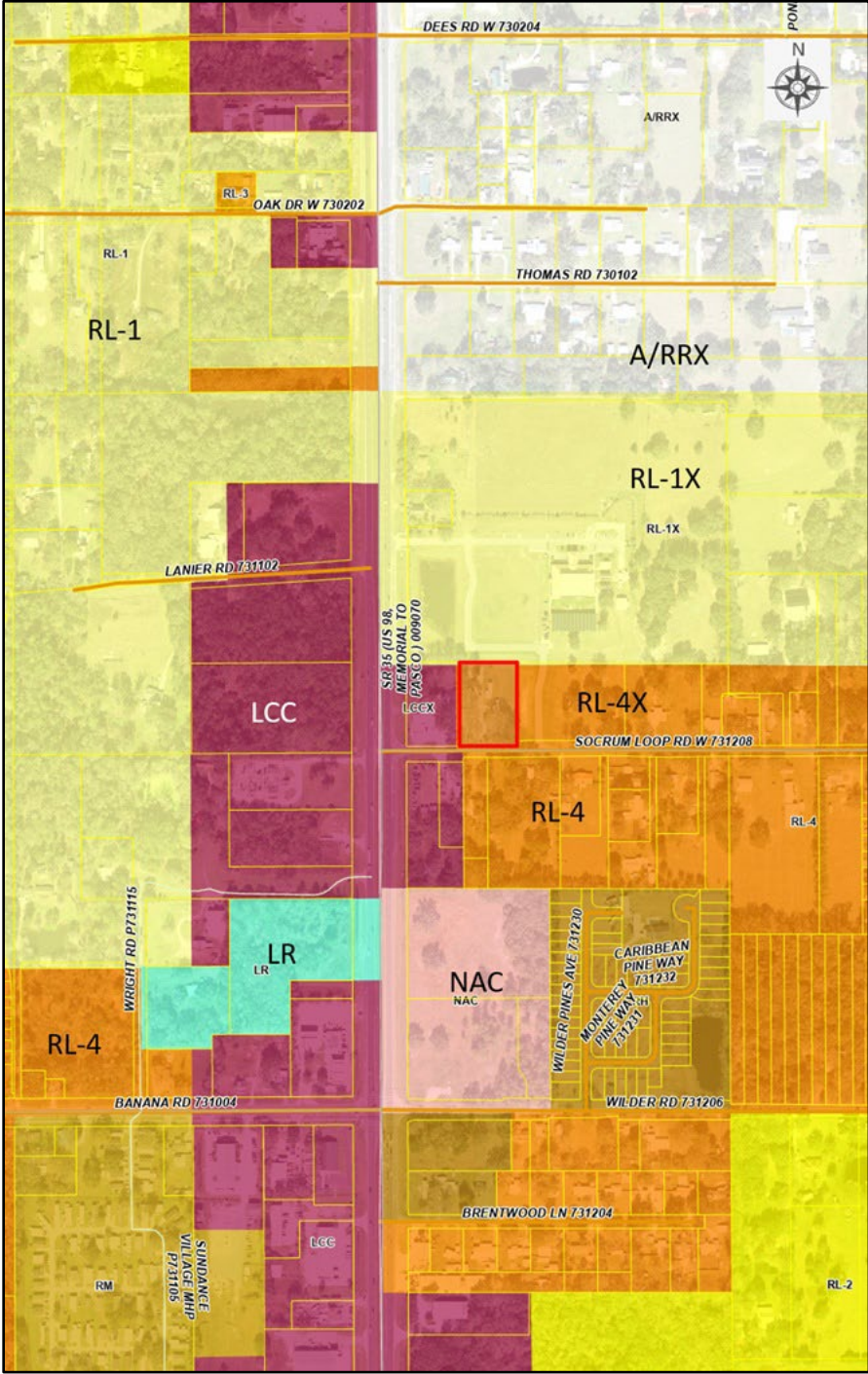
LOCATION MAP



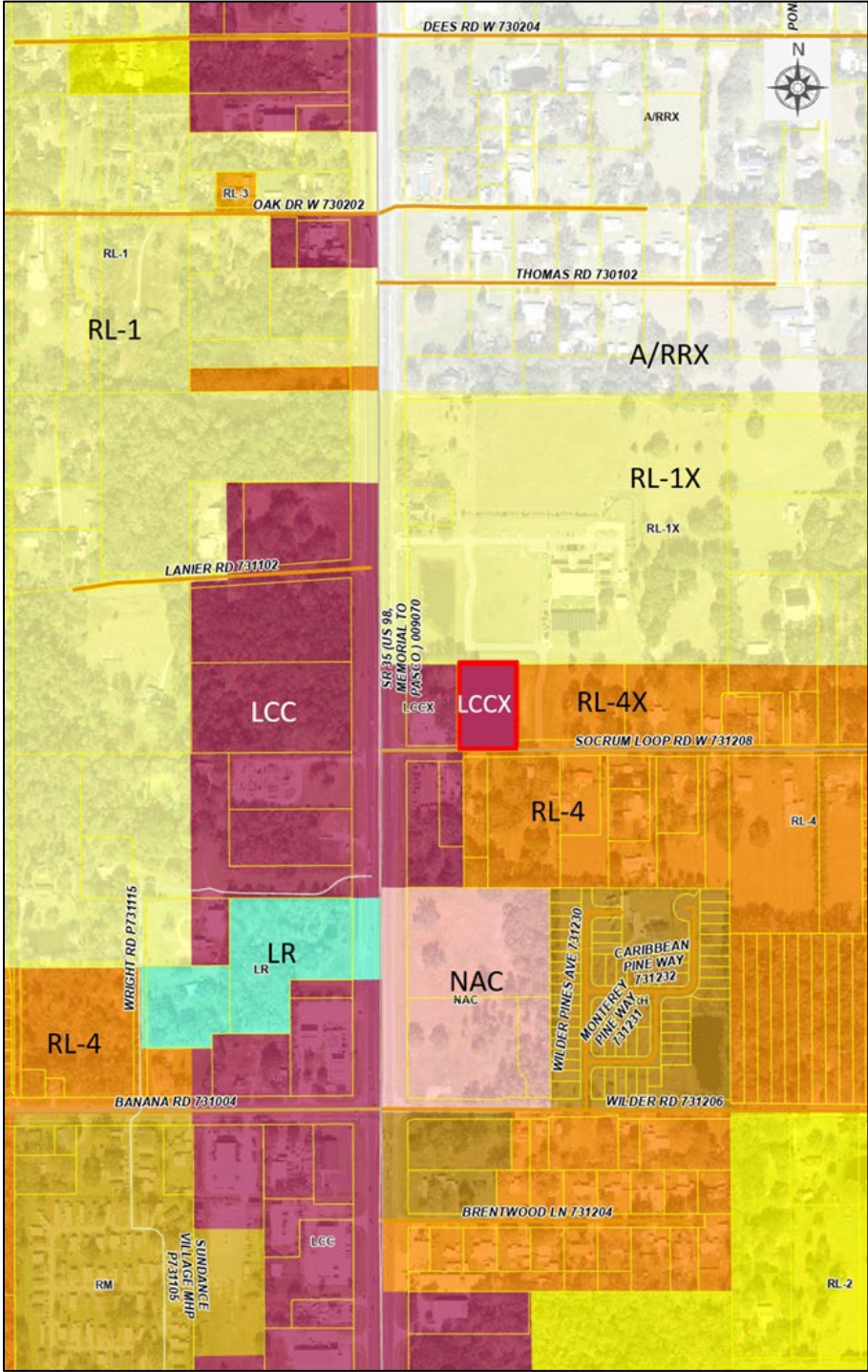
2023 AERIAL CONTEXT MAP



2023 AERIAL CLOSEUP MAP



CURRENT FUTURE LAND USE RESIDENTIAL LOW- 4X (RL-4X)



PROPOSED FUTURE LAND USE LINEAR COMMERCIAL CORRIDOR-X (LCCX)

Residential Low (RL-1)			
Technical Staff Review -Level 1 & 2		Public Hearing (s) Required-Level 3 & 4	
Residential Uses:	Group Home, Small (6 or less residents), C1 Group Home, Small (6 or less residents), C1 Mobile Homes, Individual, C1 Residential Infill Development, C2 Single-family Detached Home & Subdivision, P	Residential Uses:	Duplex, Two-family attached, C3 Group Living Facility (15 or more residents), C3 Mobile Home Park, C4 Mobile Home Subdivision, C4 Multi-family, C3 Short-Term Rental unit, C3
	All Other Uses:	Animal Farm, Intensive, C1 Emergency Shelter, Small (6 or less residents), C1 Farming General, P Golf Course, C1 Livestock Sale, Auction, C1 Nurseries and Greenhouses, C1 Recreation, Passive, C1 Recreation, Low Intensity, C2 School, Elementary, C2 Utilities, Class I, P Utilities, Class II, C1 Veterinary Service, C2	Mixed Uses:
		All Other Uses:	Adult Day Care Center (7 or more clients), C3 Agricultural Support, Off-Site, C3 Bed and Breakfast, C3 Childcare Center, C3 Community Center, C3 Emergency Shelter, Large (15 or more residents), C3 Government Facility, C3 Helistops, C3 Mining, Non-phosphate, C3 Recreation, High Intensity, C3 Recreation, Vehicle Oriented, C3 Religious Institution, C3 Riding Academies, C3 School, High, C3 School, Leisure/special Interest, C3 Utilities, Class III, C3

Note: This summary of uses is from LDC Section 205, Table 2.1; LDC Section 501, Table 5.2 does not provide uses for RL-4X. The Comprehensive Plan Policy 2.132-C3 (Polk City SPA) provides for Residential Low-X districts within the Polk City SPA.

CURRENT PERMITTED AND CONDITIONAL USES

Linear Commercial Corridor-X (LCC-X) in the Polk City SPA			
Technical Staff Review -Level 1& 2		Public Hearing (s) Required-Level 3 & 4	
All Other Uses:	Agricultural Support, Off-site, C2 Alcohol Package Sales, C1 Community Center, C2 Cultural Facility, C2 Farming General, P Financial Institution, C2 Financial Institution, Drive Through, C2 Gas Station, C2 Golf Courses, C1 Government Facility, P Helistops, C2 Medical Marijuana Dispensaries, C2 Nurseries, Retail, C2 Nurseries and Greenhouses, P Office, P Personal Service, C2 Printing & Publishing, P Recreation Passive, C1 Religious Institution, C2 Restaurant, drive-thru/Drive-in, C2 Restaurant, sit-down/Take-out, C2 Retail, 5,0000-49,999 sq. ft., C2 Retail less than 5,000 sq. ft., P Schools, Leisure/Special Interest, C2 School, University/College, C2 Self-Storage Facility, C2 Studio, Production, P Transit, Facility, P Utilities Class I, P Utilities Class II, P	Mixed Uses:	Planned Development, C3
		All Other Uses:	Bars, Lounges, and Taverns, C3 Communication Tower, Monopole, C3 School, Technical/Vocational/ Trade & Training, C3 Utilities Class III, C3

**PROPOSED
PERMITTED AND CONDITIONAL USES**

ORDINANCE NO. 26 - _____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF AMENDMENT LDCPAL-2026-3; AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN; ORDINANCE 92-36, AS AMENDED TO CHANGE THE FUTURE LAND USE DESIGNATION ON 1.49± ACRES FROM RESIDENTIAL LOW-X (RLX) TO LINEAR COMMERCIAL CORRIDOR-X (LCCX) TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA), GREEN SWAMP (ACSC), POLK CITY SPECIAL PROTECTION AREA (SPA). THE SUBJECT SITE IS LOCATED ON THE NORTH SIDE OF SOCRUM LOOP W, EAST OF US HIGHWAY 98 N, SOUTH OF HALL ROAD, AND WEST OF SOCRUM LOOP N., NORTH OF THE CITY OF LAKELAND, IN SECTION 12, TOWNSHIP 27, RANGE 23; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt a Comprehensive Plan (Plan); and

WHEREAS, Section 163.3184, FS, and Comprehensive Plan Section 4.305.B, provides for the approval of Large-Scale Comprehensive Plan Amendments; and

WHEREAS, Application LDCPAL-2026-3 is an applicant-initiated application to change the future land use designation of 1.49± acres from Residential Low-4X (RL-4X) to Linear Commercial Corridor-X (LCCX) in the Transit Supportive Development Area (TSDA), Green Swamp (ACSC), Polk City Special Protection Area (SPA) (the “Amendment”); and

WHEREAS, pursuant to Section 163.3174, FS, the Local Planning Authority (Planning Commission) conducted a public hearing, with due public notice having been provided, Amendment on July 8, 2026; and

WHEREAS, pursuant to Section 163.3184, FS, the Board of County Commissioners on August 18, 2026 held an initial public hearing and authorized transmittal of the Amendment to Florida Commerce (FC) for written comment, and

WHEREAS, Florida Commerce, by letter dated _____ 2026 transmitted objections, recommendations, and comments on the Amendment; and

WHEREAS, pursuant to Section 163.3184, FS, the Board of County Commissioners conducted an adoption public hearing, with due public notice having been provided, on the Amendment on October 20, 2026; and

WHEREAS, the Board of County Commissioners, reviewed and considered all comments received during said public hearing, and provided for necessary revisions; if any; and

WHEREAS, the Board of County Commissioners has considered the data and analysis contained within the staff report; and

WHEREAS, the Amendment is consistent with Chapter 163, FS, and the Polk County Comprehensive Plan.

NOW THEREFORE, BE IT ORDAINED by the Polk County Board of County Commissioners:

SECTION 1: LEGISLATIVE FINDINGS OF FACT

The findings of fact set forth in the recitals to this Ordinance are true and correct and hereby adopted.

SECTION 2: COMPREHENSIVE PLAN AMENDMENT

The Future Land Use Map of Ordinance No. 92-36, as amended, (the “Polk County Comprehensive Plan”) is hereby amended to reflect a change in the Future Land Use designation on 1.49± acres from Residential Low-4X (RL-4X) to Linear Commercial Corridor-X (LCCX) in the Transit Supportive Development Area (TSDA), Green Swamp (ACSC), Polk City Special Protection Area (SPA) on the parcel listed below and graphically depicted on the parcel map in Attachment “A”.

Parcel included:

232712-000000-033120

Legally described as:

BEG 339.03 FT E OF SW COR OF NW1/4 OF NW1/4 CONT E 210 FT N
334.8 FT W 210 FT S 334.96 FT TO POB LESS R/W

SECTION 3: SEVERABILITY

If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction the other provisions shall remain in full force and effect.

SECTION 4: EFFECTIVE DATE

The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date Florida Commerce posts a notice of intent determining that this amendment is in compliance. If timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to Florida Commerce.

SECTION 5: FILING WITH THE DEPARTMENT OF STATE:

The Clerk and Auditor to the Board of County Commissioners of Polk County, Florida, shall file a certified copy of this ordinance with the Department of State, through the Secretary of State, upon adoption by the Board of County Commissioners of Polk County, Florida.

ADOPTED, in open session of the Polk County Board of County Commissioners with a quorum present and voting this 20th day of October 2026.

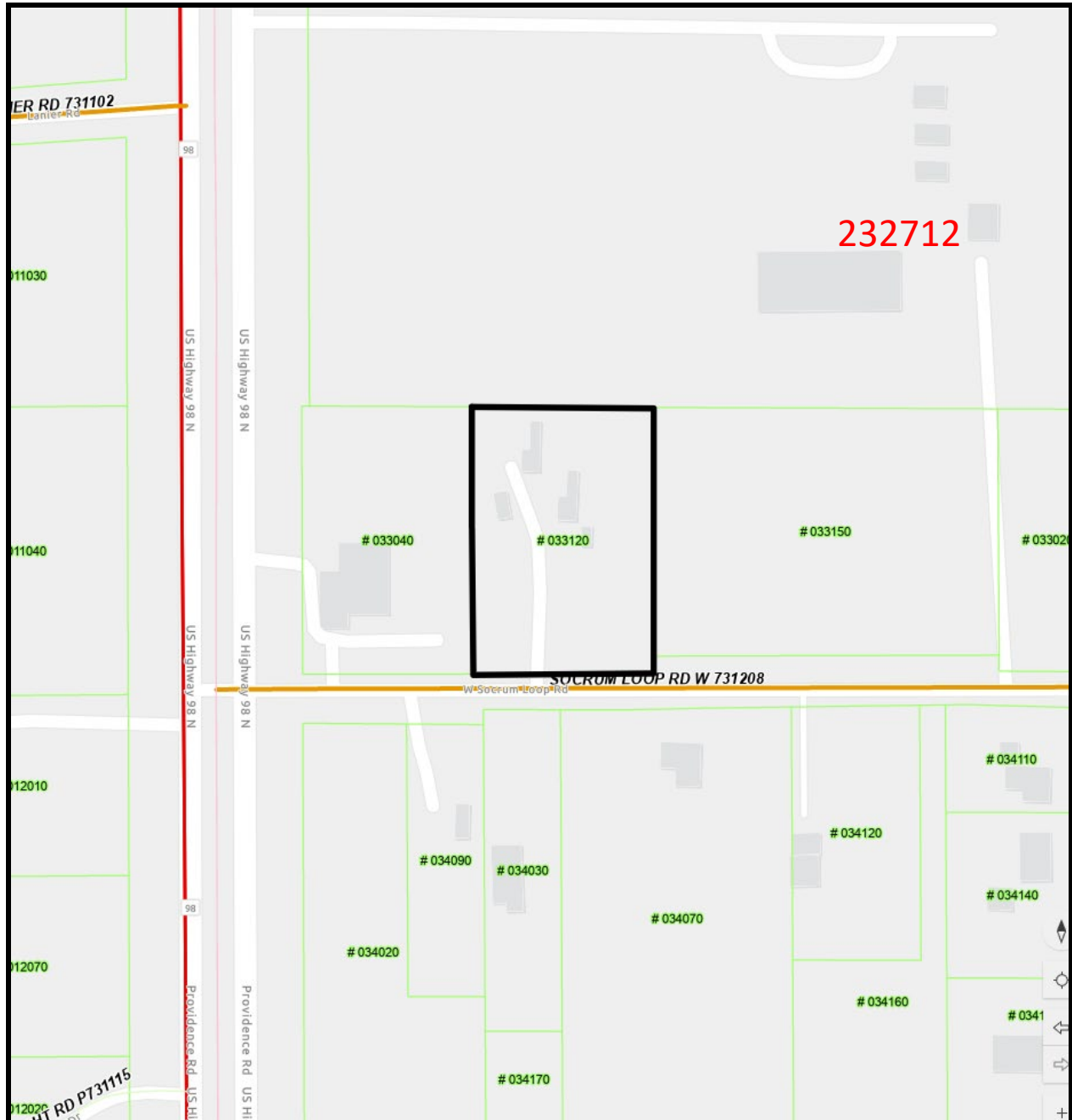
ATTACHMENT "A"

LDCPAL-2026-3

Land Use: RLX to LCCX (1.49 ± acres)

Location: The site is located on the north side of Socrum Loop W, east of US Highway 98 N, south of Hall Road, and west of Socrum Loop N., north of the City of Lakeland .

Section-12 Township-27 Range-23



Parcel Detail

Note: Not to Scale



**LEVEL 4
LAND DEVELOPMENT CODE
COMPREHENSIVE PLAN
AMENDMENT APPLICATION**

**Office of Planning and Development
Land Development Division**
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
Phone (863)534-6792
FAX (863) 534-6407

TYPE OF AMENDMENT

Land Development Code Text Sub-district

Comprehensive Plan Text Large Scale Map Small Scale Map

Is property in a Selected Area Plan (SAP) Yes No

SAP Name _____

Pre Application Project # _____ (Required)

	Owner	Applicant	Contact Person
Name			
Work Number			
Fax Number			
Mailing Address			
Email			

If additional contacts, please list on a separate sheet and submit with application.

Brief Description Request *(No more than 250 characters):*

_____.

_____.

_____.

_____.

_____.

_____.

Request From: _____ Land Use/Sub-District

To: _____ Land Use/Sub-District

Acreage: _____

	Range - Township - Section	Subdivision #	-	Parcel #
Parcel ID Number(s):	<u> R T S</u>	_____	-	_____.
		<i>(Include others on a separate attachment)</i>		
	<u> R T S</u>	_____	-	_____.
	<u> R T S</u>	_____	-	_____.
	<u> R T S</u>	_____	-	_____.

Address and Location of Property:

Water Provider Name and Phone Number: _____.

Sewer Provider Name and Phone Number: _____.

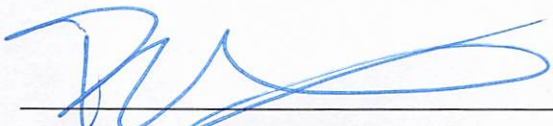
Yes No **Is the property located in the Green Swamp Area of Critical State Concern?** *(If yes, a Green Swamp Impact Assessment Statement must be submitted with this application.)*

Identify existing uses and structures on subject and surrounding properties (e.g. vacant, residential # du/ac, commercial approx. square feet, etc.):

County FLU: RL-1X NW	County FLU: RL-1X N	County FLU: RL-1X NE
County FLU: LCCX & RL-4 W	County FLU: RS Subject Property	County FLU: RL-4 E
County FLU: LCCX & RL-4 SW	County FLU: RL-4 S	County FLU: RL-4 SE

Approval of this application does not waive any other applicable provisions of the Polk County Land Development Code, the Polk County Comprehensive Plan, the Polk County Utility Code which are not part of the request for this application, nor does approval waive any applicable Florida Statutes, Florida Building Code, Florida Fire Prevention Code, or any other applicable laws, rules, or ordinances, whether federal, state or local. The applicant has the obligation and responsibility to be informed of and be in compliance with all applicable laws, rules, codes and ordinances.

I, John B. ("Bart") Allen (print name), the owner of the property which is the subject of this application, or the authorized representative of owner of the property which is the subject of this application, hereby authorize representatives of Polk County to enter onto the property which is the subject of this application to perform any inspections or site visits necessary for reviewing this application. I understand that representatives of Polk County are not authorized to enter any structures dwellings which may be on the property.



 Property owner or property owner's authorized representative.

02/05/2026

 Date:

Impact Assessment Statement

A. Land and Neighborhood Characteristics: to assess the compatibility of the requested land use district with the adjacent property and to evaluate the suitability of the site for development, the applicant shall:

1. Show how and why is the site suitable for the proposed uses;

As detailed in the Consistency Analysis, the establishment of an LCC District satisfies the Polk County Comprehensive Plan criteria for Linear Commercial Corridors and Transit Supportive Development Areas. The Proposed Request aligns the historic use of the site with the surrounding development pattern, thereby promoting consistency with the intent of the Comprehensive Plan and compatibility with the Future Land Use designations of adjacent properties.

2. Provide a site plan showing each type of existing and proposed land use;

See attached Future Land Use Map. At this time a site plan does not exist for the Subject Property.

3. Describe any incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses;

The landscaping and buffering required by the Polk County Land Development Code adequately ensures that the proposed request is compatible with adjacent uses and entitlements in the area. The applicant will take any and all reasonable and necessary steps to minimize impacts to the properties surrounding the requested land use map amendment.

4. Explain how the requested district may influence future development patterns if the proposed change is located in an area presently undeveloped;

The majority of the area surrounding the Subject Property is designated LCC or LCCX. The proposed request will create compatibility with surrounding uses and allow the historic use of the property to be consistent with the Comprehensive Plan and Land Development Code.

5. Describe each of the uses proposed in a Planned Development and identify the following:

- a. The density and types of residential dwelling units;
- b. The type of commercial and industrial uses;
- c. The approximate customer service area for commercial uses;
- d. The total area proposed for each type of use, including open space and recreation

The Property is not within a Planned Development. Any development of the Property would be consistent with the Polk County Land Development Code, the Polk County Comprehensive Plan, and proposed site specific development criteria.

B. Access to Roads and Highways: to assess the impact of the proposed development on the existing, planned and programmed road system, the applicant shall:

1. Calculate the number of vehicle trips to be generated daily and at PM peak hour based on the latest ITE or provide a detailed methodology and calculations;

A Traffic Impact Analysis will be provided prior to site plan approval and on an as needed basis.

2. Indicate what modifications to the present transportation system will be required as a result of the proposed development;

Driveway or offsite improvements, if any, will be identified and fully addressed at Level 2.

3. List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development;

The proposed development shall provide the requisite number of parking spaces required by the Polk County Land Development Code, which will be determined at Level 2 based on the actual square footages of the buildings constructed.

4. Indicate the proposed methods of access to the existing public roads (e.g., direct frontage, intersecting streets, frontage roads); and

The Subject Property is currently developed with access off of Socrum Loop Road W. The specific methods of access will be fully addressed at Level 2.

5. Indicate the modes of transportation, other than the automobile, that have been considered (e.g., pedestrian, bicycle, bus, train or air) and describe the modes.

The Subject Property will be primarily automobile oriented.

C. Sewage: to determine the impact caused by sewage generated from the proposed development, the applicant shall:

1. Calculate the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development;

The actual volume of sewage to be generated by the proposed site is unknown at this time. Site-specific information on waste generation will be fully addressed at Level 2. However, based on industry factors, the estimated Sewage in GPD would be:

$$FAR \text{ of } 0.35 \times (1.49 \text{ acres} \times 43,560 \text{ Sq. Ft.}) = 22,716.5 \text{ Sq. Ft.}$$

$$22,716.5 \text{ Sq Ft} \times 0.15 \text{ GPD/Sq. Ft.} = 3,407.5 \text{ GPD}$$

$$3,407.5 \text{ GPD} \times 80\% = \mathbf{2,726 \text{ GPD}}$$

2. Describe the proposed method and level of treatment, and the method of effluent disposal for the proposed sewage treatment facilities if on-site treatment is proposed;

The Subject Property is located in the Polk County Northwest Regional Utility Service Area. The Subject Property will connect to existing public utilities should the property be required to connect.

3. Indicate the relationship of the proposed sewage system to Polk County's plans and policies for sewage treatment systems;

Any proposed system will be designed in accordance with applicable and appropriate rules and regulations.

4. Identify the service provider; and

The Subject Property is located in the Polk County Northwest Regional Utility Service Area. The Subject Property will connect to existing public utilities should the property be required to connect.

5. Indicate the current provider's capacity and anticipated date of connection.

Capacity and the date of connection will be addressed with Polk County Utilities.

D. Water Supply: to determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area, the applicant shall:

1. Indicate the proposed source of water supply and, the type of treatment;

The Subject Property is located in the Polk County Northwest Regional Utility Service Area. The Subject Property will connect to existing public utilities should the property be required to connect.

2. Identify the service provider;

The Subject Property is located in the Polk County Northwest Regional Utility Service Area. The Subject Property will connect to existing public utilities should the property be required to connect.

3. Calculate the estimated volume of consumption in gallons per day (GPD); and

The actual volume of water consumption to be generated by the proposed site is unknown at this time. Site-specific information on water consumption will be fully addressed at Level 2. However, based on industry factors, the estimated water consumption in GPD would be:

$$FAR \text{ of } 0.35 \times (1.49 \text{ acres} \times 43,560 \text{ Sq. Ft.}) = 22,716.5 \text{ Sq. Ft}$$

$$22,716.5 \text{ Sq Ft} \times 0.15 \text{ GPD/Sq. Ft.} = \mathbf{3,407.5 \text{ GPD}}$$

4. Indicate the current provider's capacity and anticipated date of connection

Capacity and the date of connection will be addressed with the Polk County Utilities.

E. Surface Water Management and Drainage: to determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development, the applicant shall:

1. Discuss the impact the proposed development will have on surface water quality;

The stormwater management system for the project site will be designed to meet regulatory requirements that will ensure adequate BMPs are instituted. The property does not have any areas of concern and surface water quality will not be negatively impacted by the development.

2. Describe the alteration to the sites natural drainage features, including wetland, that would be necessary to develop the project;

There does not appear to be any state or federal jurisdictional wetlands or surface water features located within the project site.

3. Describe the impact of such alterations on the fish and wildlife resources of the site;

Based on the available GIS information, there are no state or federally jurisdictional wetland or surface water features or other bodies of open water identified within the project site. No significant impact to existing wildlife resources is anticipated from the project.

4. Describe local aquifer recharge and groundwater conditions and discuss the changes to these water supplies which would result from development of the site.

No change is anticipated.

F. Population: to determine the impact of the proposed developments additional population, the applicant shall:

1. Calculate the projected resident (and transient) population of the proposed development and the generated population in the case of commercial or industrial uses;

Indeterminable at this time.

2. Describe, for commercial and industrial projects, the employment characteristics including the anticipated number of employees, type of skills or training required for the new jobs, the percentage of employees that will be found locally or are expected to be drawn from outside the county or state, and the number of shifts per day and employees per shift;

Indeterminable at this time.

3. Indicate the expected demographic composition of the additional population (age/socio-economic factors); and

Indeterminable at this time.

4. Describe the proposed service area and the current population thereof.

The Subject Property is currently developed. The proposed service area and population thereof for any future development is unknown at this time.

G. General Information: to determine if any special needs or problems will be created by the proposed development, the applicant shall:

1. List and discuss special features of the proposed development that promote desirability and contribute to neighborhood needs; and

The Proposed Request recognizes the existing development on the Subject Property while preserving future commercial development potential along U.S. 98. Accordingly, the Proposed Request allows current residents to continue residing on the property while also accommodating future commercial uses and redevelopment.

2. Discuss the demand on the provision for the following services:

a. Parks and Recreation;

None.

b. Educational Facilities (preschool/elementary/middle school/high school);

No impact is anticipated.

c. Health Care (emergency/hospital);

No impact to health care is anticipated.

d. Fire Protection;

The nearest fire protection is Polk County Fire Rescue Station 6 (8936 HIGHWAY 98 NORTH, LAKELAND, 33809).

e. Police Protection and Security; and

The nearest police protection and security is Polk County Sheriff's Office NW District (1045 W Wedgewood Estates Blvd, Lakeland, FL 33809).

f. Electrical Power Supply

Electrical service will be provided by Lakeland Electric.

H. Maps: the following maps shall accompany all Impact Assessment Statements:

Map A: A location map showing the relationship of the development to cities, highways, and natural features;

See attached Location Map w/ Roads.

Map B: A Topographical Map with contour intervals of no greater than five feet, the identification of the property boundaries, and a delineation of the areas of special flood hazard (100 year flood plain) as shown on the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency (FEMA) for Polk County;

See attached F.E.M.A. Map.

Map C: A Land Use and Land Use District Map showing the existing land use designations and districts on and abutting the proposed development, including lot sizes and density;

See attached Future Land Use Map.

Map D: A Soils Map with soils designated according to Natural Resources Conservation Service classifications. If available, USDA Natural Resources Conservation Service (NRCS) soil surveys are preferable;

See attached Soils Map

Map E: A Traffic Circulation Map identifying any existing roads on or adjacent to the proposed development and indicating the name of the roads, maintenance jurisdiction, and pavement and right-of-way widths.

See attached Location Map w/ Roads.

Map F: A Site Plan showing land uses, the layout of lots, the type and maximum density for each type of residential area; the typical minimum lot sizes and dimensions for each use and unit type, and the dimensions, locations, and types of buffers, easements, open space areas, parking and loading areas, setbacks, and vehicular circulation routes; and

The Proposed Request is for a Comprehensive Plan Future Land Use Change only.

Map G: A Drainage Map delineating existing and proposed drainage areas, water retention areas, drainage structures, drainage easements, canals, wetlands, watercourses, and other major drainage features.

The Proposed Request is for a Comprehensive Plan Future Land Use Change only.

Demonstration of Need

POLICY 2.102-A11: URBAN SPRAWL CRITERIA - In accordance with Rule 9J-5.006(5) of the Florida Administrative Code, Polk County will discourage the proliferation of urban sprawl by use of the following criteria when determining the appropriateness of establishing or expanding any land use or development area. The analysis must ask whether or not the proposed plan amendment:

- a. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.

ANALYSIS: *The Proposed Request will designate the Subject Property for a more flexible use that remains compatible with the surrounding development pattern.*

- b. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

ANALYSIS: *The Proposed Site is located in an urban area that is highly developed.*

- c. Promotes, allows or designates urban development in radial, strip isolated or ribbon patterns generally emanating from existing urban developments.

ANALYSIS: *The Proposed Request does not create radial, strip isolated or ribbon patterns on the Future Land Use Map. [See Polk County Future Land Use Map].*

- d. As a result of premature or poorly planned conversion of rural land to other uses, fails to adequately protect and conserve natural resources, such as, wetlands, floodplains, native vegetation, environmentally sensitive areas, natural shorelines, beaches, bays, estuarine systems, and other significant natural systems.

ANALYSIS: *The Subject Property is developed. In addition, the Subject Property does not appear to have any wetlands, nor is it located in a flood zone. [see Wetlands Map; see Flood Zone Map].*

- e. Fails to adequately protect adjacent agricultural areas and activities including silviculture and active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

ANALYSIS: *The Subject Property is not adjacent to agricultural activities and there are no anticipated impacts to agricultural areas.*

- f. Fails to maximize use of existing public facilities and services.

ANALYSIS: *No negative impacts to existing public facilities and services are anticipated.*

- g. Fails to minimize the use of future public facilities and services.

ANALYSIS: *No impacts to future public facilities and/or services are anticipated.*

- h. Allows for land use patterns or timing which will disproportionately increase the cost in time, money and energy, of providing public facilities and services including roads, potable water, sanitary sewer, stormwater management, law enforcement education health care, fire and emergency response, and general government.

ANALYSIS: *There are no anticipated off-site improvements required for the development of the Subject Property. In addition, there are no anticipated adverse impacts on public facilities in general.*

- i. Fails to provide a clear separation between urban and rural uses.

ANALYSIS: *The Subject Property is not located adjacent to rural uses.*

- j. Discourages or inhibits in-fill development or redevelopment of existing neighborhoods and communities.

ANALYSIS: *The Proposed Request does not discourage in-fill development or redevelopment. The Proposed Request qualifies as in-fill development under the appropriate LCC provisions of the Land Development Code. As such, it will act to alleviate in-fill development.*

- k. Fails to encourage an attractive and functional mix of land uses.

ANALYSIS: *The Proposed Request will ultimately align the historic use of the Subject Property with the surrounding property and the Polk Comprehensive Plan and Land Development Code.*

- l. Results in poor accessibility among linked or related land uses.

ANALYSIS: *The Proposed Request will create compatibility with the adjacent LCC/LCCX Districts adjacent to the Subject Property.*

- m. Results in the loss of a significant amount of functional open space.

ANALYSIS: *N/A. The Subject Property is developed.*

Green Swamp ACSC Impact Assessment Statement

Contained below is an analysis of the impact of the Proposed Request with provisions of the Polk County Comprehensive Plan relating to the Green Swamp ACSC that are germane at this stage of the development process.

All development as defined in F.S. § 380.04, with the exception of a single-family dwelling unit and accessory uses, shall submit a Green Swamp Impact Assessment Statement which addresses the following objectives:

1. Flood plain development requirements under Section 507 D., where applicable.

ANALYSIS: There are no floodplain located on the Subject Property. Any future development of the Subject Property will be in accordance with applicable local law and state, as well as federal statutes.

2. Wetland development requirements under Section 507 E., where applicable.

ANALYSIS: There are no wetlands located on the Subject Property. Any future development of the Subject Property will be in accordance with applicable local law and state, as well as federal statutes.

3. Minimize the adverse impacts of development on resources of the Floridian Aquifer, wetlands, and flood detention areas.

ANALYSIS: There are no floodplain and/or wetlands located on the Subject Property. Any future development of the Subject Property will be in accordance with applicable local law and state, as well as federal statutes.

4. Protect or improve the normal quantity, quality and flow of ground water and surface water which are necessary for the protection of resources of state and regional concern.

ANALYSIS: Any future development of the Subject Property will be in accordance with applicable local law and state, as well as federal statutes.

5. Protect or improve the water available for the aquifer recharge.

ANALYSIS: Any future development of the Subject Property will be in accordance with applicable local law and state, as well as federal statutes.

6. Protect or improve the functions of the Green Swamp Potentiometric High of the Floridan Aquifer.

ANALYSIS: Any future development of the Subject Property will be in accordance with applicable local law and state, as well as federal statutes.

7. Protect or improve the normal supply of ground and surface water.

ANALYSIS: Any future development of the Subject Property will be in accordance with applicable local law and state, as well as federal statutes.

8. Prevent further salt water intrusion into the Floridan Aquifer.

ANALYSIS: Any future development of the Subject Property will be in accordance with applicable local law and state, as well as federal statutes.

9. Protect or improve existing ground and surface water quality.

ANALYSIS: Any future development of the Subject Property will be in accordance with applicable local law and state, as well as federal statutes.

10. Protect or improve the water retention capabilities of wetlands.

ANALYSIS: There are no wetlands located on the Subject Property. Any future development of the Subject Property will be in accordance with applicable local law and state, as well as federal statutes.

11. Protect or improve the biological filtering capabilities of wetlands.

ANALYSIS: There are no wetlands located on the Subject Property. Any future development of the Subject Property will be in accordance with applicable local law and state, as well as federal statutes.

12. Protect or improve the natural flow regime of drainage basins.

ANALYSIS: Any future development of the Subject Property will be in accordance with applicable local law and state, as well as federal statutes.

13. Protect or improve the design capacity of flood detention areas and the water management objectives of these areas through the maintenance of hydrologic characteristics of drainage basins.

ANALYSIS: Any future development of the Subject Property will be in accordance with applicable local law and state, as well as federal statutes.

Consistency Analysis

Contained below is an analysis of the consistency of the Proposed Request with provisions of the Polk County Comprehensive Plan that are germane at this stage of the development process.

SECTION 2.102 GROWTH MANAGEMENT.

OBJECTIVE 2.102-A: Development within unincorporated Polk County shall occur in accordance with the policies stated within this Future Land Use Element and all other Goals, Objectives and Policies incorporated within the Polk County Comprehensive Plan.

POLICY 2.102-A1: DEVELOPMENT LOCATION - Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.

ANALYSIS: *The proposed request aligns the historic use of the site with the surrounding development pattern, thereby promoting consistency with the intent of the Comprehensive Plan and compatibility with the Future Land Use designations of adjacent properties. In addition, the Proposed Request will allow for the potential of the Subject Property to develop in the future for commercial uses in a prime area off of U.S. 98.*

POLICY 2.102-A11: URBAN SPRAWL CRITERIA - In accordance with Rule 9J-5.006(5) of the Florida Administrative Code, Polk County will discourage the proliferation of urban sprawl by use of the following criteria when determining the appropriateness of establishing or expanding any land use or development area. The analysis must ask whether or not the proposed plan amendment . . .

ANALYSIS: *See Demonstration of Need and Justification for analysis on how the Proposed Request will discourage the proliferation of urban sprawl.*

SECTION 2.104 TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA).

OBJECTIVE 2.104-A: The Polk County Plan shall provide areas for the development of urban-intensity growth through:

- a. the designation and mapping of Transit Supportive Development Area, and**
- b. the establishment of policies to govern the development of land within the Transit Supportive Development Area.**

POLICY 2.104-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within TSDAs, in accordance with applicable criteria

- a. **ACTIVITY CENTERS:** Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, Employment Centers and High-Impact Commercial Centers.
- b. **RESIDENTIAL:** Residential-High, Residential-Medium, and Residential-Low Districts.

- c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure Recreation, Mixed Use, Institutional, Professional Institutional, Recreation and Open Space, Preservation.

ANALYSIS: *The Proposed Request is for the Subject Property to be given a LCC Future Land Use Designation.*

POLICY 2.104-A5: DEVELOPMENT CRITERIA - Development within the Transit Supportive Development Areas shall conform to the following criteria as further specified by the Land Development Code:

- a. provide access to transit facilities;
- b. connect to centralized potable water and sanitary sewer systems;
- c. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;
- d. implement "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;
- e. integrate pedestrian-oriented features, including sidewalks, trails or walkways into every development including appropriate pedestrian shelters or awnings;
- f. provide access to civic space, parks, green areas, and open space and other amenities;
- g. be supported by public safety (i.e., fire, EMS and law enforcement);
- h. have access to public schools;
- i. provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas.
- j. encourage the inclusion of a variety of housing choices, other than single family detached homes, townhomes, condominiums, and residential units in mixed use buildings by establishing minimum densities that preclude the exclusive use of single family detached units within designated areas as established in Policy 2.104-A7.

ANALYSIS: *The Subject Property is developed and has access to transit systems. The Subject Property is located adjacent to a LCC/LCCX district that is located along U.S. 98. Moreover, the property directly adjacent to the Subject Property is located at the intersection of U.S. 98 and Socrum Loop Road West.*

SECTION 2.111 LINEAR COMMERCIAL CORRIDORS (existing).

OBJECTIVE 2.111-A: Polk County shall recognize existing "Linear Commercial Corridors" (strip commercial areas) by their designation and mapping on the Future Land Use Map Series as Linear Commercial Corridors (LCC), and shall promote the infilling of such areas in the TSDA with multifamily and mixed use buildings through the establishment of criteria for the development of lands within Linear Commercial Corridors.

POLICY 2.111-A1: CHARACTERISTICS - Linear Commercial Corridors are characterized by linear concentrations of all types of commercial, office, and institutional uses along a roadway. Some Linear Commercial Corridors may contain existing industrial uses. For parcels with LCC land use designation in the TSDA and/or TCCO, development and redevelopment of areas may also include stand alone residential and mixed use structures.

ANALYSIS: *The Subject Property is located directly adjacent to an LCC/LCCX district. Its proximity to U.S. 98 provides convenient access and supports future commercial development. Additionally, the site's current and historical use for mobile homes is consistent with and supported by the LCC district.*

POLICY 2.111-A3: LOCATION CRITERIA - Expansion of an LCC shall be limited to infill development. Infilling of an existing Linear Commercial Corridor shall be limited to a depth which corresponds to the typical depth of existing development within the general area of the infill development. . . .

ANALYSIS: *The expansion of the existing LCC District to the Subject Property is supported by the depth of the LCC district west of U.S. 98, which extends inwards approximately +/-0.13 miles from the roadway. By comparison, the LCC/LCCX parcels immediately adjacent to the Subject Property on the eastern side of U.S. 98 extend only approximately +/-0.05 miles from the roadway. The Proposed Request would provide appropriate infill development by extending the LCC District on the eastern side of U.S. 98 to a depth consistent with its western counterpart.*

POLICY 2.111-A4: DEVELOPMENT CRITERIA - Development or redevelopment within a Linear Commercial Corridor shall conform to the following criteria:

- a. Permitted uses include all types of commercial, office, and institutional uses typically located along a roadway. New industrial and High-Impact-Commercial-type (HIC) development shall be limited to infilling existing industrial/HIC areas, and new industrial/HIC development shall not extend or expand these industrial/high-impact areas.
- b. New development or redevelopment of non-residential uses within a Linear Commercial Corridor shall be limited to the intensities of uses at the same or less intensity as adjacent existing uses. New development or redevelopment of non-residential uses adjacent to existing uses shall be compatible with each other without allowing a higher intensity of development.
- c. Step-down uses shall be encouraged between different intensity uses as in-fill and shall be lower in intensity than the highest existing intensive use. Step-down uses shall be contiguous to an intensive use land use, and shall not be separated from that use by an arterial or collector road, or a natural or man-made barrier which makes the step-down use unnecessary.
- d. New development or redevelopment within a Linear Commercial Corridor shall incorporate the use of frontage roads wherever there is adequate public right-of-way or there is property available for the expansion of the right-of-way or the establishment of frontage-road easements to facilitate such roads in accordance with recognized highway safety standards. Whenever the placement of frontage roads is not practical, shared ingress/egress facilities shall be used.
- e. Adequate parking shall be provided to meet the demands of the uses, and interior traffic circulation shall facilitate safe bicycle and pedestrian movement.
- f. Where the LCC abuts residential areas, uses should be limited to a size, scale, and intensity necessary to provide the residents of the community and surrounding area with retail, personal, and community services. New development or redevelopment of non-residential development adjacent to residential areas shall be compatible with adjacent existing uses without allowing a higher intensity of development.

- g. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc., are examples of facilities that may require special buffering provisions.
- h. The maximum floor area ratio shall not exceed 0.35 for non-residential development.

ANALYSIS: *The Subject Property is currently developed. Any new development or redevelopment of the Subject Property will be required to meet the development criteria of the Comprehensive Plan for Linear Commercial Corridor Districts.*

POLICY 2.111-A5: ADJACENT DEVELOPMENT - Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to a LCC may include the following uses: Office, Residential, Institutional, or Open Space.

ANALYSIS: *The Proposed Request would result in the Subject Property being adjacent to RL-1X and RL-4.*

POLICY 2.111-A6: TRANSIT SUPPORTIVE DEVELOPMENT - For parcels with LCC land use designation in the TSDA or TCCO, development and redevelopment of these parcels may also include stand alone residential and residential development in mixed use projects according to the requirements of the Land Development Code. Stand alone residential development is limited to twenty-five (25) percent of the site.

The density and intensity shall be limited to the range provided in the Residential Medium (RM) land use designation described in Table 2.104.1 and Table 2.104.2 of this element. New development or redevelopment shall be encouraged to use energy-efficient building practices including site design and Florida friendly landscaping.

ANALYSIS: *The Subject Property is currently developed as a mobile home park consisting of seven (7) mobile homes. The Subject Property encompasses approximately +/-1.5 acres, resulting in a residential density of approximately 4.5 dwelling units per acre. This density is consistent with the Residential Medium land use category and supports consistency with the Comprehensive Plan.*

PLEASE SEE GREEN SWAMP ACSC IMPACT ASSESMENT STATEMENT FOR DISCUSSION ON CONSISTENCY WITH THE POLK COUNTY LAND DEVELOPMENT CODE PROVISIONS APPLICABLE TO THE GREEN SWAMP ACSC.



Polk County
Planning Commission

Agenda Item 3.

7/8/2026

SUBJECT

LDCPAL-2025-2 (US 98 & Peace River A/RR CPA)

DESCRIPTION

County-initiated requested Large Scale Comprehensive Plan Future Land Use Map amendment from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) on 116.5± acres in the Rural Development Area (RDA) for a property located on the north side of US Highway 98 (SR 700), east of the Peace River, west of Poole Branch Road, and south of L Lanier Road, east of Fort Meade city limits, in Sections 25 and 26, Township 31 and Range 25.

RECOMMENDATION

Approval

FISCAL IMPACT

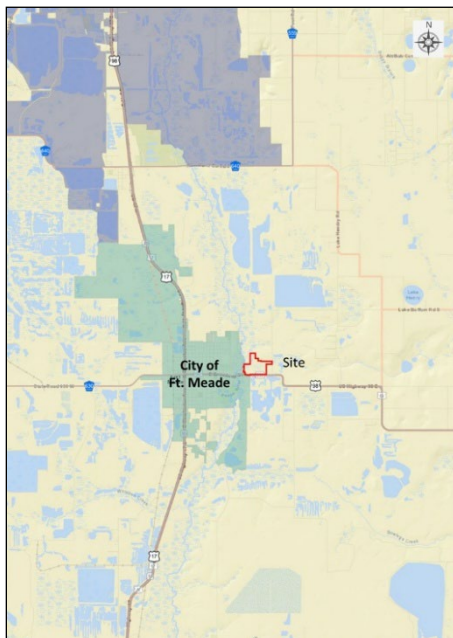
No Fiscal Impact

CONTACT INFORMATION

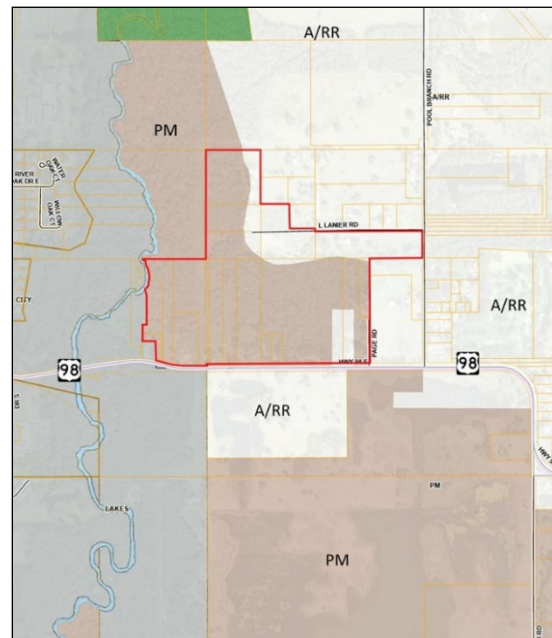
Robert Bolton
Planner III
Land Development
863-534-6468
robertbolton@polk-county.net

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

DRC Date:	May 15, 2025
Planning Commission Date:	July 8, 2026
BoCC Dates:	August 18, 2026, Transmittal; October 6, 2026, Adoption
Applicant:	Polk County
Level of Review:	Level 4 Review, Comprehensive Plan Map Amendment
Case Number and Name:	LDCPAL-2025-2 US 98 Ft Meade ARR CPA
Request:	Large Scale Comprehensive Plan Future Land Use map amendment from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) on 116.5± acres in the Rural Development Area (RDA).
Location:	The subject property is located on the north side of US Highway 98 (SR 700), east of the Peace River, west of Poole Branch Road, and south of L Lanier Road, east of Fort Meade city limits, in Sections 25 and 26, Township 31 and Range 25
Property Owner:	17 separate owners
Parcel Size:	20 parcels totaling 116.5± acres
Development Area/Overlays:	Rural Development Area (RDA)
Future Land Use:	Phosphate Mining (PM)
Nearest Municipality	Fort Meade
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Case Planner:	Robert Bolton, Planner III



Location



Current Future Land Use

Summary

A County-initiated request for a Comprehensive Plan Map amendment to change the Future Land Use designation from Phosphate Mining (PM) to Agricultural Residential Rural (A/RR) in the Rural Development Area (RDA). The subject property is located on the north side of US Highway 98 (SR 700), east of the Peace River, west of Poole Branch Road, and south of L Lanier Road, east of the city of Fort Meade. The site is 116.5± acres and consists of twenty (20) lots of record in the subject site area with fourteen (14) of the twenty (20) lots currently improved with residential dwellings. The dwellings in the sites were constructed beginning in the 1960's. The site has not been owned by a mining company, nor been in a mine plan.

This land use change request is consistent with Policy 2.114-A2 that provides if a property designated PM was not owned by a mining company or in a mine plan, the future land use after PM can be A/RR or other recreation and institutional land uses. In addition, this policy allows for the subject site to be developed as if it was already designated A/RR and requiring that the County initiated a Future Land Use designation change to A/RR. This request is consistent with that policy and in line with the other A/RR in the RDA. This request is also part of Board of County Commission request to research, locate and initiate Land Use Changes from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) for parcels within the PM that have historically been utilized as residential use with residential dwellings.

Compatibility Summary

Section 2.114 of the Comprehensive Plan lists A/RR as one of the land uses for the conversion of PM lands. The surrounding uses are previously mined lands and are compatible with five-acre residential lots. The A/RR maximum density of one dwelling unit per five acres is typical of the surrounding area.

Infrastructure Summary

The infrastructure is rural in nature. The Agricultural/Residential Rural (A/RR) allows for a density of one dwelling unit per five acres or 23 potential five-acre residential lots, there are 20 lots of record. There is available capacity on US 98 E and public safety services are available nearby.

Environmental Summary

There are a few environmental limitations to the development of this site for single-family residences, but they can be easily overcome with one dwelling unit per five acres within the A/RR. The site has surface waters, wetland and floodplains associated with the Peace River. The site has eight (8) types of soils, onsite investigation is recommended for use stability.

Comprehensive Plan

The relevant sections of the Comprehensive Plan that are applicable to the project request:

- Policy 2.102(A1-A15): Growth Management Policies
- Policy 2.102-A10 Location Criteria
- Section 2.114 Phosphate Mining
- Section 121-A Agricultural/Residential Rural

Findings of Fact

Request and Legal Status

- This is a County-initiated request for a Comprehensive Plan Map amendment to change the Future Land Use designation from Phosphate Mining (PM) to Agricultural Residential Rural (A/RR) in the Rural Development Area (RDA) on 116.5± acres.
- The County is initiating this request is consistent with Comprehensive Plan Policy 2.114-A2 which states that if property in the PM district that was not under a conceptual mining plan and owned by a phosphate mining company “may be developed residentially but the County must initiate a Comprehensive Plan amendment soon after to recognize the new land use.”
- This request is also part of Board of County Commission request to research, locate and initiate Land Use Changes from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) for parcels within the PM that have historically been utilized as residential use with residential dwellings.

Compatibility

- The existing uses surrounding the site are
 - North – A/RR and PM, Residential Use and Vacant Land. Properties never mined
 - East – A/RR, Residential Use and Vacant Land. Properties never mined
 - South – A/RR, Former (reclaimed) phosphate mining
 - West – City of Ft Meade, and the Peace River
- The subject site was not formerly phosphate mined land and was not owned by a mining company.
- Residential dwelling have been constructed on the site since the 1960’s.

Infrastructure

- The property fronts L Lanier Road, Branch Pool Road, and US Highway 98 E.
- The site has no access to centralized potable water or wastewater services. The closest water line is on the west side of the Peace River in the city of Fort Meade.

- The subject property is zoned for Lewis Anna Woodbury Elementary, Fort Meade Middle/Senior, and Fort Meade Senior High School.
- The Sheriff's Regional Command that serves the area is the Polk County Sheriff's Southwest Command Center at 4120 US Hwy 98 South near Lakeland approximately 21 miles to the northeast.
- Fire rescue response from Polk County Fire Rescue Station #10 at 1235 9th St NE, Fort Meade. It is approximately 1.3 miles driving distance.
- There are is a sidewalk along the bridge over the Peace River along US 98 E, to the west of the site.
- The nearest transit route is Route 25 that stops in Fort Meade and has a transfer point in Bartow.
- The nearest neighborhood park is the Fort Meade Park. The Bone Valley ATV Park is about eleven (11) miles away.

Environmental

- There are surface waters on the western boundary associated with the Peace River as well as a few ponds that appear to be man-made.
- The subject site does contain wetlands and floodplains.
- The subject is comprised of eight (8) soil types: Bradenton fine sand, Nittaw sandy clay loam, Sparr sand, Candler sand, Lochloosa fine sand, Arents, Millhopper fine sand, and Zolfo fine sand, with variable conditions an onsite investigation is recommended for use stability.
- There are no endangered species sighting near the property. (Source: Florida Natural Areas Inventory 2002, 2006, 2011, & 2015).
- The site is located within the Potential Network Connections area of the Polk Green District Comprehensive Plan Map Series. Approximately 1.6 mile south of the site has over 500 acres in a Conservation Easement as recorded in OR Book 10740, Page 2012.
- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.
- There are no public wells on the subject site and it is not located in a wellfield. The residential dwellings use private wells for their potable water supply.
- The site is not within an Airport Impact District.

Comprehensive Plan Policies

- POLICY 2.102-A1 Development Location states that Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.
- POLICY 2.102-A2 Compatibility states that land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.
- POLICY 2.102-A3 Distribution states that development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.
- POLICY 2.102-A4 Timing states that development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.
- POLICY 2.102-A10 Location Criteria states the following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:
 - a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided;
 - b. nearness to agriculture-production areas;
 - c. distance from populated areas;
 - d. economic issues, such as minimum population support and market-area radius (where applicable);
 - e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:
 - 1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;
 - 2. sanitary sewer and potable water service;
 - 3. storm-water management;
 - 4. solid waste collection and disposal;
 - 5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;
 - 6. emergency medical service (EMS) provisions; and
 - 7. other public safety features such as law enforcement;

8. schools and other educational facilities
 9. parks, open spaces, civic areas and other community facilities
- f. environmental factors, including, but not limited to:
1. environmental sensitivity of the property and adjacent property;
 2. surface water features, including drainage patterns, basin characteristics, and flood hazards;
 3. wetlands and primary aquifer recharge areas;
 4. soil characteristics;
 5. location of potable water supplies, private wells, public well fields; and
 6. climatic conditions, including prevailing winds, when applicable.
- According to POLICY 2.108-A1 of the Comprehensive Plan, the subject property is in a Rural Development Area (RDA). The RDA “is characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments.”
 - The subject property is in a Phosphate Mining (PM) Future Land Use Map district. The Comprehensive Plan permits only Phosphate mining and allied industries, land reclamation, agriculture, and Farmworker housing.
 - Policy 2.114-A3: Permitted Activities allows for redevelopment of lands formerly utilized for phosphate mining operation to change to the Agricultural/Residential Rural (A/RR) district.

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 LDCPAL-2025-2**.

Planning Commission Recommendation: On July 8, 2026, in an advertised public hearing, the Planning Commission voted 0:0 to **recommend APPROVAL or DENIAL of LDCPAL-2025-2**.

Department of Florida Commerce (Florida Commerce) Objections, Recommendations, and Comments (ORC Report): With an Approval for Transmittal to The Florida Commerce, by the Polk County Board of County Commissioners at the scheduled Transmittal hearing date of August 18, 2026, a report from The Florida Commerce is expected near the beginning of October 2026.

This report will be updated when comments are received and prior to the agenda review. Their report will be provided under separate cover.

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.

Analysis

This section of the staff report includes data on the surrounding uses, infrastructure conditions, environmental conditions, and related Comprehensive Plan policies and Land Development Code regulations.

Surrounding Uses

Table 1 identifies the Future Land Use (FLU) designations and the existing uses surrounding the subject site that are immediately adjacent. The subject site has not been owned by a mining company nor in a mine plan and with residential development dating back to the 1960’s and 1970’s.

Table 1

Northwest: PM Unplatted vacant land	North: PM / A/RR Unplatted vacant land	Northeast: A/RR Residential Use and Vacant Land. Properties never mined and not owned by a mining company
West: City of Ft Meade Single Family Residential and the Peace River	Subject Property: PM ±116.5-acre parcels Residential Use and Vacant Land. Properties never mined and not owned by a mining company	East: A/RR Residential Use and Vacant Land. Properties never mined and not owned by a mining company
Southwest: City of Ft Meade Fort Meade Outdoor Recreation Area with the Peace River	South: A/RR Former (reclaimed) phosphate mining Land Use change 10/15/24	Southeast: PM Former (reclaimed) phosphate mining owned by Sun Grown Citrus LLC
<i>Source: Polk County Geographical Information System and site visit by County staff</i>		

Compatibility with the Surrounding Uses

According to *Policy 2.102-A2* of Polk County’s Comprehensive Plan, “land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; and c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.” The “development criteria” and the “density and dimensional regulations” of a land use district are often the measuring tools used by staff to determine compatibility and the appropriateness of locating differentiating uses. Compatibility is defined in the Comprehensive

Plan 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 subject property has not been owned by a mining company, nor in a mining plan. The lands to the northeast, east and south of the site have been mined and reclaimed over the past several decades. The site is on the east side of the Peace River and the city of Fort Meade. The area to the south of the site, approximately 40 acres and formerly mined, was changed from PM to A/RR on approximately 40 acres. The area east of the city of Fort Meade has been developed in a rural manner with lots that are typically an acre or larger.

A. Land Uses

Section 2.114-A3 of the Comprehensive Plan lists A/RR as one of the land uses for the conversion of PM lands. The surrounding uses are previously mined lands and are compatible with five-acre residential lots. The A/RR maximum density of one dwelling unit per five acres is typical of the surrounding area.

B. Infrastructure

The infrastructure is rural in nature. Of the 20 subject parcels, 14 are currently developed with residential dwellings, with all of the remaining six (6) vacant parcels owned by existing residents. The Agricultural/Residential Rural (A/RR) allows for a density of one dwelling unit per five acres or an addition of 11 potential five-acre residential lots. There is available capacity on US 98 E and public safety services are available nearby.

Nearest Elementary, Middle, and High School

The schools zoned for the subject property are the zoned schools listed in Table 2 below. The site, 20 parcels, is currently developed with 14 residential dwellings, with all of the vacant lots owned by existing residents. The six (6) vacant parcels have the potential for 11 lots which has the potential to produce the following student counts to the school system.

Table 2 School Information

Name of School	Annual Estimated Demand	% Capacity 2024-2025 School Year	Average driving distance from subject site
Lewis Anna Woodbury Elementary	2 students	87%	1.2 ± miles driving distance
Ft Meade Middle/Sr	2 students	64%	1.1 ± miles driving distance
Fort Meade Senior High	1 students	61%	1.1 ± miles driving distance

Source: Polk County School Board, Polk County Impact Fee Ordinance, GIS

Nearest Sheriff, Fire, and EMS Station

Table 3 below displays that the nearest Sheriff District office and Fire/EMS stations. Sheriff response times are not as much a function of the distance to the nearest sheriff’s substation, but more a function of the overall number of patrol officers within the County.

Table 3 Public Safety Information

	Name of Station	Distance Response Time*
Sheriff	Southwest Command Center (4150 US 98 South, Lakeland)	21± miles Priority 1 – 7:20 Priority 2 – 21:42
Fire/ EMS	Station #10 (1235 9 th Street NE, Ft. Meade)	1.3± miles 7-9 minutes

Source: Polk County Sheriff’s Office & Polk County Fire Rescue. Response times for June 2026.

Water and Wastewater

The subject site is in the RDA and is not within any utility service area. Water and sewer lines are not near the subject site. The closest are water lines is on the west side of the Peace River in the city of Fort Meade. Potable water will be provided by a well, and an onsite septic treatment system will be utilized to handle wastewater for each individual lot.

A. Estimated Demand

Table 4, following this paragraph, shows the potable water needs and the wastewater generation rates being less for the proposed request. However, it is not automatic and not even common that the alternative use for PM is industrial. In fact, most of the land use changes from PM are to A/RR, which is the context of the request. The changes to IND have been along railroad lines. The subject site is not along a railroad and is adjacent to the city limits of Fort Meade, with the Peace River on the western side of the site.

The site has been developed with residential dwellings. Of the 20 subject parcels, 14 are currently developed with residential dwellings, with the remaining six (6) vacant parcels owned by existing residents. The analysis below is for the site as if vacant; however, the potential future water and wastewater demand would come from the six (6) vacant parcels being built out. With a buildout of the vacant parcels potable water consumption would increase by 1,500 gpd, with wastewater consumption at 1,200 gpd. It is also noted that water and wastewater is provided by private wells and septic tanks.

The table below analyzes the subject site as if vacant.

Table 4 Estimated Water and Sewer Impact Analysis

Permitted Intensity	Current PM	Maximum Permitted in A/RRX
116.5± TTL acres 82.22± upland acres 3,581,503 sq ft @0.75 FAR = 2,686,127	2,686,127 sf	Upland 88.22/5 = 17 units Wetland 16.6/5 = 3 units 20 units
Potable Water Consumption	2,686,127* 0.24 = 644,671 GPD	20 X 250 = 5,000 GPD
Wastewater Generation	644,671 * 80% Water = 515,737 GPD	13 X 200 = 4,000 GPD

Source: Concurrency Manual: PM@ IND rates @ 0.24 per sq ft and 80% for wastewater, single family @ 250 GPD Potable water and 200 Wastewater.

B. Service Provider

The subject site is not within any utility service area. Therefore, all development on the subject site will require wells and septic tanks.

C. Available Capacity

The subject site is not within any utility service areas. Therefore, all development on the subject site will require wells and septic tanks. The capacity of these systems will be based on the parameters of the permitting agency.

D. Planned Improvements

There are no utility improvements near the subject site.

Roadways/Transportation Network

A. Estimated Demand

Table 5, following this paragraph, shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate being less for the proposed request. However, it is not automatic and not even common that the alternative use for PM is industrial. In fact, most of the land use changes from PM are to A/RR. The changes to IND have been along railroad lines. The subject site is not along a railroad and historically been utilized for residential dwelling. However, IND uses tend to be more impactful in terms of noise, vibrations, and odors. So, the traffic analysis below is based on PM having industrial uses.

The table below analyzes the subject site as if vacant; however, the 14 of the 20 parcels are currently improved with single-family dwellings. The analysis below is for the site as if vacant; however, the potential future ADDT and PM Peak Hour demand would come from the six (6) vacant parcels being built out. With a buildout of the vacant parcels ADDT would increase by 47 trips, with PM Peak Hour would increase by 6 trips.

Table 5 Estimated Transportation Impact Analysis

Permitted Intensity 116.5± TTL acres 82.22± upland acres 3,581,503 sq ft @0.75 FAR = 2,686,127	Current PM	Maximum Permitted in A/RRX
	2,686,127 / 1,000 = 2,686 sf	20 units
Average Annual Daily Trips (AADT)	2,686 * 3.93 * 92% new trips = 9,712 AADT	20 X 7.81 AADT = 157 AADT
PM Peak Hour Trip	2,686 * 0.67 * 92% new trips = 1,656 AADT	20 X 1 = 20 PM Peak Hour

Source: Concurrency Manual and Table for Minor Traffic Study –PM @ IND rates ITE Code 140 @ 3.93 AADT per 1,000 square feet and 0.67 PM Peak Hour Trip per 1,000 square feet and 92% new trips, single family @ one house per five acres – 7.81 AADT per unit and 1 PM Peak Hour per unit 100% new trips

B. Available Capacity

US Highway 98 extends east out of Fort Meade. The current Level of Service (LOS) through this part of the County is “B”. The minimum LOS on the eastern portion of US 98 is “C” from Edgewood Dr North to Avon Park Cutoff Road. As if vacant analysis of the site with a density of one (1) house per five acres could generate 20 homes and this is expected to generate a total of 157 AADT and 20 PM Peak Hour Trips. This will not have any significant impact on the roadway capacity.

Table 6

Link #	Road Name	Current LOS	Available Capacity	Minimum LOS Standard	Projected Five Year LOS
5400N	US 98 (Edgewood Dr N to US 17)	B	867	D	B
5400S		B	855	D	B
5401N	US 98 (Edgewood Dr N to Avon Park Cutoff Road)	B	547	C	B
5401S		B	535	C	B

Source: Polk Transportation Planning Organization, Roadway network Database April 2026

C. Roadway Conditions

The subject site has access to US Highway 98 E, L Lanier Road and Pool Branch Road. L Lanier and Pool Branch Roads are not monitored by TPO; however, Pool Branch Road has a Pavement Condition Index (PCI) condition rating by Polk County Roads and Drainage. Pool Branch Road is a two-lane rural minor collector road with a PCI rating of Poor. L Lanier Road is a two-lane local residential road with no PCI rating. US Highway 98 is a Florida Department of Transportation (FDOT) road and no PCI rating; however just west of the site FDOT recently completed construction of a new bridge over the Peace River and roadway improvements in the area. The condition of the roadways and the LOS change over time. The conditions are addressed when development access a road during the Level 2 Review. LOS is a tool that can limit the intensity of development in the short run.

D. Sidewalk Network

US 98 E does not have any sidewalks. The subject site is in the Rural Development Area (RDA) which does not require sidewalks within the right of way on a public road.

E. Planned Improvements:

There are currently no planned improvements along any of the traffic links.

F. Mass Transit

The nearest transit route is Route 25 that stops at S. Hendry Avenue and E. Broadway Street. This stop is approximately 0.6 miles northwest of the site.

Park Facilities:

The following analysis is based on public recreation facilities. The nearest neighborhood park is the Fort Meade Park. The Bone Valley ATV Park is about eleven (11) miles away.

A. Location:

Fort Meade Park is located in the northeast part of Fort Meade. Its current hours of operations are from 5 a.m. to 10 p.m. The park's amenities include baseball Fields, basketball Court(s), picnic tables, playground, and softball facilities.

Bone Valley ATV Park is on the south side of County Road 630 and east of State Road 37. It is a 200-acre tract of land with 15 trails, hill climbs and free riding areas. Below are the hours and fees for the park, along with important safety and registration information. The address is 10427 County Road 630 W. in Mulberry.

C. Environmental Lands:

There are no County owned Environmental Lands in this part of the County.

D. Planned Improvements:

There are no further recreation improvements scheduled for this area of the County at this time.

Environmental Conditions

The subject site has historically been a residential area with 20 lots of record. The area does not have access to municipal water and sewer, historically relying on well and septic for water and sewer. While the lots are lots of record and would be able to be developed with single-family residences they would require to receive approval from the Polk County Health Department for any septic tank installation for the site.

A. Surface Water:

The highest point is 99 feet above mean sea level (MSL); the lowest is 73 feet MSL along the edge of the Peace River. The site drains to the westerly into a flood plain and floodway system associated with the Peace River. There are several ponds that by historical aerials appear to be man made.

B. Wetlands/Floodplains:

OF the subject’s 116.5± acres approximately 85.8 acres are flood zone approximately 57 acres are flood zone AE and approximately 29 acres are flood zone A. Along the western side is approximately 29 acres of flood way, adjacent to the Peace River.

C. Soils:

The subject site is comprised of a mix of soil types as listed in Table 8 following this paragraph. According to the soil survey of Polk County, the soil types range from Slight to Severe. The site is currently developed with single-family residential.

Table 8

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Bradenton fine sand	Severe: wetness	Severe: wetness	48%
Nittaw sandy clay loam, frequently flooded	Severe: flooding	Severe: flooding	24%
Sparr sand, 0 to 5 percent slopes	Moderate: wetness	Severe: wetness	17%
Candler sand, 5 to 8 percent slopes	Slight	Slight	3%
Lochloosa fine sand	Slight	Severe: wetness	2%
Arents, 0 to 5% slope	Severe: wetness	Severe: wetness	2%
Millhopper fine sand, 0 to 5 percent slopes	Slight	Moderate: wetness	2%
Zolfo fine sand, 0 to 2 percent slopes	Moderate: wetness	Severe: wetness	2%

Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service

D. Protected Species:

Portions of the subject site are located within a one-mile radius of a protected animal species sighting since 2006 (Source: Florida Natural Areas Inventory 2002, 2006, 2011, & 2015).

E: Polk Green Districts and Conservation Easements:

The site is located within the Potential Network Connections area of the Polk Green District Comprehensive Plan Map Series. Approximately 2.3 miles south of the site has over 500 acres in a Conservation Easement as recorded in OR Book 10740, Page 2012.

F. Archeological and Historical Resources:

According to the Florida Department of State, Division of Historical Resources, there are no archeological or historical resources listed in the Florida Master Site File for the site.

G. Wells (Public/Private)

The subject site is not located on a wellfield. The nearest Wellfield is about 1.5 miles west, in Fort Meade. The current improved subject parcels as well as other improved properties use wells for their water source.

H. Airports:

The site is not within any Airport Height Notification or In-Flight Visual Interference Zones.

Economic Factors:

The subject site is 116.5± acres. Most phosphate mines are thousands of acres. The subject property has not been owned by a mining company, nor in a mining plan. The site consists of 20 lots of record, 14 are currently developed with residential dwellings, with all of the remaining six (6) vacant parcels owned by existing residents. Residential development began in the 1960's. This change in land use will provide for a conforming use on the subject site.

Consistency with the Comprehensive Plan

Many policies within the Comprehensive Plan are reviewed for consistency with an application. The most relevant policies for the proposed request are included in this section. The policy is first stated and then an analysis of how the request is provided to state that it may or may not be consistent with the Comprehensive Plan. How the request is **consistent** with the Comprehensive Plan is listed below:

Table 8 Comprehensive Plan and Land Development Code

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.	The neighboring Future Land Use Map designations are predominantly A/RR. Adjacent to the south is aa A/RR district that was an applicant-initiated request from PM to A/RR and was adopted in January 2024. The subject site and surrounding area has residential lots that are typically 5+ acres To the west is the Peace River.

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing Communities.</p>	<p>The requested Agricultural/Residential Rural (A/RR) Future Land Use is intended for low-density use and is consistent with services available in the Rural Development Area (RDA).</p>
<p>POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.</p>	<p>One home per five acres does not need many services at all other than the potential need for public safety services and access for visitors. Future homeowners' expectations for urban services should be low this far from the nearest municipality. A/RR is the main residential and agricultural designation in the RDA. Therefore, this request is consistent with these policies.</p>
<p>POLICY 2.102-A10: LOCATION CRITERIA - The following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:</p> <p>a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided, b. nearness to agriculture-production areas; c. distance from populated areas; d. economic issues, such as minimum population support and market-area radius (where applicable); e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:</p> <ol style="list-style-type: none"> 1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways; 2. sanitary sewer and potable water service; 3. storm-water management; 4. solid waste collection and disposal; 5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment; 6. emergency medical service (EMS) provisions; and 7. other public safety features such as law enforcement; 8. schools and other educational facilities 9. parks, open spaces, civic areas and other community facilities, <p>f. environmental factors, including, but not limited to:</p> <ol style="list-style-type: none"> 1. environmental sensitivity of the property and adjacent property; 2. surface water features, including drainage patterns, basin characteristics, and flood hazards; 3. wetlands and primary aquifer recharge areas; 4. soil characteristics; 5. location of potable water supplies, private wells, public well fields; and 6. climatic conditions, including prevailing winds, when applicable. 	

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.114-A3: PERMITTED ACTIVITIES - The following activities shall be permitted within the Phosphate Mining land use category as mapped pursuant to Policy 2.114-A2:</p> <p>a. Phosphate mining and allied industries; b. Land reclamation; c. Agriculture and Farmworker housing under specific design parameters listed in the Land Development Code not to exceed an intensity of sixteen (16) workers per acre; d. Other land uses with conditional approval which are compatible and related with the extraction and processing of phosphate; and e. Subject to the adoption of a Comprehensive Plan amendment, any activities permitted within the following land use designations, which are appropriate for the redevelopment of lands formally utilized for phosphate mining operations and which demonstrate compliance with the Comprehensive Plan criteria for each use: 1. Preservation. 2. Recreation and Open Space. 3. Leisure/Recreation. 4. Institutional. 5. Rural Cluster Centers. 6. Tourism Commercial Centers. 7. Business Park Centers. 8. Industrial. 9. Rural Mixed-Use Developments. 10. New Communities. 11. Agricultural/Residential Rural only.</p>	<p>The site was not previously mined and not formerly owned by a mining company. This Policy allows for the reclaimed land to be remapped for several different Future Land Use districts, A/RR is one of the uses and therefore meets the policy.</p>

Urban Sprawl Analysis

After analyzing the primary indicators of Urban Sprawl per *Policy 2.109-A10* of the Polk County Comprehensive Plan, it is apparent that the proposed request is not considered urban sprawl based on these criteria and it is permitted in the designated area. Table 9 (below) depicts the Urban Sprawl Criteria used by staff as indicators of Urban Sprawl.

Table 9 Urban Sprawl Criteria

Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes	
Urban Sprawl Criteria	Sections where referenced in this report
a. <i>Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.</i>	Summary of analysis
b. <i>Allows a significant amount of urban development to occur in rural areas.</i>	Summary of analysis
c. <i>Designates an urban development in radial, strip isolated, or ribbon patterns emanating from existing urban developments.</i>	Summary of analysis, surrounding Development, compatibility
d. <i>Fails to adequately protect and conserve natural resources and other significant natural systems.</i>	Summary of analysis, surrounding Development, compatibility
e. <i>Fails to adequately protect adjacent agricultural areas.</i>	Compatibility with Surrounding Land Uses
f. <i>Fails to maximize existing public facilities and services.</i>	Summary of Analysis, Infrastructure
g. <i>Fails to minimize the need for future facilities and services.</i>	Summary of Analysis, Infrastructure
h. <i>Allows development patterns that will disproportionately increase the cost of providing public facilities and services.</i>	Summary of Analysis, Infrastructure
i. <i>Fails to provide a clear separation between urban and rural uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
j. <i>Discourages infill development or redevelopment of existing neighborhoods.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
k. <i>Fails to encourage an attractive and functional mixture of land uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
l. <i>Will result in poor accessibility among linked or related land uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
m. <i>Results in the loss of a significant amount of open space.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses

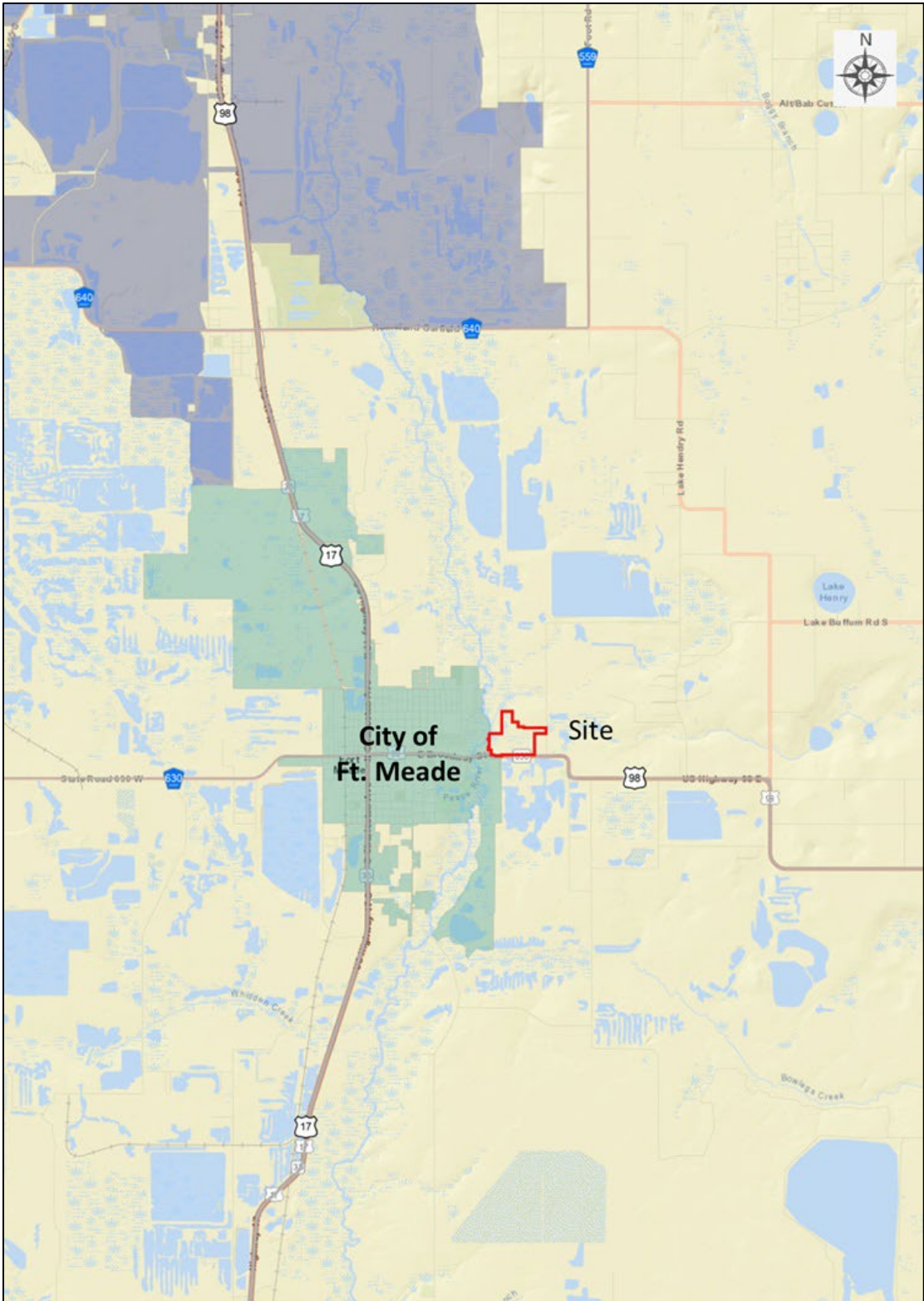
Comments from other agencies

No comments

Exhibits

- Exhibit 1 Location Map
- Exhibit 2 Aerial Map – Context (2023)
- Exhibit 3 Aerial Map – Close-up (2023)
- Exhibit 4 Current Future Land Use Map
- Exhibit 5 Proposed Future Land Use Map
- Exhibit 6 Wetland Map
- Exhibit 7 Floodplain Map
- Exhibit 8 Property Owner List
- Exhibit 9a&b Permitted and Conditional Uses in PM and A/RR

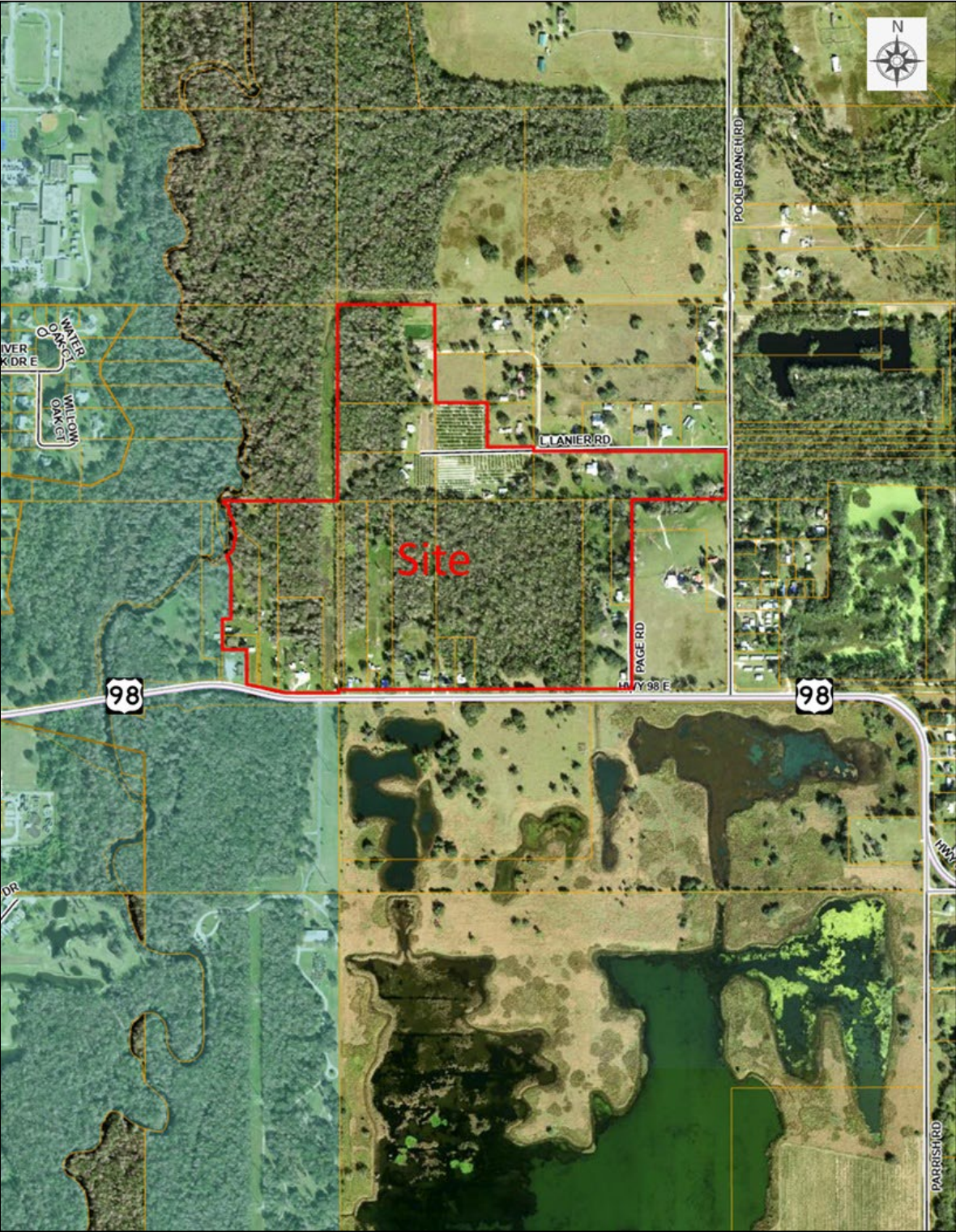
Applicant's submitted documents and ordinance as separate files



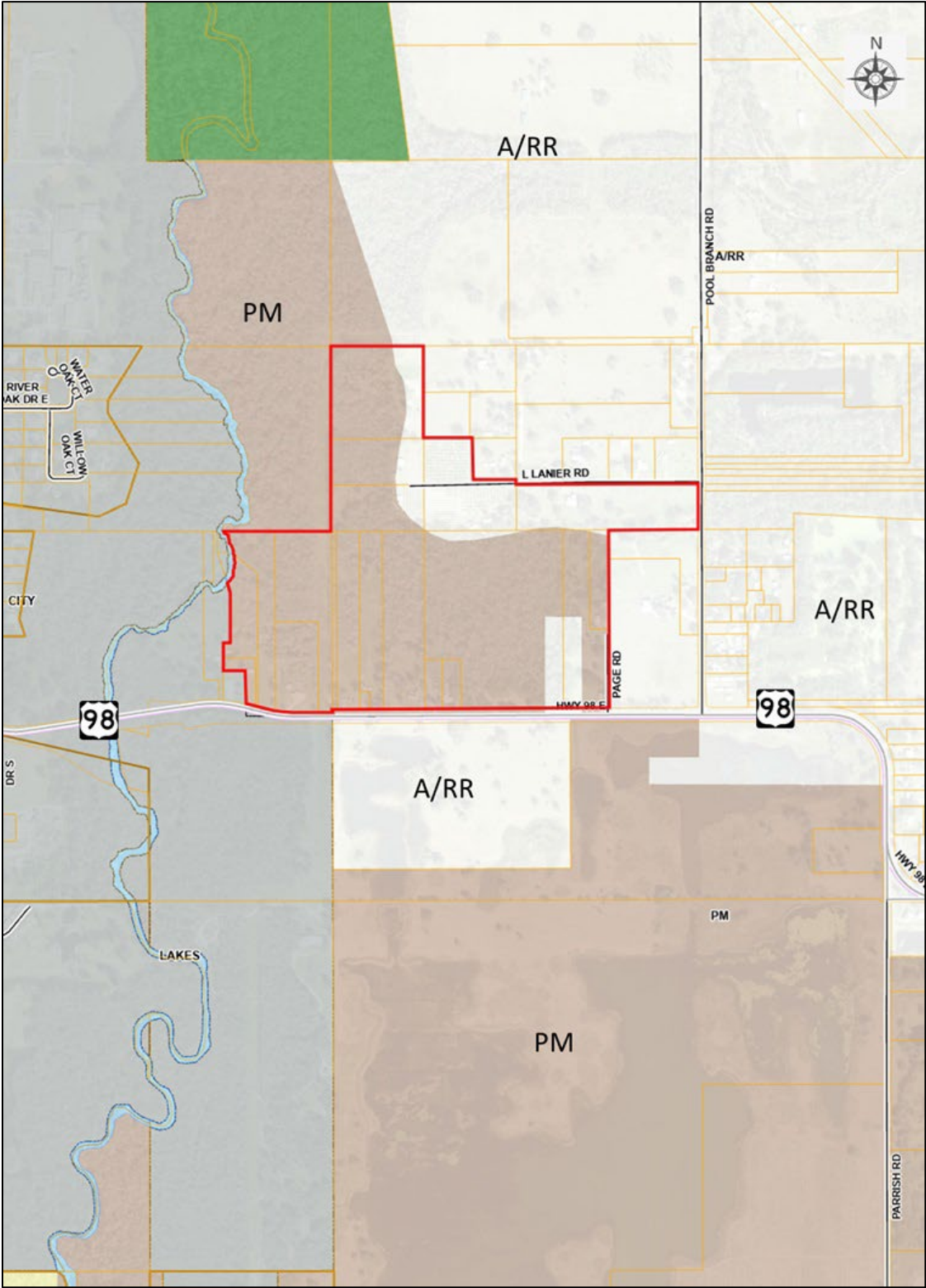
LOCATION MAP



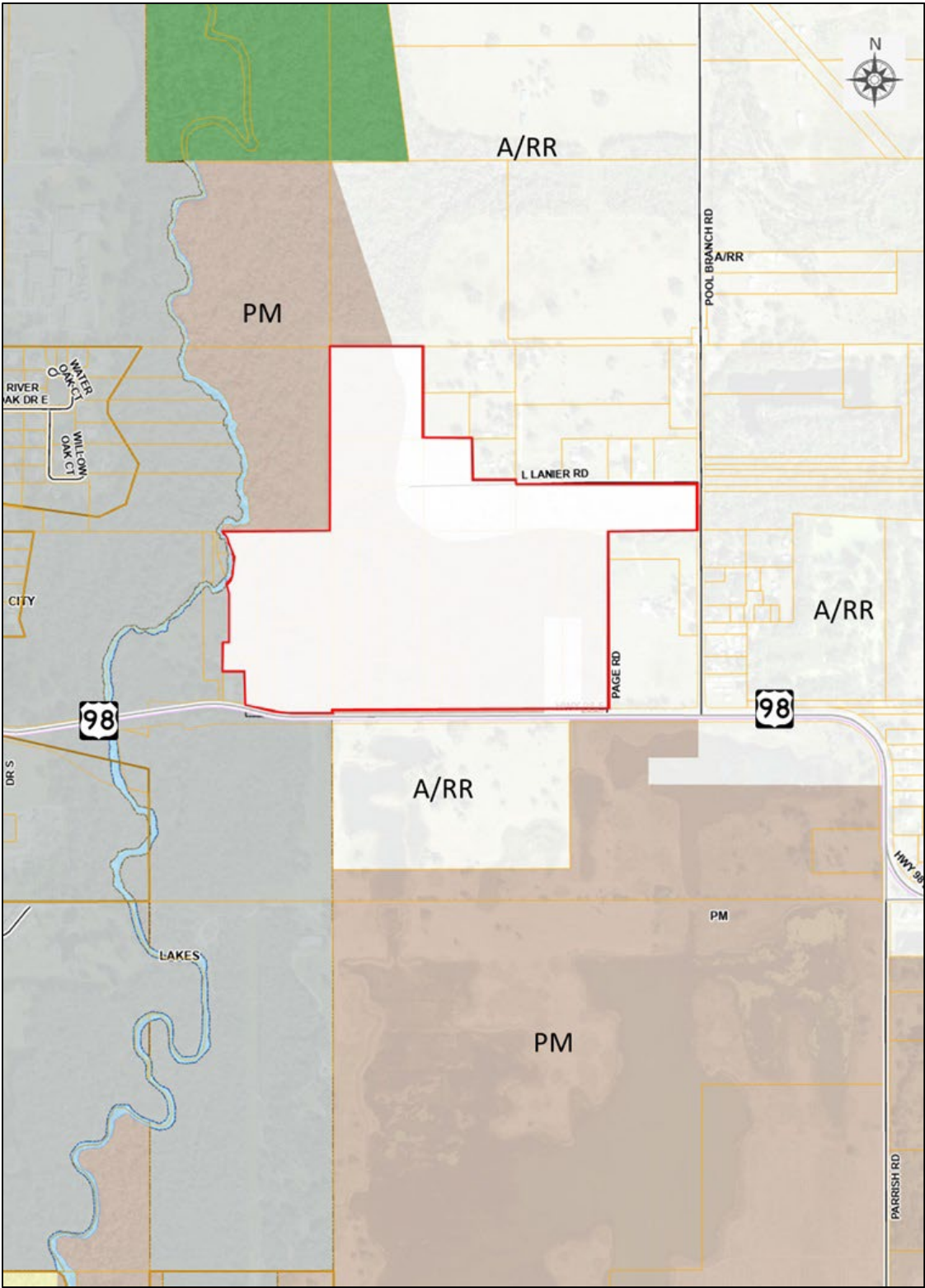
AERIAL MAP CONTEXT 2023



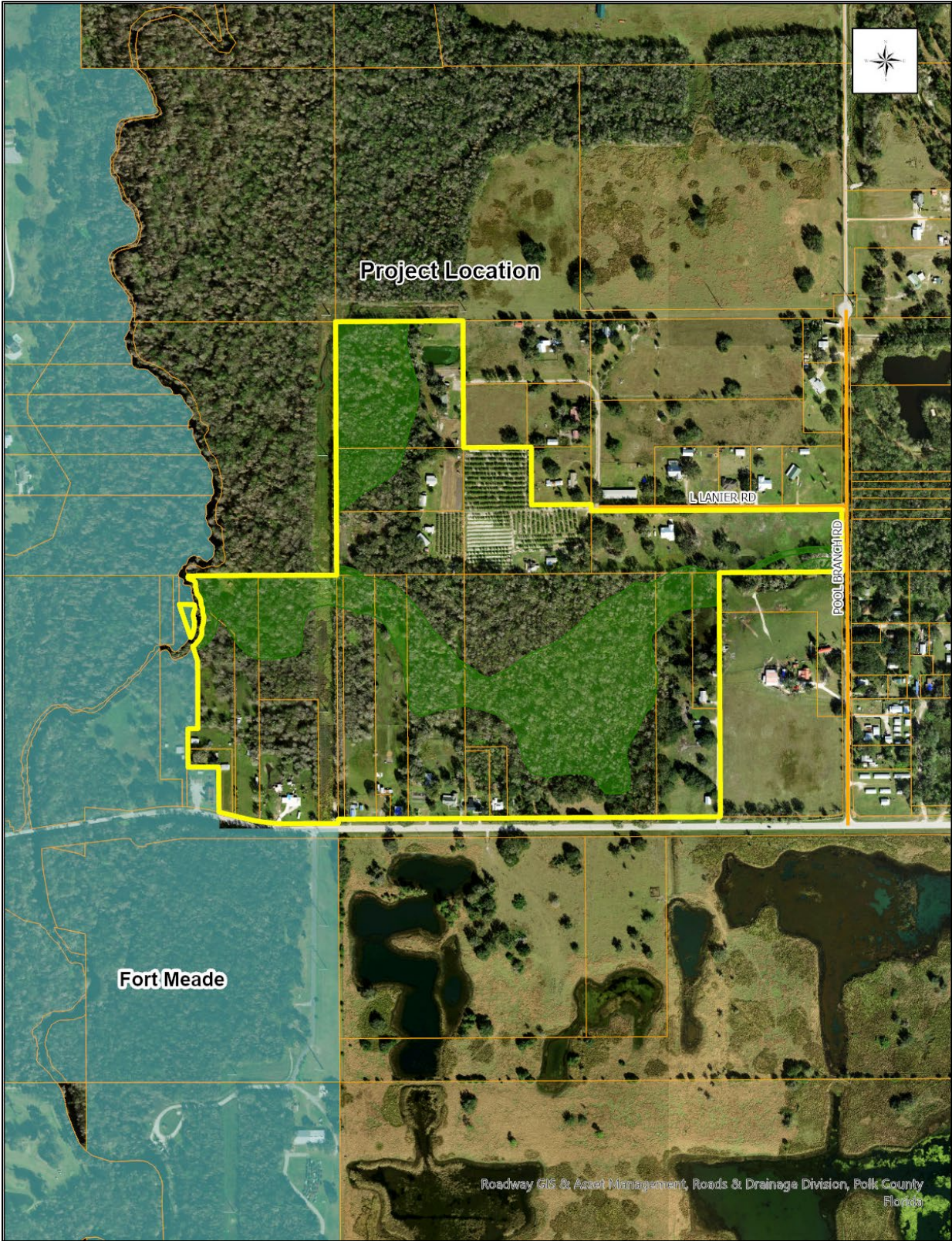
AERIAL MAP – CLOSE UP 2023



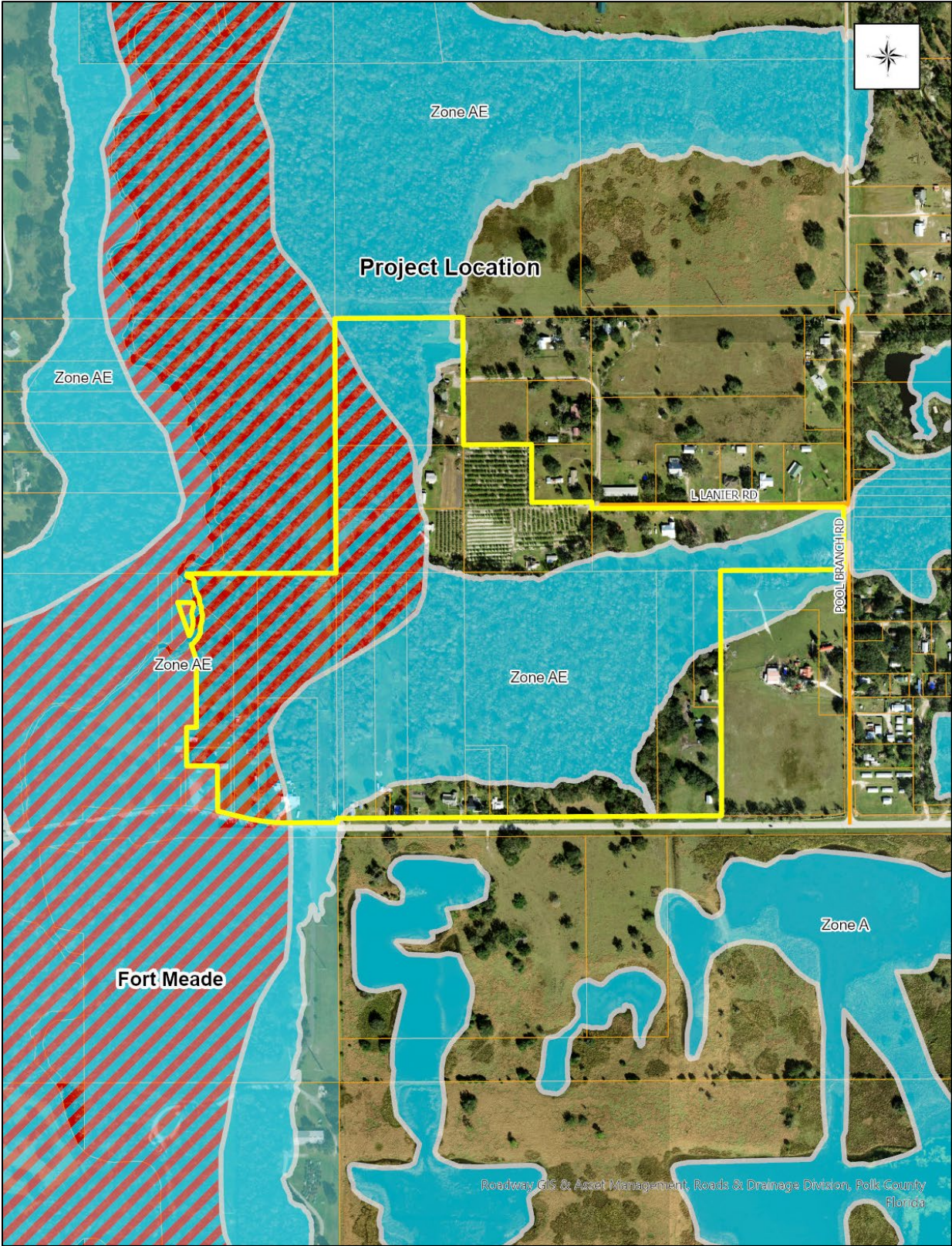
CURRENT FUTURE LAND USE MAP



PROPOSED FUTURE LAND USE MAP



WETLAND MAP



FLOODPLAIN MAP

<u>PARCEL</u>	<u>OWNER</u>	<u>ADDRESS</u>
25-31-25-000000-032120	CHESTNUT JESSE J	400 L LANIER RD
25-31-25-000000-034010	LANIER DOYLE LEON	472 L LANIER RD
25-31-25-000000-034030	LANIER JAMES DEWEY ESTATE OF	448 L LANIER RD
25-31-25-000000-034040	LANIER STEVEN KEITH	475 L LANIER RD
25-31-25-000000-034050	EDMUND CHAD THOMAS	435 L LANIER RD
25-31-25-000000-041020	ZINK EDITH L	3414 SE 18TH AVE
25-31-25-000000-041030	HANDLEY JASON MICHAEL	155 PAGE RD
25-31-25-000000-041040	ACKERLY GRANT T	175 PAGE RD
25-31-25-000000-043010	WALKER TIMOTHY E & WALKER SUSAN S	1655 US HIGHWAY 98 E
25-31-25-000000-043020	BROGLIN MARVIN	1625 US HIGHWAY 98 E
25-31-25-000000-043030	HERNANDEZ SERGIO	4934 HIDDEN HILLS DR
25-31-25-000000-043040	LANIER DOYLE LEON	472 L LANIER RD
25-31-25-000000-043050	ZINK EDITH L	3414 SE 18TH AVE
25-31-25-000000-043060	COLE REVOCABLE TRUST	1675 US HIGHWAY 98 E
25-31-25-000000-043070	BROGLIN MARVIN	1625 US HIGHWAY 98 E
25-31-26-000000-021010	STAKER KARLA J	757 LAKEWORTH CIR
25-31-26-000000-021040	VAUGHN RICHARD TRUMAN	104 2ND ST NE
25-31-26-000000-021050	CORTES MERITA	1475 US HIGHWAY 98 E
25-31-26-000000-021070	VAUGHN JERRELL	501 9TH ST SE
25-31-26-000000-021130	VAUGHN RICHARD TRUMAN JR	22 2ND ST NE

OWNER LIST

Phosphate Mining (PM)			
Technical Staff Review -Level 1& 2		Public Hearing (s) Required-Level 3 & 4	
Residential Uses:	Family Farm; Farm Worker Dormitory, Apartment Style, C2	Residential Uses:	Farm Worker Dormitory, Barrack Style, C3
		Mixed Uses:	Planned Development, C3
All Other Uses:	Animal Farm, Intensive, C1 Communication Towers, Guyed and Lattice, C2 Communication Tower, Monopole, C2 Community Center, C2 Convenience Stores, Isolated, C2 Cultural Facility, C2 Farming General, P Heavy Machinery Equipment Sales and Services, P Heliports, C2 Helistops, C2 Kennels, Boarding and Breeding, P Livestock Sale, Auction, P Manufacturing, Explosives/Volatile Material, C2 Manufacturing, General, C2 Manufacturing, Light, C2 Medical marijuana Dispensaries, C2 Motor Freight Terminal, C2 Nurseries and Greenhouses, P Recreation, Passive, C1 Recreation, Low Intensity, C2 Recreation Vehicle Storage, C2 Religious Institution, C2 Research and Development, C2 Riding Academies, C1 School, Technical/Vocational/Trade & Training, C2 Solar Electric-Power Generation Facility, C2 Utilities, Class I, P Utilities, Class II, P Utilities, Class III, C2 Veterinary Service, C2	All Other Uses:	Agricultural Support, Off-Site, C3 Airport, C4 Breeding, Boarding, and Rehabilitation Facility, Wild or Exotic, C4 Government Facility, C3 Gypsum Stack, C4 Hazardous Waste Transfer, Storage, C4 Hazardous Waste Treatment Facilities, C4 Lime Stabilization Facility, C3 Mining, Non-Phosphate, C3 Power Plants, Non-Certified, Low, C4 Power Plants, Non-certified, High, C4 Power Plants, Certified, C4 Railroad yard, C3 Recreation High Intensity, C3 School, Leisure/special Interest, C3 School, university/college, C3 Seaplane Base, C3 Water Ski Schools, C3 Vehicle Recovery Service/Agency, C2 Vehicle Repair, Auto Body, P Vehicle Service, mechanical, P Veterinary Service, C2 Warehousing/Distribution, P

PERMITTED AND CONDITIONAL USES IN PM

Future Land Use Designation	Technical Staff Review -Level 1 & 2	Public Hearing (s) Required-Level 3 & 4
Agricultural/Residential Rural (A/RR)	<p>Residential Uses: Family Farm, C1 Group Home, Small (6 or less residents), C1 Farm Worker Dormitory, Apartment Style, C2 Mobile Homes, Individual, C1 Single-family Detached Home & Subdivision</p> <p>All Other Uses: Animal Farm, Intensive Cemetery, C2 Communication Towers, Guyed and Lattice C2 Communication Tower, Monopole, C2 Convenience Stores, Isolated, C2 Emergency Shelter, Small (6 or less residents), C1 Farming General, Golf Course, C1 Heliports, C2 Helistops, C2 Kennels, Boarding and Breeding Livestock Sale, Auction Nurseries and Greenhouses Recreation, Passive, C1 Recreation, Low Intensity, C2 Riding Academies, C1 Solar Electric-Power Generation Facility, C2 Utilities, Cass I Utilities, Cass II, C1 Veterinary Service</p>	<p>Residential Uses: Fly-in Community, C3 Group Home, Large (7-14 residents), C3 Group Living Facility (15 or more residents), C3 Farm Worker Dormitory, Barrack Style, C3 Mobile Home Park & subdivision, C3 Rural Residential Development (RRD), C3</p> <p>Mixed Uses: Planned Development, C3 Residentially Based Mixed Development (RBMD), C3 Rural Mixed Development (RMD), C3</p> <p>All Other Uses: Adult Day Care Center (7 or more clients), C3 Agricultural Support, Off-Site, C3 Airport, C4 Bed and Breakfast, C3 Breeding, Boarding, and Rehabilitation Facility Wild or Exotic, C3 Childcare Center, C3 Community Center, C3 Correctional Facility, C4 Cultural Facility, C3 Emergency Shelter, Medium (7-14 residents), C3 Emergency Shelter, Large (15 or more residents), C3 Event Facility, C3 Government Facility, C3 Institutional Campground, C3 Lime Stabilization Facility, C3 Lodges and Retreats, Private, C3 Marinas and Related Facilities, C3 Outdoor Concert Venue, C3 Recreation, High Intensity C3 Recreation, Vehicle Oriented, C3 Religious Institution, C3 Residential Treatment Facility, C4 School, Elementary, C3 School, Leisure/Special Interest C3 School Technical/Vocational/Trade & Training, C3 Seaplane Base, C3 Utilities, Cass III, C3 Water Ski Schools, C4</p>

PERMITTED AND CONDITIONAL USES IN A/RR

ORDINANCE NO. 26 - _____

AN ORDINANCE OF POLK COUNTY, FLORIDA ADOPTING **LDCPAL-2025-2**, AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN (ORDINANCE 92-36) AS AMENDED; MODIFYING THE FUTURE LAND USE DESIGNATION OF 116.5± ACRES FROM PHOSPHATE MINING (PM) TO AGRICULTURAL/RESIDENTIAL RURAL (A/RR) IN THE RURAL DEVELOPMENT AREA (RDA), LOCATED ON THE NORTH SIDE OF US HIGHWAY 98 (SR 700), EAST OF THE PEACE RIVER, WEST OF POOLE BRANCH ROAD, AND SOUTH OF L LANIER ROAD, EAST OF FORT MEADE CITY LIMITS, IN SECTIONS 25 AND 26, TOWNSHIP 31 AND RANGE 25; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt a Comprehensive Plan (Plan); and

WHEREAS, Section 163.3184, FS, and Comprehensive Plan Section 4.305.B, provides for the approval of Large-Scale Comprehensive Plan Amendments; and

WHEREAS, Application LDCPAL-2025-2 is a County-initiated application to change the future land designation of 116.5± acres from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) in the Rural Development Area (RDA) (the “Amendment”); and

WHEREAS, pursuant to Section 163.3174, FS, the Local Planning Authority (Planning Commission) conducted a public hearing, with due public notice having been provided, on the Amendment on July 8, 2026; and

WHEREAS, pursuant to Section 163.3184, FS, the Board of County Commissioners on August 18, 2026 held an initial public hearing and authorized transmittal of the Amendment to Florida Commerce (FC) for written comment, and

WHEREAS, DEO, by letter dated _____ 2026 transmitted objections, recommendations, and comments on the Amendment; and

WHEREAS, pursuant to Section 163.3184, FS, the Board of County Commissioners conducted an adoption public hearing, with due public notice having been provided, on the Amendment on October 6, 2026; and

WHEREAS, the Board of County Commissioners reviewed and considered all comments received during said public hearings, and provided for necessary revisions, if any; and

WHEREAS, the Board of County Commissioners has considered the data and analysis contained within the staff report; and

WHEREAS, the Amendment is consistent with Chapter 163, FS, and the Polk County Comprehensive Plan.

NOW THEREFORE, BE IT ORDAINED by the Polk County Board of County Commissioners:

SECTION 1: LEGISLATIVE FINDINGS OF FACT

The findings of fact set forth in the recitals to this Ordinance are true and correct and hereby adopted.

SECTION 2: COMPREHENSIVE PLAN AMENDMENT

The Future Land Use Map of Ordinance No. 92-36, as amended, (the “Polk County Comprehensive Plan”) is hereby amended to reflect a change in the Future Land Use designation on 116.5± acres from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) on the parcels listed below and graphically depicted on the parcel map in Attachment “A”.

Parcels included (entire or portion of):

PARCELS:

- 25-31-25-000000-032120
- 25-31-25-000000-034010
- 25-31-25-000000-034030
- 25-31-25-000000-034040
- 25-31-25-000000-034050
- 25-31-25-000000-041020

25-31-25-000000-041030
25-31-25-000000-041040
25-31-25-000000-043010
25-31-25-000000-043020
25-31-25-000000-043030
25-31-25-000000-043040
25-31-25-000000-043050
25-31-25-000000-043060
25-31-25-000000-043070
25-31-26-000000-021010
25-31-26-000000-021040
25-31-26-000000-021050
25-31-26-000000-021070
25-31-26-000000-021130

Legally described as:

25-31-25-000000-032120
S1/4 OF SE1/4 OF NW1/4

25-31-25-000000-034010
S1/2 OF SW1/4 OF SW1/4 OF NW1/4

25-31-25-000000-034030
SE1/4 OF SW1/4 OF NW1/4 LESS N 300 FT OF E 310 FT

25-31-25-000000-034040
N1/2 OF SW1/4 OF SW1/4 OF NW1/4

25-31-25-000000-034050
NW1/4 OF SW1/4 OF NW1/4

25-31-25-000000-041020
W1/4 OF NE1/4 OF SW1/4 & E1/2 OF NW1/4 OF SW1/4 LESS W 215.75 FT OF S 420
FT OF E1/2 OF NW1/4 OF SW1/4 & LESS RD R/W

25-31-25-000000-041030
E1/2 OF W1/2 OF NE1/4 OF SW1/4 LESS S 25 FT FOR US 98 RD R/W & LESS E 140
FT OF N 705 FT THEREOF

25-31-25-000000-041040
E 140 FT OF N 705 FT OF E1/2 OF W1/2 OF NE1/4 OF SW1/4

25-31-25-000000-043010
E1/2 OF W1/2 OF NE1/4 OF SW1/4 LESS S 25 FT FOR US 98 RD R/W & LESS E 140
FT OF N 705 FT THEREOF

25-31-25-000000-043020

E 166.875 FT OF W 363.75 FT OF NW1/4 OF SW1/4 LESS N 15 FT & LESS BEG SW COR OF NW1/4 OF SW1/4 RUN E 296.875 FT N 150 FT W 23.5 FT TO POB N 01 DEG 41 MIN 17 SEC E 25.7 FT W 77.58 FT S 175.72 FT E 71.25 FT N 27.5 FT N 01 DEG 19 MIN 09 SEC E 42.38 FT N 01 DEG 57 MIN 49 SEC E 78.93 FT N 01 DEG 41 MIN 17 SEC E 1.3 FT TO POB & LESS RD R/W

25-31-25-000000-043030

W 196.875 FT OF NW1/4 OF SW1/4 LESS W 33 FT & LESS N 15 FT & LESS R/W FOR US HWY 98

25-31-25-000000-043040

W 33 FT OF NW1/4 OF SW1/4

25-31-25-000000-043050

W 215.75 FT OF S 420 FT OF E1/2 OF NW1/4 OF SW1/4 LESS W 125 FT OF S 400 FT THEREOF & LESS R/W

25-31-25-000000-043060

W 125 FT OF S 400 FT OF E1/2 OF NW1/4 OF SW1/4

25-31-25-000000-043070

S 150 FT OF W 100 FT OF E 166.875 FT OF W 363.75 FT OF NW1/4 OF SW1/4 LESS COMM AT SW COR OF NW1/4 OF SW1/4 RUN E 296.875 FT TO POB RUN N 150 FT W 23.5 FT S 01 DEG 41 MIN 17 SEC W 1.3 FT S 01 DEG 57 MIN 49 SEC W 78.93 FT S 01 DEG 19 MIN 09 SEC W 42.38 FT S 27.5 FT E 28.75 FT TO POB & BEG AT SW COR OF NW1/4 OF SW1/4 RUN E 296.875 FT N 150 FT W 23.5 FT TO POB RUN W 76.5 FT N 25.72 FT E 77.58 FT S 01 DEG 41 MIN 17 SEC W 25.7 FT TO POB LESS R/W FOR US HWY 98

25-31-26-000000-021010

BEG 30 FT N OF SE COR OF NE1/4 OF SE1/4 RUN NLY 1285.77 FT WLY 406.87 FT SLY 645.24 FT ELY 306.92 FT SLY 640.25 FT ELY 100 FT M/L TO POB

25-31-26-000000-021040

COMM SW COR NE1/4 OF SE1/4 RUN E 697.11 FT N 88.26 FT TO NLY R/W US 98 FOR POB S 76 DEG 49 MIN 54 SEC E ALONG R/W 87.3 FT N 947.63 FT N 49 DEG 12 MIN 51 SEC W 231.13 FT W 111.27 FT S 17 DEG 43 MIN 12 SEC E 311.43 FT S 350 FT W 52 FT S 200 FT E 158.5 FT S 232.32 FT TO POB LESS THE FOLLOWING THE S 327.32 FT OF ABOVE DESC PARCEL LESS THE E 17.3 FT THEREOF & LESS PEACE RIVER

25-31-26-000000-021050

BEG 100 FT W & 30 FT N OF SE COR OF NE1/4 OF SE1/4 RUN N 640.25 FT W 306.92 FT S 630.91 FT S 84 DEG 02 MIN 24 SEC E 98.76 FT ELY 208.71 FT TO POB

25-31-26-000000-021070

THAT PART OF FOLL DESC LYING S OF PEACE RIVER COMM SW COR OF NE1/4 OF SE1/4 RUN E 697.11 FT N 88.26 FT TO N R/W LINE US HWY 98 S 76

DEG 49 MIN 54 SEC E ALONG SAID R/W 87.3 FT TO POB CONT S 76 DEG 49 MIN 54 SEC E 128.37 FT N 1276.38 FT W 411.27 FT S 150 FT E 111.27 FT S 49 DEG 12 MIN 51 SEC E 231.13 FT S 947.63 FT TO POB

25-31-26-000000-021130

S 327.32 FT OF FOLL DESC PARCEL LESS THE E 17.3 FT THEREOF COMM AT SW COR OF NE1/4 OF SE1/4 RUN E 697.11 FT N 88.26 FT TO NLY R/W US 98 FOR POB S 76 DEG 49 MIN 54 SEC E ALONG R/W 87.3 FT N 947.63 FT N 49 DEG 12 MIN 51 SEC W 231.13 FT W 111.27 FT S 17 DEG 43 MIN 12 SEC E 311.43 FT S 350 FT W 52 FT S 200 FT E 158.5 FT S 232.32 FT TO POB

SECTION 3: SEVERABILITY

If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction the other provisions shall remain in full force and effect.

SECTION 4: EFFECTIVE DATE

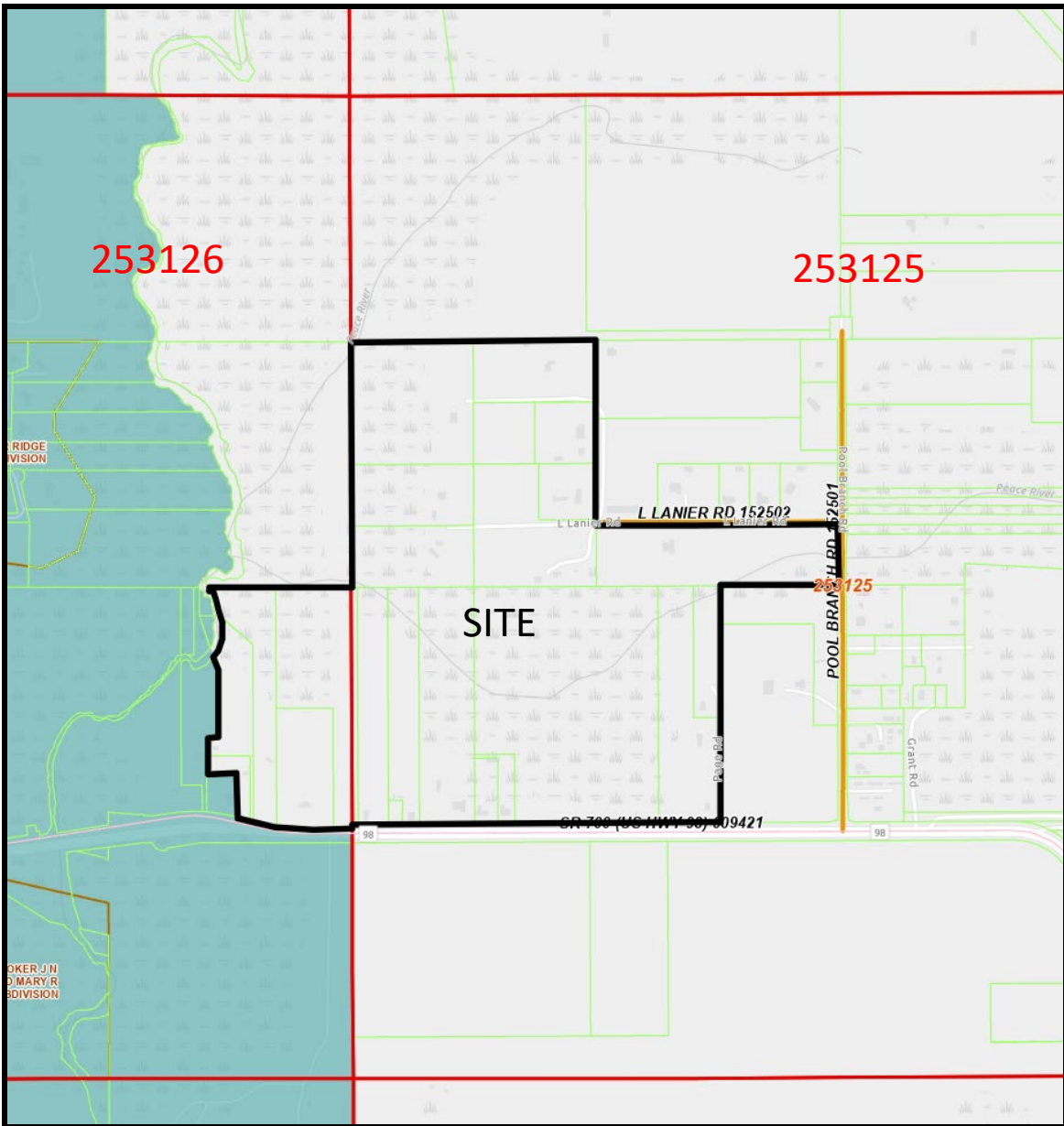
This ordinance shall be effective 31 days after Florida Commerce notifies the County that the plan amendment package is complete. If timely challenged, this amendment becomes effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

SECTION 5: FILING WITH THE DEPARTMENT OF STATE:

The Clerk and Auditor to the Board of County Commissioners of Polk County, Florida, shall file a certified copy of this ordinance with the Department of State, through the Secretary of State, upon adoption by the Board of County Commissioners of Polk County, Florida.

ADOPTED, in open session of the Polk County Board of County Commissioners with a quorum present and voting this 6th day of October, 2026.

LDCPAL-2026-2
Land Use: PM to A/RR (116.5 ± acres)
Location: The site is located on the north side of US Highway 98 (SR 700), east of the Peace River, west of Poole Branch Road, and south of L Lanier Road, east of Fort Meade city limits.
Sections-25 and 26 Township-31 Range-25



Parcel Detail
Note: Not to Scale
Page 6 of 6

Demonstration of Need and Impact Assessment Statement Form

POLICY 2.102-A11: URBAN SPRAWL CRITERIA - In accordance with Rule 9J-5.006(5) of the Florida Administrative Code, Polk County will discourage the proliferation of urban sprawl by use of the following criteria when determining the appropriateness of establishing or expanding any land use or development area. The analysis must ask whether or not the proposed plan amendment:

- a. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.

This land use change to A/RR is not sprawl and does not promote, allow or designate development in substantial areas of Polk County. This request is for A/RR which is an allowable use in the Rural Development Area and is an appropriate land use once PM is not needed as stated in the PM policies in the Comprehensive Plan.

- b. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

A/RR is not an urban land use.

- c. Promotes, allows or designates urban development in radial, strip isolated or ribbon patterns generally emanating from existing urban developments.

The A/RR is somewhat isolated. However, the intent of the PM area was to have land uses change to something other than PM when mining was completed, and A/RR is listed as one of those land uses in Policy 2.114-A3 PERMITTED ACTIVITIES.

- d. As a result of premature or poorly planned conversion of rural land to other uses, fails to adequately protect and conserve natural resources, such as, wetlands, floodplains, native vegetation, environmentally sensitive areas, natural shorelines, beaches, bays, estuarine systems, and other significant natural systems.

There are wetlands, floodplain, and floodway located on portions of the subject site. Land Development Code Section 620 Wetland Protection and Section 630 Flood Hazard Management and Floodplain Protection will have to be met by any new development.

- e. Fails to adequately protect adjacent agricultural areas and activities including silviculture and active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

This request is for A/RR which is an allowable use in the Rural Development Area and is an appropriate land use once PM is not needed as stated in the PM policies in the Comprehensive Plan.

- f. Fails to maximize use of existing public facilities and services.

The request if approved is consistent with the requirements for septic tanks and wells for wastewater and potable water. Therefore, there is not waste of services per the standards in the Comprehensive Plan.

- g. Fails to minimize the use of future public facilities and services.

The area of the County that includes the subject site is not in an area where future public facilities or services are planned.

- h. Allows for land use patterns or timing which will disproportionately increase the cost in time, money and energy, of providing public facilities and services including roads, potable water, sanitary sewer, stormwater management, law enforcement education health care, fire and emergency response, and general government.

The request if approved is consistent with the requirements for septic tanks and wells for wastewater and potable water. Therefore, there is not waste of services per the standards in the Comprehensive Plan.

- i. Fails to provide a clear separation between urban and rural uses.

This request is for A/RR which is an allowable use in the Rural Development Area and is an appropriate land use once PM is not needed as stated in the PM policies in the Comprehensive Plan. The separation between urban and rural uses is not impacted by this request.

- j. Discourages or inhibits in-fill development or redevelopment of existing neighborhoods and communities.

This request is for A/RR which is an allowable use in the Rural Development Area and is an appropriate land use once PM is not needed as stated in the PM policies in the Comprehensive Plan.

- k. Fails to encourage an attractive and functional mix of land uses.

This request is for A/RR which is an allowable use in the Rural Development Area and is an appropriate land use once PM is not needed as stated in the PM policies in the Comprehensive Plan. The mixing of land use is not an appropriate land use pattern to promote or require in this area of the County.

- l. Results in poor accessibility among linked or related land uses.

The project area consists of 20 lots of record, with 4 of the parcels representing vacant residential lots. The subject parcels have access to either County or State maintained roads which include Highway 98 E, and L Lanier Road and one private road Page Road, driveways would be required to meet the standards of Section 705 of the LDC.

- m. Results in the loss of a significant amount of functional open space.

The project area consists of 20 lots of record, with 4 of the parcels representing vacant residential lots. No significant loss of functional open space is anticipated.

Section 910 Impact Assessment Statements

The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern.

A. Land and Neighborhood Characteristics

To assess the compatibility of the requested land use district with the adjacent property and to evaluate the suitability of the site for development, the applicant shall:

1. Show how and why is the site suitable for the proposed uses;

Policy 2.114-A2 requires this land use change if the subject site was not owned by a mining company or in a mining plan. Staff has found that the subject site was not owned by a mining company.

2. Provide a site plan showing each type of existing and proposed land use;

The project area of 116.12± acres consists of 20 lots of record, of which 16 are improved residential, with the only new development being on the four (4) vacant residential lots (Map H). Any new development would have to meet the standards for the A/RR in the Polk County Land Development Code.

3. Describe any incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses;

There is not active mining occurring to the north, east, south, or west. Therefore, efforts are not needed to minimize differences in uses.

4. Explain how the requested district may influence future development patterns if the proposed change is located in an area presently undeveloped; and

The proposed A/RR is in an area with no current mining to the north, south, east, or west. Therefore, the existing uses of the adjacent properties are considered open space at this time.

5. Describe each of the uses proposed in a Planned Development and identify the following:

The request is a land use change and not a PD.

- a. The density and types of residential dwelling units;
- b. The type of commercial and industrial uses;
- c. The approximate customer service area for commercial uses; and
- d. The total area proposed for each type of use, including open space and recreation.

B. *Access to Roads and Highways*

To assess the impact of the proposed development on the existing, planned and programmed road system, the applicant shall:

1. Calculate the number of vehicle trips to be generated daily and at PM peak hour based on the latest ITE or provide a detailed methodology and calculations;

The project area of 116.12± acres consists of 20 lots of record, of which 16 are improved residential, with the only new development being on the four (4) vacant residential lots. The total number of additional trip units anticipated is 31 AADT and 4 PM Peak Hour Trips.

2. Indicate what modifications to the present transportation system will be required as a result of the proposed development;

There are no modifications needed to Highway 98 E, or L Lanier Road.

3. List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development;

Two parking spaces are required outside of the garage, for new development.

4. Indicate the proposed methods of access to the existing public roads (e.g., direct frontage, intersecting streets, frontage roads); and

The project area has approximately 2,610 feet of frontage on Highway 98 E, and approximately 1,286 feet of frontage on L Lanier Road. Any new residential development will be required to meet Section 822 of the LDC and any requirements from the Florida Department of Transportation.

5. Indicate the modes of transportation, other than the automobile, that have been considered (e.g., pedestrian, bicycle, bus, train or air) and describe the modes.

There are no other modes of transportation in this area of the county. There are no sidewalks or transit routes in the area.

C. *Sewage*

To determine the impact caused by sewage generated from the proposed development, the applicant shall:

1. Calculate the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development;

The project area of 116.12± acres consists of 20 lots of record, of which 16 are improved residential, with the only new development being on the four (4) vacant residential lots. The total number of additional lots (4) will potentially generate the need for 1,440 gallons per day potable water and 1,120 gallons per day wastewater generation.

2. Describe the proposed method and level of treatment, and the method of effluent disposal for the proposed sewage treatment facilities if on-site treatment is proposed;

The property owners will only have access to septic tanks and wells.

3. Indicate the relationship of the proposed sewage system to Polk County's plans and policies for sewage treatment systems;

The property owners will only have access to septic tanks and wells. The project area is not within a utility service area. The location of a septic tank is the responsibility of the Health Department as Polk County does not have any additional requirements of the septic tank location outside of the Green Swamp. The Florida Department of Environmental Protection has the authority for well placement.

4. Identify the service provider; and

5. Indicate the current provider's capacity and anticipated date of connection.

D. *Water Supply*

To determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area, the applicant shall:

See answers for sewer supply.

1. Indicate the proposed source of water supply and, the type of treatment;
2. Identify the service provider;

3. Calculate the estimated volume of consumption in gallons per day (GPD); and
4. Indicate the current provider's capacity and anticipated date of connection.

E. ***Surface Water Management and Drainage***

To determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development, the applicant shall:

1. Discuss the impact the proposed development will have on surface water quality;

The project area represents 20 lots of record that will be changed to A/RR, as lots of record no additional stormwater system will be required. The project area consists of 4 vacant residential lots. Impacts to quality are assumed to be minimal because they are not regulated.

2. Describe the alteration to the sites natural drainage features, including wetland, that would be necessary to develop the project;

The highest point on the overall site is along the eastern side of the site and slopes westward toward the Peace River. The highest elevation is approximately 95 feet with lowest point at approximately 73 feet. The project area has a wetland area along the western side and meandering through the center in an east/west direction.

3. Describe the impact of such alterations on the fish and wildlife resources of the site; and

Certainly, any development has impacts on the natural environment. The project area consists of 20 lots of record, with 4 of the parcels representing vacant residential lots. Future development is anticipated to be representative of the existing residential and have minimal impact to the wildlife resources.

4. Describe local aquifer recharge and groundwater conditions and discuss the changes to these water supplies which would result from development of the site.

This is not known at this time.

F. ***Population***

To determine the impact of the proposed developments additional population, the applicant shall:

1. Calculate the projected resident (and transient) population of the proposed development and the generated population in the case of commercial or industrial uses;

The project area consists of 20 lots of record, with 4 of the parcels representing vacant residential lots. The expectation is that residents will be fulltime residents at 2.5 persons per household. This is about 10 persons.

2. Describe, for commercial and industrial projects, the employment characteristics including the anticipated number of employees, type of skills or training required for the new jobs, the percentage of employees that will be found locally or are expected to be drawn from outside the county or state, and the number of shifts per day and employees per shift;

Not Applicable

3. Indicate the expected demographic composition of the additional population (age/socio-economic factors); and

There is not expectation of expected demographics as this is not a PD request.

4. Describe the proposed service area and the current population thereof.

This is not in any service area.

G. *General Information*

To determine if any special needs or problems will be created by the proposed development, the applicant shall:

1. List and discuss special features of the proposed development that promote desirability and contribute to neighborhood needs; and

This question is more suitable to a PD as a specific product is known. This land use change request is consistent with Policy 2.114-A2 that provides if a property designated PM was not owned by a mining company, the future land use after PM can be A/RR or other recreation and institutional land uses. This request is consistent with that policy and in line with the other A/RR in the RDA. There are citizens that like to live in a rural area as demonstrated by the subject's project area. Of the 20 lots included within the application, 16 lots are improved with single-family dwellings, four (4) are vacant.

2. Discuss the demand on the provision for the following services:

a. Parks and Recreation;

The residents in this property may have interest in competitive sports and will have to go to a regional park as other Polk County citizens. Passive recreation can be provided within each property. However, there are other passive recreational opportunities with other natural areas in the County.

b. Educational Facilities (preschool/elementary/middle school/high school);

The project area consists of 20 lots of record, with 4 of the parcels representing vacant residential lots. For the four (4) vacant lots, the generation rates are listed in the table below. For the four (4) vacant single family lots, the generation is 1 elementary student, 1

middle school student, and 1 high school student. The zoned schools are Lewis Anna Woodbury Elementary, Ft Meade Middle/Sr, and Fort Meade Senior High.

	Elementary	Middle	High	Total
Single-Family	0.208	0.087	0.144	0.439
Multifamily	0.195	0.047	0.069	0.311
Mobile Home	0.144	0.048	0.062	0.254

c. Health Care (emergency/hospital);

The nearest hospital is in the City of Bartow. However, medical clinics are expanding.

d Fire Protection;

The nearest fire station per the Polk County GIS data viewer is in Ft Meade at 1235 9th Street NE. Staff will be asking for the most current information from Public Safety to use in the final staff report.

e. Police Protection and Security; and

The property is in the southwest district for the Sherriff's office. Staff will be asking for the most current response times to use in the final staff report.

f. Electrical Power Supply

The electrical supply is estimated to be TECO.

H. *Maps*

See attached

1. Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development.

2. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scales shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following maps shall accompany all Impact Assessment Statements:

3. Map A: A location map showing the relationship of the development to cities, highways, and natural features;

4. Map B: A Topographical Map with contour intervals of no greater than five feet, the identification of the property boundaries, and a delineation of the areas of special flood hazard (100 year flood plain) as shown on the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency (FEMA) for Polk County;

5. Map C: A Land Use and Land Use District Map showing the existing land use designations and districts on and abutting the proposed development, including lot sizes and density;

6. Map D: A Soils Map with soils designated according to Natural Resources Conservation Service classifications. If available, USDA Natural Resources Conservation Service (NRCS) soil surveys are preferable;

7. Map E: A Traffic Circulation Map identifying any existing roads on or adjacent to the proposed development and indicating the name of the roads, maintenance jurisdiction, and pavement and right-of-way widths. **(See Location Map)**

8. Map F: A Site Plan showing land uses, the layout of lots, the type and maximum density for each type of residential area; the typical minimum lot sizes and dimensions for each use and unit type, and the dimensions, locations, and types of buffers, easements, open space areas, parking and loading areas, setbacks, and vehicular circulation routes; and

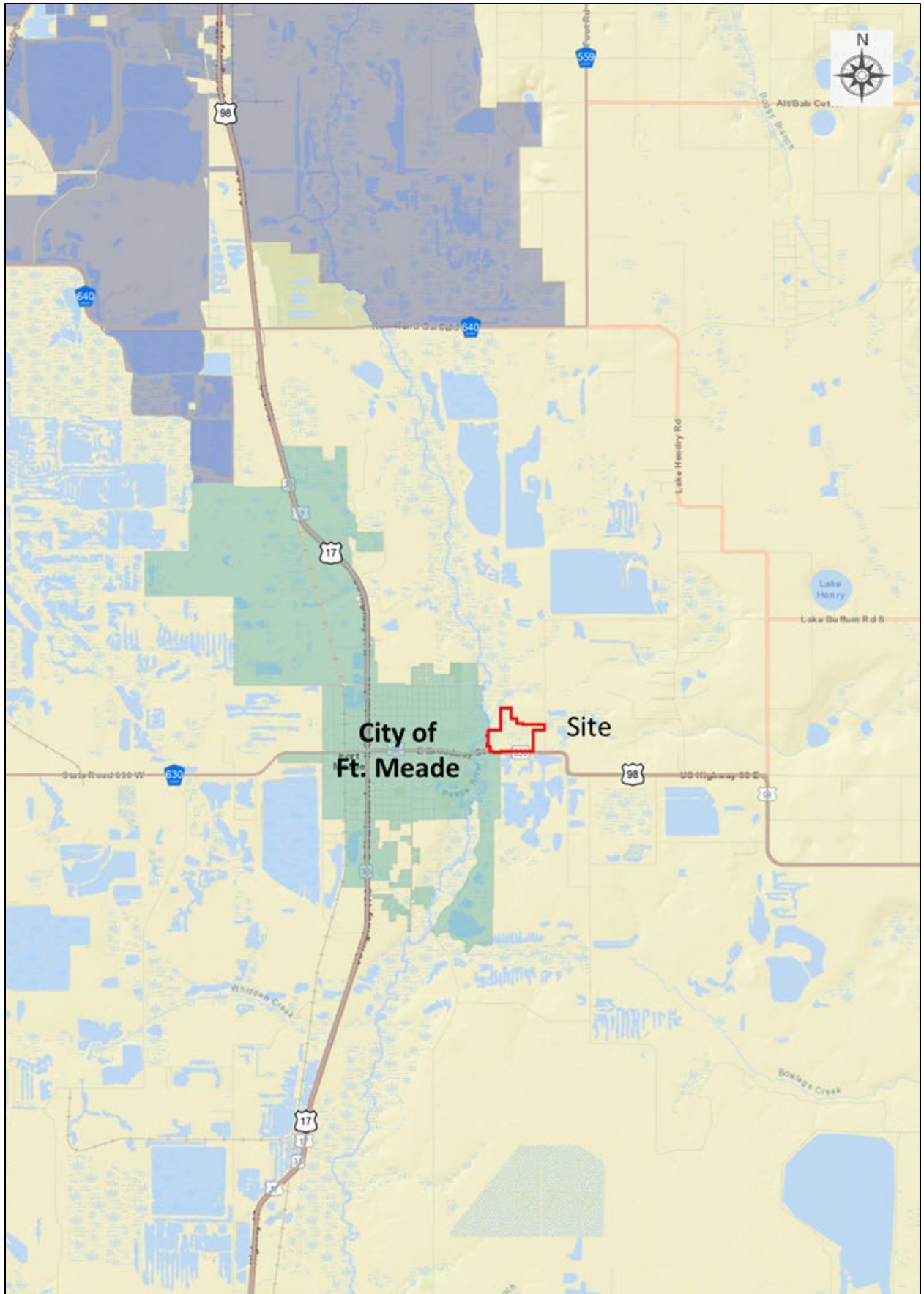
Not Applicable.

9. Map G: A Drainage Map delineating existing and proposed drainage areas, water retention areas, drainage structures, drainage easements, canals, wetlands, watercourses, and other major drainage features. **See Map B**

Extra Map:

Map H: A Vacant Lot Map identifying the vacant residential lots within the Project Area. These lots represent the land area for future development within the requested Land Use change area.

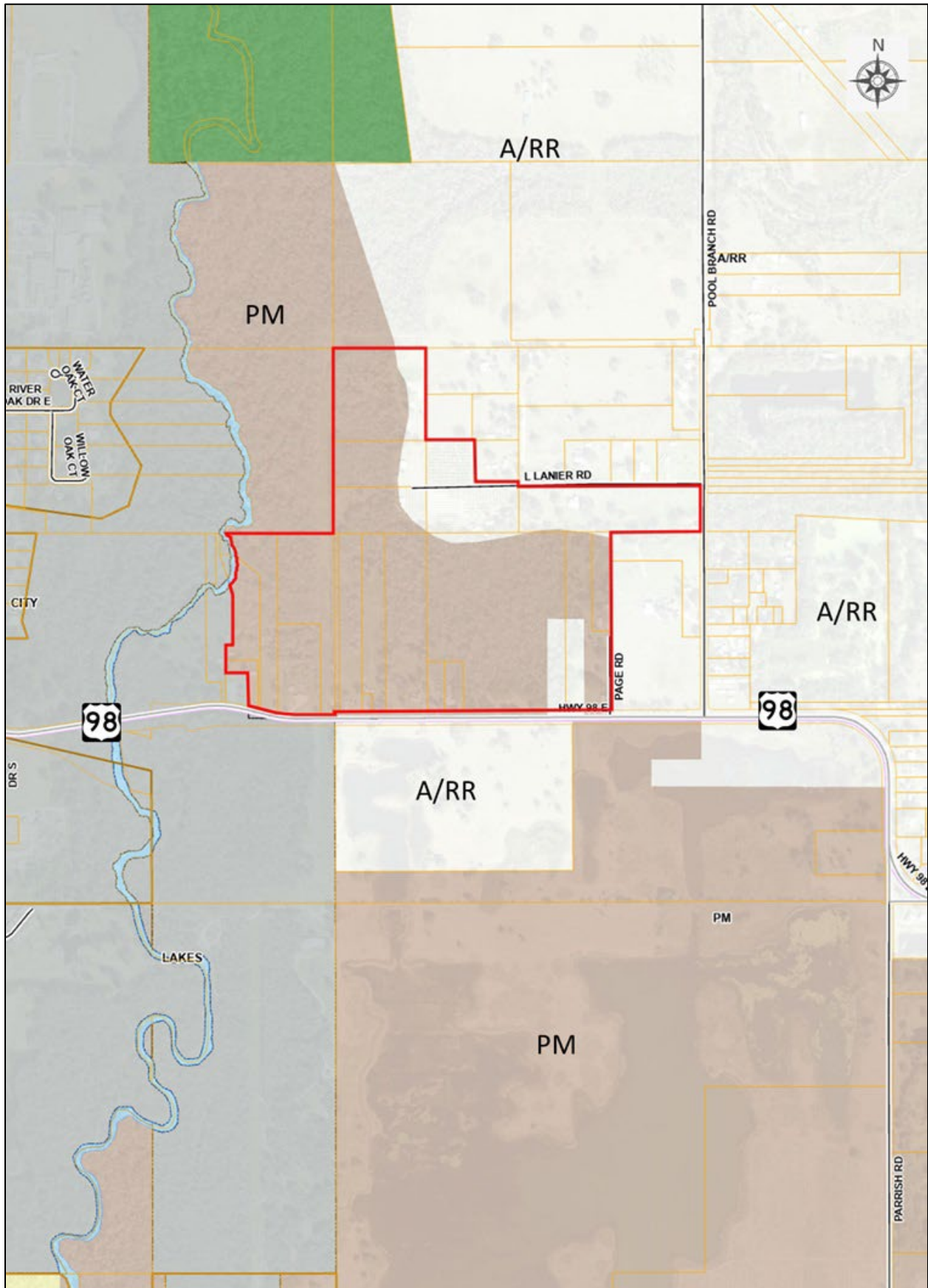
Map A – Location Map



Map B – Topographical Map

N/A

Map C – Current Land Use



Map D – Soils Map

N/A

Map H – Vacant Lot Map

To be provided if needed.



Polk County
Planning Commission

Agenda Item 4.

7/8/2026

SUBJECT

LDCPAL-2025-3 (Parrish & Keller Rds A/RR CPA)

DESCRIPTION

County-initiated requested Large Scale Comprehensive Plan Future Land Use Map amendment from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) on 66.5± acres in the Rural Development Area (RDA) for a property located on the south side of US 98 (SR700), east side of Parrish Road, west side of Keller Road, and north of Pattie Lane, east of Fort Mead city limits, in Section 36, Township 31 and Range 25

RECOMMENDATION

Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Robert Bolton

Planner III

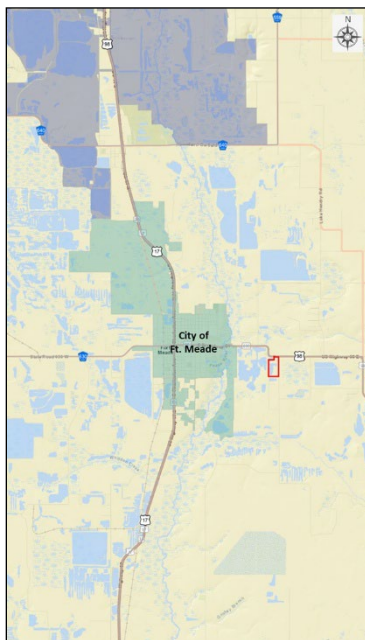
Land Development

863-534-6468

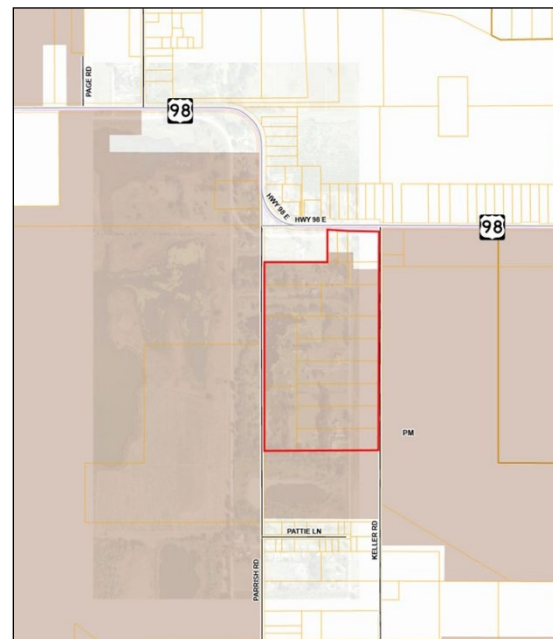
robertbolton@polk-county.net

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

DRC Date:	May 15, 2025
Planning Commission Date:	July 8, 2026
BoCC Dates:	August 18, 2026, Transmittal; October 6, 2026, Adoption
Applicant:	Polk County
Level of Review:	Level 4 Review, Comprehensive Plan Map Amendment
Case Number and Name:	LDCPAL-2025- 3 Parrish & Keller CPA
Request:	Large Scale Comprehensive Plan Future Land Use map amendment from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) on 66.5± acres in the Rural Development Area (RDA).
Location:	The subject property is located on the south side of US 98 (SR700), east side of Parrish Road., West side of Keller Road, and north of Pattie Lane, east of Fort Mead city limits, in Section 36, Township 31 and Range 25
Property Owner:	13 separate owners
Parcel Size:	15 parcels totaling 66.5± acres
Development Area/Overlays:	Rural Development Area (RDA)
Future Land Use:	Phosphate Mining (PM)
Nearest Municipality	Fort Meade
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Case Planner:	Robert Bolton, Planner III



Location



Current Future Land Use

Summary

A County-initiated request for a Comprehensive Plan Map amendment to change the Future Land Use designation from Phosphate Mining (PM) to Agricultural Residential Rural (A/RR) in the Rural Development Area (RDA). The subject property is located on the south side of US 98 (SR700), east side of Parrish Road., West side of Keller Road, and north of Pattie Lane, east of the city of Fort Meade. The site is 66.5± acres and consists of fifteen (15) lots of record in the subject site area with seven (7) of the 15 lots currently improved with residential dwellings. The dwellings in the sites began development in the 1970's and are lots of record.

This land use change request is consistent with Policy 2.114-A2 that provides if a property designated PM was not owned by a mining company or in a mine plan, the future land use after PM can be A/RR or other recreation and institutional land uses. In addition, this policy allows for the subject site to be developed as if it was already designated A/RR and requiring that the County initiated a Future Land Use designation change to A/RR. This request is consistent with that policy and in line with the other A/RR in the RDA. This request is also part of Board of County Commission request to research, locate and initiate Land Use Changes from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) for parcels within the PM that have historically been utilized as residential use with residential dwellings.

Compatibility Summary

Section 2.114 of the Comprehensive Plan lists A/RR as one of the land uses for the conversion of PM lands. The surrounding uses are previously mined lands and are compatible with five-acre residential lots. The A/RR maximum density of one dwelling unit per five acres is typical of the surrounding area.

Infrastructure Summary

The infrastructure is rural in nature. The Agricultural/Residential Rural (A/RR) allows for a density of one dwelling unit per five acres or 13 potential five-acre residential lots, there are 15 lots of record. There is available capacity on US 98 E and public safety services are available nearby.

Environmental Summary

There are a few environmental limitations to the development of this site for single-family residences; however, seven (7) of the 15 lots are currently developed with residential and the remaining eight (8) vacant parcels are owned by existing residents. The site has surface waters as a result of the previous mining operations. The soils are Arents and a typical of soils related to reclaimed mining operation and are of variable conditions and onsite investigation is recommended for use stability.

Comprehensive Plan

The relevant sections of the Comprehensive Plan that are applicable to the project request:

- Policy 2.102(A1-A15): Growth Management Policies
- Policy 2.102-A10 Location Criteria
- Section 2.114 Phosphate Mining
- Section 121-A Agricultural/Residential Rural

Findings of Fact

Request and Legal Status

- This is a County-initiated request for a Comprehensive Plan Map amendment to change the Future Land Use designation from Phosphate Mining (PM) to Agricultural Residential Rural (A/RR) in the Rural Development Area (RDA) on 66.5± acres.
- The County is initiating this request is consistent with Comprehensive Plan Policy 2.114-A2 which states that if property in the PM district that was not under a conceptual mining plan and owned by a phosphate mining company “may be developed residentially but the County must initiate a Comprehensive Plan amendment soon after to recognize the new land use.”
- This request is also part of Board of County Commission request to research, locate and initiate Land Use Changes from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) for parcels within the PM that have historically been utilized as residential use with residential dwellings.

Compatibility

- The existing uses surrounding the site are
 - North – A/RR, Residential Use and Vacant Land. Properties never mined
 - East – PM, Former (reclaimed) phosphate mining
 - South – PM, Former (reclaimed) phosphate mining, with residential farther south
 - West – PM, Former (reclaimed) phosphate mining City of Ft Meade, Fort Meade Outdoor Recreation Area with the Peace River
- The subject site was formerly phosphate mined land and has subsequently been reclaimed and has been developed with residential dwellings since the 1970’s.

Infrastructure

- The property fronts Parrish Road, Keller Road and US Highway 98 E.
- The site has no access to centralized potable water or wastewater services. The closest water line is on the west side of the Peace River in the city of Fort Meade.
- The subject property is zoned for Lewis Anna Woodbury Elementary, Fort Meade Middle/Senior, and Fort Meade Senior High School.

- The Sheriff's Regional Command that serves the area is the Polk County Sheriff's Southwest Command Center at 4150 US Hwy 98 South near Lakeland approximately 22 miles to the northeast.
- Fire rescue response from Polk County Fire Rescue Station #10 at 1235 9th St NE, Fort Meade. It is approximately 1.3 miles driving distance.
- There are no sidewalks, within the county along Parrish Road, Keller Road, or US 98 E.
- The nearest transit route is Route 25 that stops in Fort Meade and has a transfer point in Bartow.
- The nearest neighborhood park is the Fort Meade Park. The Bone Valley ATV Park is about eleven (11) miles away.

Environmental

- There are surface waters on site related to the prior reclamation of the site from phosphate mining.
- The subject site does contain wetlands and floodplains.
- The subject is comprised of Arents (80%), with variable conditions and variable conditions and onsite investigation is recommended for use stability.
- There are no endangered species sighting near the property. (Source: Florida Natural Areas Inventory 2002, 2006, 2011, & 2015).
- The site is located within the Potential Network Connections area of the Polk Green District Comprehensive Plan Map Series. Approximately 1.6 mile south of the site has over 500 acres in a Conservation Easement as recorded in OR Book 10740, Page 2012.
- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.
- There are no public wells on the subject site and it is not located in a wellfield. The residential dwellings use private wells for their potable water supply.
- The site is not within an Airport Impact District.

Comprehensive Plan Policies

- POLICY 2.102-A1 Development Location states that Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services,

and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.

- POLICY 2.102-A2 Compatibility states that land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.
- POLICY 2.102-A3 Distribution states that development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.
- POLICY 2.102-A4 Timing states that development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.
- POLICY 2.102-A10 Location Criteria states the following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:
 - a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided;
 - b. nearness to agriculture-production areas;
 - c. distance from populated areas;
 - d. economic issues, such as minimum population support and market-area radius (where applicable);
 - e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:
 - 1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;
 - 2. sanitary sewer and potable water service;
 - 3. storm-water management;
 - 4. solid waste collection and disposal;
 - 5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;
 - 6. emergency medical service (EMS) provisions; and
 - 7. other public safety features such as law enforcement;
 - 8. schools and other educational facilities
 - 9. parks, open spaces, civic areas and other community facilities
 - f. environmental factors, including, but not limited to:
 - 1. environmental sensitivity of the property and adjacent property;

2. surface water features, including drainage patterns, basin characteristics, and flood hazards;
3. wetlands and primary aquifer recharge areas;
4. soil characteristics;
5. location of potable water supplies, private wells, public well fields; and
6. climatic conditions, including prevailing winds, when applicable.

- According to POLICY 2.108-A1 of the Comprehensive Plan, the subject property is in a Rural Development Area (RDA). The RDA “is characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments.”
- The subject property is in a Phosphate Mining (PM) Future Land Use Map district. The Comprehensive Plan permits only Phosphate mining and allied industries, land reclamation, agriculture, and Farmworker housing.
- Policy 2.114-A3: Permitted Activities allows for redevelopment of lands formerly utilized for phosphate mining operation to change to the Agricultural/Residential Rural (A/RR) district.

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 LDCPAL-2025-3**.

Planning Commission Recommendation: On July 8, 2026, in an advertised public hearing, the Planning Commission voted 0:0 to **recommend APPROVAL or DENIAL of LDCPAL-2025-2**.

Department of Florida Commerce (Florida Commerce) Objections, Recommendations, and Comments (ORC Report): With an Approval for Transmittal to The Florida Commerce, by the Polk County Board of County Commissioners at the scheduled Transmittal hearing date of August 18, 2026, a report from The Florida Commerce is expected near the beginning of October 2026.

This report will be updated when comments are received and prior to the agenda review. Their report will be provided under separate cover.

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.

Analysis

This section of the staff report includes data on the surrounding uses, infrastructure conditions, environmental conditions, and related Comprehensive Plan policies and Land Development Code regulations.

Surrounding Uses

Table 1 identifies the Future Land Use (FLU) designations and the existing uses surrounding the subject site that are immediately adjacent. This property was previously owned and mined by Swift Agricultural Chemical Corporation. It has been reclaimed and has been developing as residential, on typically 5 acre parcels, since the 1970's.

Table 1

<p>Northwest: PM Former (reclaimed) phosphate mining owned by Sun Grown Citrus LLC</p>	<p>North: A/RR Residential Use and Vacant Land. Properties never mined and not owned by a mining company</p>	<p>Northeast: A/RR Residential Use and Vacant Land. Properties never mined and not owned by a mining company</p>
<p>West: PM Former (reclaimed) phosphate mining owned by Sun Grown Citrus LLC</p>	<p>Subject Property: PM ±66.5-acre site Portions are former (reclaimed) phosphate mined land</p>	<p>East: PM Former (reclaimed) phosphate mining owned by Sun Grown Citrus LLC</p>
<p>Southwest: PM Former (reclaimed) phosphate mining owned by Sun Grown Citrus LLC</p>	<p>South: PM & A/RR Former (reclaimed) phosphate mining owned by Sun Grown Citrus LLC Residential development dating to the late 1960's</p>	<p>Southeast: PM Former (reclaimed) phosphate mining owned by Sun Grown Citrus LLC</p>
<p><i>Source: Polk County Geographical Information System and site visit by County staff</i></p>		

Compatibility with the Surrounding Uses

According to *Policy 2.102-A2* of Polk County's Comprehensive Plan, "land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; and c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development." The "development criteria" and the "density and dimensional regulations" of a land use district are often the measuring tools used by staff to determine compatibility and the appropriateness of locating differentiating uses. Compatibility is defined in the Comprehensive Plan 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 portions of the subject property was previously mined by Swift Agricultural Chemical Corporation and subsequently reclaimed. The site has two (2) surface water areas, the result of the reclamation process. The site is located east of the city of Fort Meade, located on the south side of US 98 (SR 700) between Parrish and Keller Roads. Since reclamation of the site in the 1970's, The site was divided and residential development began on sites that are typically 5+ acres. Comprehensive Plan Policy 2.114-A2 states that PM land may be developed residentially but a Comprehensive Plan amendment must be initiated soon after to recognize the new land use. This process was not carried out for this area. This request is intended to rectify this condition.

To the north of the site are several single-family residences on parcels that range in size from one (1) acre and larger, to the south are A/RR districts with parcels ranging from approximately ¼ acre and larger. The area east of the city of Fort Meade has been developed in a rural manner with lots that are typically an acre or larger.

A. Land Uses

Section 2.114-A3 of the Comprehensive Plan lists A/RR as one of the land uses for the conversion of PM lands. The surrounding uses are previously mined lands and are compatible with five-acre residential lots. The A/RR maximum density of one dwelling unit per five acres is typical of the surrounding area.

B. Infrastructure

The infrastructure is rural in nature. Of the 15 subject lots of record, seven (7) are currently developed with residential dwellings, with all of the eight (8) vacant parcels owned by existing residents. The Agricultural/Residential Rural (A/RR) allows for a density of one dwelling unit per five acres or 13 potential five-acre residential lots, if vacant. There is available capacity on US 98 E and public safety services are available nearby.

Nearest Elementary, Middle, and High School

The schools zoned for the subject property are the zoned schools listed in Table 2 below. The site, 15 parcels, is currently developed with seven (7) residential dwellings, with all of the vacant lots owned by existing residents. The eight (8) vacant parcels have the potential for one (1) additional student in Elementary, Middle and High schools.

Table 2 School Information

Name of School	Annual Estimated Demand	% Capacity 2024-2025 School Year	Average driving distance from subject site
Lewis Anna Woodbury Elementary	1 student	87%	2.4 ± miles driving distance
Ft Meade Middle/Sr	1 student	64%	2.2 ± miles driving distance
Fort Meade Senior High	1 student	61%	2.2 ± miles driving distance

Source: Polk County School Board, Polk County Impact Fee Ordinance, GIS

Nearest Sheriff, Fire, and EMS Station

Table 3 below displays that the nearest Sheriff District office and Fire/EMS stations. Sheriff response times are not as much a function of the distance to the nearest sheriff's substation, but more a function of the overall number of patrol officers within the County.

Table 3 Public Safety Information

	Name of Station	Distance Response Time*
Sheriff	Southwest Command Center (4150 US 98 South, Lakeland)	22± miles Priority 1 – 7:20 Priority 2 – 21:42
Fire/ EMS	Station #10 (1235 9 th Street NE, Ft. Meade)	1.3± miles 5-7 minutes

Source: Polk County Sheriff's Office & Polk County Fire Rescue. Response times for June 2026.

Water and Wastewater

The subject site is in the RDA and is not within any utility service area. Water and sewer lines are not near the subject site. The closest water lines is on the west side of the Peace River in the city of Fort Meade. Potable water will be provided by a well, and an onsite septic treatment system will be utilized to handle wastewater for each individual lot.

A. Estimated Demand

Table 4, following this paragraph, shows the potable water needs and the wastewater generation rates being less for the proposed request. However, it is not automatic and not even common that the alternative use for PM is industrial. In fact, most of the land use changes from PM are to A/RR, which is the context of the request. The changes to IND have been along railroad lines. The subject site is not along a railroad and is east of the city limits of Fort Meade.

As discussed previously, portions of the site have been mined, reclaimed and released. The site was then developed with residential dwellings. Of the 15 subject parcels, seven (7) are currently developed with residential dwellings, with all of the eight (8) vacant parcels owned by existing residents. The analysis below is for the site as if vacant; however, the potential future water and wastewater demand would come from the eight (8) vacant parcels being built out. With a buildout of the vacant parcels potable water consumption would increase by 2,000 gpd, with wastewater consumption at 1,600 gpd. It is also noted that water and wastewater are provided by private wells and septic tanks.

The table below analyzes the subject site as if vacant.

Table 4 Estimated Water and Sewer Impact Analysis

Permitted Intensity 66.5± TTL acres 50.3± upland acres 2,191,068 sq ft @0.75 FAR = 1,643,301	Current PM	Maximum Permitted in A/RRX
	1,643,301 sf	Upland 50.3/5 = 10 units Wetland 16.6/5 = 3 units 13 units
Potable Water Consumption	1,643,301 * 0.24 = 394,393 GPD	13 X 250 = 3,250 GPD
Wastewater Generation	394,393 * 80% Water = 315,514 GPD	13 X 200 = 2,600 GPD

Source: Concurrency Manual: PM@ IND rates @ 0.24 per sq ft and 80% for wastewater, single family @ 360 GPD Potable water and 270 Wastewater.

B. Service Provider

The subject site is not within any utility service area. Therefore, all development on the subject site will require wells and septic tanks.

C. Available Capacity

The subject site is not within any utility service areas. Therefore, all development on the subject site will require wells and septic tanks. The capacity of these systems will be based on the parameters of the permitting agency.

D. Planned Improvements

There are no utility improvements near the subject site.

Roadways/Transportation Network

A. Estimated Demand

Table 5, following this paragraph, shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate being less for the proposed request. However, it is not automatic and not even common that the alternative use for PM is industrial. In fact, most of the land use changes from PM are to A/RR. The changes to IND have been along railroad lines. The subject site is not along a railroad and historically been utilized for residential dwelling. However, IND uses tend to be more impactful in terms of noise, vibrations, and odors. So, the traffic analysis below is based on PM having industrial uses.

As discussed previously, portions of the site have been mined, reclaimed and released. The site was then developed with residential dwellings. Of the 15 subject parcels, seven (7) are currently developed with residential dwellings, with all of the eight (8) vacant parcels owned by existing residents. The analysis below is for the site as if vacant. Analysis of the site with the eight (8) vacant parcels developing with residential indicates 63 AADT and 8 Peak Hour, verses the assumed PM developed intensity, indicating 5,940 AADD and 1,013 Peak Hour.

The table below analyzes the subject site as if vacant.

Table 5 Estimated Transportation Impact Analysis

Permitted Intensity 66.5± TTL acres 50.3± upland acres 2,191,068 sq ft @0.75 FAR = 1,643,301	Current PM	Maximum Permitted in A/RRX
	1,643,301 / 1,000 = 1,643 sf	Upland 50.3/5 = 10 units Wetland 16.6/5 = 3 units 13 units
Average Annual Daily Trips (AADT)	1,643 * 3.93 * 92% new trips = 5,940 AADT	13 X 7.81 AADT = 102 AADT
PM Peak Hour Trip	1,643 * 0.67 * 92% new trips = 1,013 AADT	13 X 1 = 13 PM Peak Hour

Source: Concurrency Manual and Table for Minor Traffic Study –PM @ IND rates ITE Code 140 @ 3.93 AADT per 1,000 square feet and 0.67 PM Peak Hour Trip per 1,000 square feet and 92% new trips, single family @ one house per five acres – 7.81 AADT per unit and 1 PM Peak Hour per unit 100% new trips

B. Available Capacity

US Highway 98 extends east out of Fort Meade. The current Level of Service (LOS) through this part of the County is “B”. The minimum LOS on the eastern portion of US 98 is “C” from Edgewood Dr North to Avon Park Cutoff Road. As if vacant analysis of the site with a density of one (1) house per five acres could generate 13 homes and this is expected to generate a total of 102 AADT and 13 PM Peak Hour Trips. This will not have any significant impact on the roadway capacity.

Table 6

Link #	Road Name	Current LOS	Available Capacity	Minimum LOS Standard	Projected Five Year LOS
5400N	US 98 (Edgewood Dr N to US 17)	B	867	D	B
5400S		B	855	D	B
5401N	US 98 (Edgewood Dr N to Avon Park Cutoff Road)	B	547	C	B
5401S		B	535	C	B

Source: Polk Transportation Planning Organization, Roadway network Database April 2026

C. Roadway Conditions

The subject site has access to US Highway 98 E, Keller Road, and Parrish Road. Keller and Parrish Roads are not monitored by TPO; however, have Pavement Condition Index (PCI) condition ratings from Polk County Roads and Drainage. Keller Road is a two-lane rural minor collector road with a PCI rating of Poor. Parrish Road is a two-lane rural minor collector road with a PCI rating of Fair. US Highway 98 is a Florida Department of Transportation (FDOT) road and no PCI rating from Polk County Roads and Drainage; however just west of the site FDOT recently completed construction of a new bridge over the Peace River and roadway improvements in the area. The condition of the roadways and the LOS change over time. The conditions are addressed when development access a road during the Level 2 Review. LOS is a tool that can limit the intensity of development in the short run.

D. Sidewalk Network

US 98 E, Parrish Road and Keller Road do not have any sidewalks. The subject site is in the Rural Development Area (RDA) which does not require sidewalks within the right of way on a public road.

E. Planned Improvements:

There are currently no planned improvements along any of the traffic links.

F. Mass Transit

The nearest transit route is Route 25 that stops at S. Hendry Avenue and E. Broadway Street. This stop is approximately 1.7 miles northwest of the site.

Park Facilities:

The following analysis is based on public recreation facilities. The nearest neighborhood park is the Fort Meade Park. The Bone Valley ATV Park is about eleven (11) miles away.

A. Location:

Fort Meade Park is located in the northeast part of Fort Meade. Its current hours of operations are from 5 a.m. to 10 p.m. The park's amenities include baseball Fields, basketball Court(s), picnic tables, playground, and softball facilities.

Bone Valley ATV Park is on the south side of County Road 630 and east of State Road 37. It is a 200-acre tract of land with 15 trails, hill climbs and free riding areas. Below are the hours and fees for the park, along with important safety and registration information. The address is 10427 County Road 630 W. in Mulberry.

C. Environmental Lands:

There are no County owned Environmental Lands in this part of the County.

D. Planned Improvements:

There are no further recreation improvements scheduled for this area of the County at this time.

Environmental Conditions

There are a few environmental limitations to the development of this site for single-family residences. The site is currently developed with single-family dwellings and have been developed since the reclamation of the land. The site has surface waters as a result of the previous mining operations. The soils are Arents and a typical of soils related to reclaimed mining operation and are of variable conditions and onsite investigation is recommended for use stability.

A. Surface Water:

The site generally slopes toward the waterbodies on the western side of the site, with an elevation of 85 feet above mean sea level (MSL). The western side of the site, along Parrish road slopes downward from the south, at 115 feet MSL to 94 feet MSL, the eastern side of the site, along Keller Road, slopes downward from south to north, at 122 feet MSL to 108 feet MSL. The site is located less than a quarter of a mile east of the Peace River.

B. Wetlands/Floodplains:

The subject site has 16.16± acres of wetlands, predominantly associated with the surface water on the western side of the site. The subject site has 20.94± acres of Zone A flood zone, also predominantly associated with the surface water on the western side of the site.

C. Soils:

The subject site is comprised of a mix of soil types as listed in Table 8 following this paragraph. According to the soil survey of Polk County, the soil types range from Severe to Water. The site is currently developed with single-family residential.

Table 8

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Arents, 0 to 5% slope	Severe: wetness	Severe: wetness	80%
Water	N/A	N/A	20%

Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service

D. Protected Species:

The subject property is not located within a one-mile radius of a protected plant or animal species sighting since 2006 (Source: Florida Natural Areas Inventory 2002, 2006, 2011, & 2015).

E: Polk Green Districts and Conservation Easements:

The site is located within the Potential Network Connections area of the Polk Green District Comprehensive Plan Map Series. Approximately 1.6 mile south of the site has over 500 acres in a Conservation Easement as recorded in OR Book 10740, Page 2012.

F. Archeological and Historical Resources:

According to the Florida Department of State, Division of Historical Resources, there are no archeological or historical resources listed in the Florida Master Site File for the site.

G. Wells (Public/Private)

The subject site is not located on a wellfield. The nearest Wellfield is about 2.3 miles northwest, in Fort Meade. The current improved subject parcels as well as other improved properties use wells for their water source.

H. Airports:

The site is not within any Airport Height Notification or In-Flight Visual Interference Zones.

Economic Factors:

The subject site is 66.5± acres. Most phosphate mines are thousands of acres. Portions of the site have been mined, reclaimed and released. The site was then developed with residential dwellings. Of the 15 subject parcels, seven (7) are currently developed with residential dwellings, with all of the eight (8) vacant parcels owned by existing residents. The existing residential dwellings have been built between the 1920's and 2022. This change in land use will provide for a conforming use on the subject site.

Consistency with the Comprehensive Plan

Many policies within the Comprehensive Plan are reviewed for consistency with an application. The most relevant policies for the proposed request are included in this section. The policy is first stated and then an analysis of how the request is provided to state that it may or may not be consistent with the Comprehensive Plan. How the request is **consistent** with the Comprehensive Plan is listed below:

Table 8 Comprehensive Plan and Land Development Code

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.	The neighboring Future Land Use Map designations are predominantly PM and previously mined for phosphate. North of the site is A/RR and has never been mined land. The subject site has been predominantly developed with residential dwellings since the 1970's through to the current timeframe. The existing lots are typically 5+ acres in size. To the west is the City of Fort Meade and the Peace River and the Fort Meade Outdoor Recreation Area
POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing Communities.	The requested Agricultural/Residential Rural (A/RR) Future Land Use is intended for low-density use and is consistent with services available in the Rural Development Area (RDA).

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.</p>	<p>One home per five acres does not need many services at all other than the potential need for public safety services and access for visitors. Future homeowners' expectations for urban services should be low this far from the nearest municipality. A/RR is the main residential and agricultural designation in the RDA. Therefore, this request is consistent with these policies.</p>
<p>POLICY 2.102-A10: LOCATION CRITERIA - The following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:</p> <p>a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided, b. nearness to agriculture-production areas; c. distance from populated areas; d. economic issues, such as minimum population support and market-area radius (where applicable); e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:</p> <ol style="list-style-type: none"> 1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways; 2. sanitary sewer and potable water service; 3. storm-water management; 4. solid waste collection and disposal; 5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment; 6. emergency medical service (EMS) provisions; and 7. other public safety features such as law enforcement; 8. schools and other educational facilities 9. parks, open spaces, civic areas and other community facilities, f. environmental factors, including, but not limited to: <ol style="list-style-type: none"> 1. environmental sensitivity of the property and adjacent property; 2. surface water features, including drainage patterns, basin characteristics, and flood hazards; 3. wetlands and primary aquifer recharge areas; 4. soil characteristics; 5. location of potable water supplies, private wells, public well fields; and 6. climatic conditions, including prevailing winds, when applicable. 	
<p>POLICY 2.114-A3: PERMITTED ACTIVITIES - The following activities shall be permitted within the Phosphate Mining land use category as mapped pursuant to Policy 2.114-A2:</p> <p>a. Phosphate mining and allied industries; b. Land reclamation; c. Agriculture and Farmworker housing under specific design parameters listed in the Land Development Code not to exceed an intensity of sixteen (16) workers per acre; d. Other land uses with conditional approval which are compatible and related with the extraction and processing of phosphate; and e.</p>	<p>The site was previously mined for phosphate and was subsequently reclaimed. This Policy allows for the reclaimed land to be remapped for several different Future Land Use districts, A/RR is one of the uses and therefore meets the policy.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>Subject to the adoption of a Comprehensive Plan amendment, any activities permitted within the following land use designations, which are appropriate for the redevelopment of lands formally utilized for phosphate mining operations and which demonstrate compliance with the Comprehensive Plan criteria for each use: 1. Preservation. 2. Recreation and Open Space. 3. Leisure/Recreation. 4. Institutional. 5. Rural Cluster Centers. 6. Tourism Commercial Centers. 7. Business Park Centers. 8. Industrial. 9. Rural Mixed-Use Developments. 10. New Communities. 11. Agricultural/Residential Rural only.</p>	

Urban Sprawl Analysis

After analyzing the primary indicators of Urban Sprawl per *Policy 2.109-A10* of the Polk County Comprehensive Plan, it is apparent that the proposed request is not considered urban sprawl based on these criteria and it is permitted in the designated area. Table 9 (below) depicts the Urban Sprawl Criteria used by staff as indicators of Urban Sprawl.

Table 9 Urban Sprawl Criteria

Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes	
Urban Sprawl Criteria	Sections where referenced in this report
a. <i>Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.</i>	Summary of analysis
b. <i>Allows a significant amount of urban development to occur in rural areas.</i>	Summary of analysis
c. <i>Designates an urban development in radial, strip isolated, or ribbon patterns emanating from existing urban developments.</i>	Summary of analysis, surrounding Development, compatibility
d. <i>Fails to adequately protect and conserve natural resources and other significant natural systems.</i>	Summary of analysis, surrounding Development, compatibility
e. <i>Fails to adequately protect adjacent agricultural areas.</i>	Compatibility with Surrounding Land Uses
f. <i>Fails to maximize existing public facilities and services.</i>	Summary of Analysis, Infrastructure
g. <i>Fails to minimize the need for future facilities and services.</i>	Summary of Analysis, Infrastructure
h. <i>Allows development patterns that will disproportionately increase the cost of providing public facilities and services.</i>	Summary of Analysis, Infrastructure
i. <i>Fails to provide a clear separation between urban and rural uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
j. <i>Discourages infill development or redevelopment of existing neighborhoods.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
k. <i>Fails to encourage an attractive and functional mixture of land uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
l. <i>Will result in poor accessibility among linked or related land uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
m. <i>Results in the loss of a significant amount of open space.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses

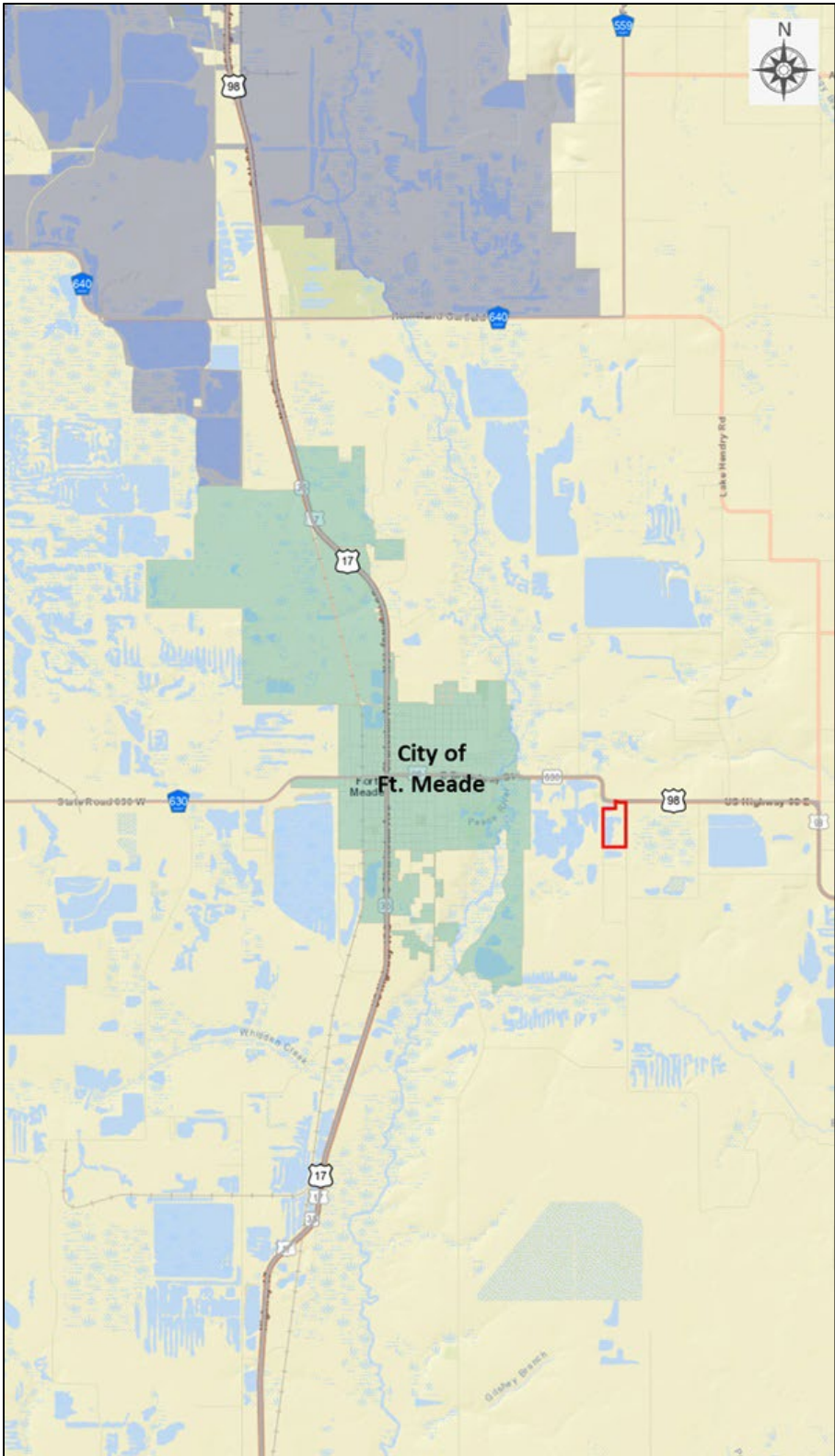
Comments from other agencies

No comments

Exhibits

Exhibit 1	Location Map
Exhibit 2	Aerial Map – Context (2023)
Exhibit 3	Aerial Map – Close-up (2023)
Exhibit 4	Current Future Land Use Map
Exhibit 5	Proposed Future Land Use Map
Exhibit 6	Wetland Map
Exhibit 7	Floodplain Map
Exhibit 8	Property Owner List
Exhibit 8a&b	Permitted and Conditional Uses in PM and A/RR

Applicant's submitted documents and ordinance as separate files



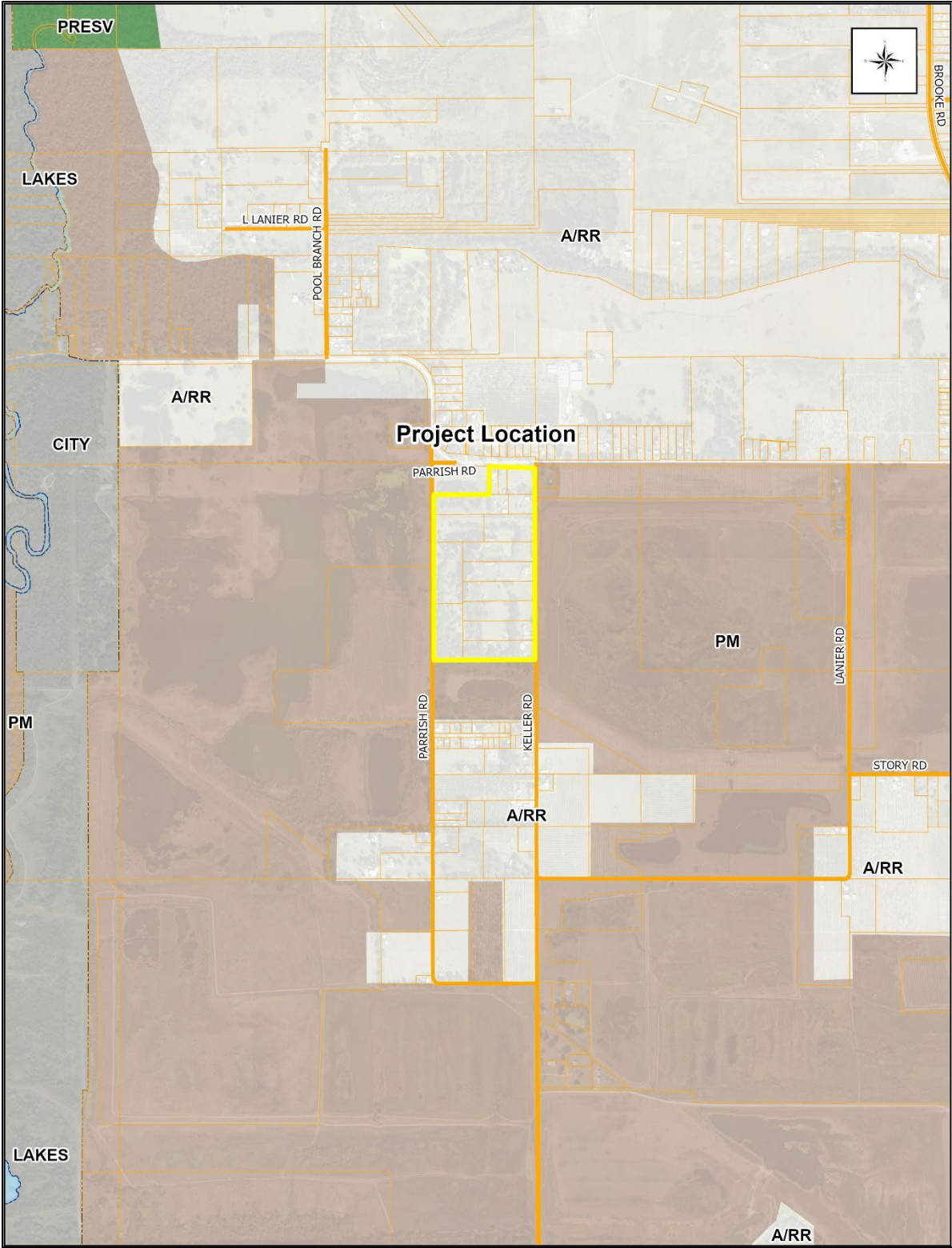
LOCATION MAP



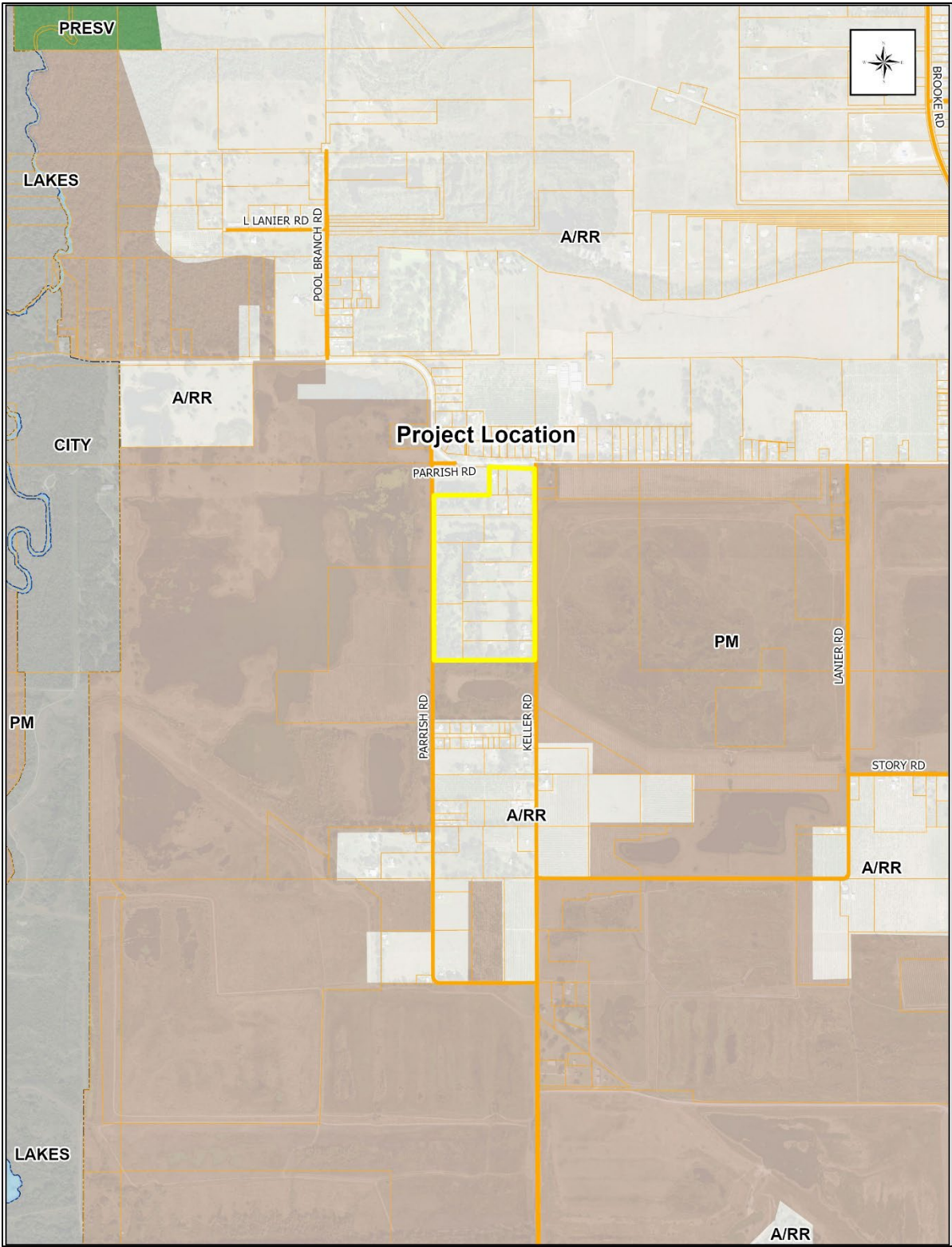
AERIAL MAP CONTEXT 2023



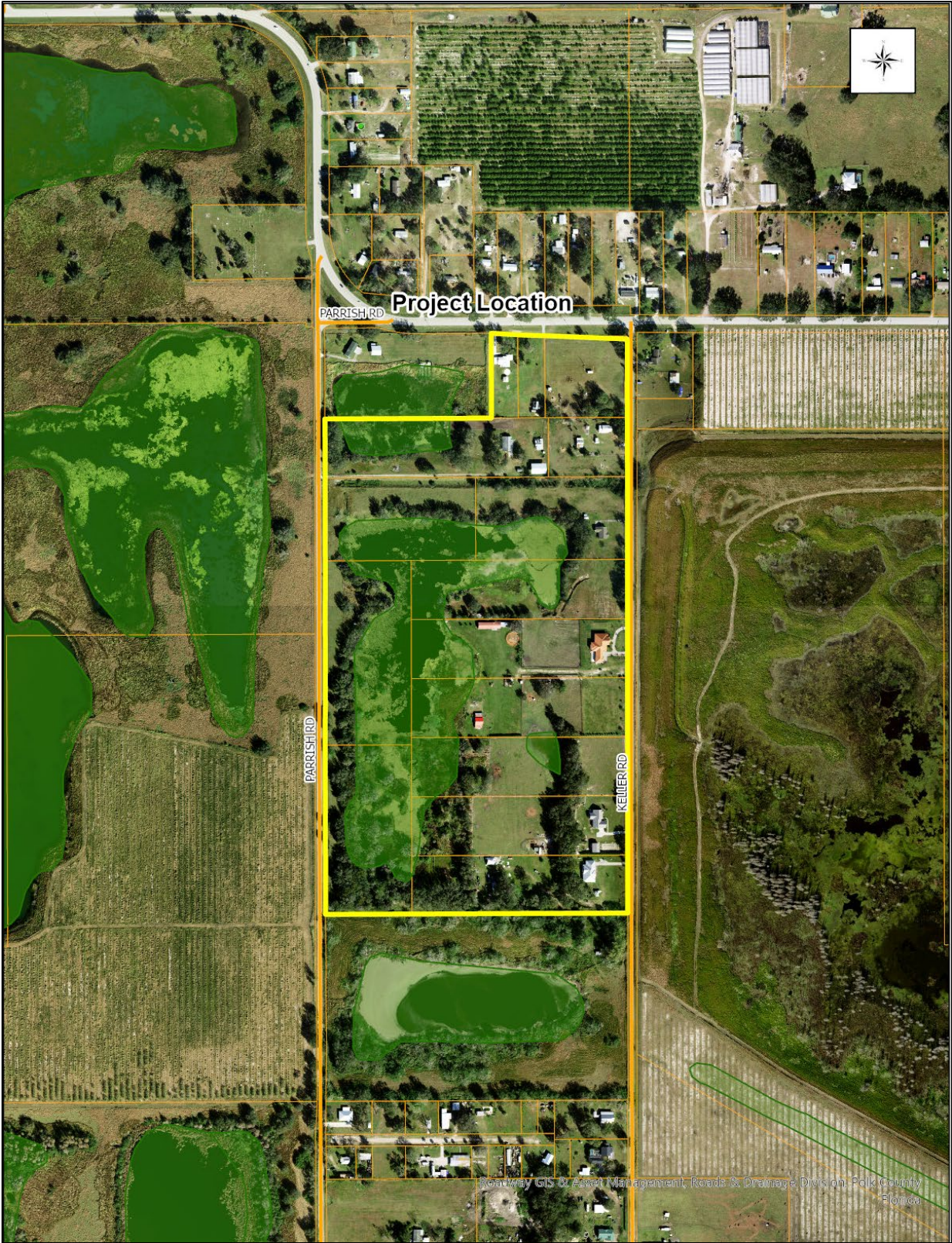
AERIAL MAP – CLOSE UP 2023



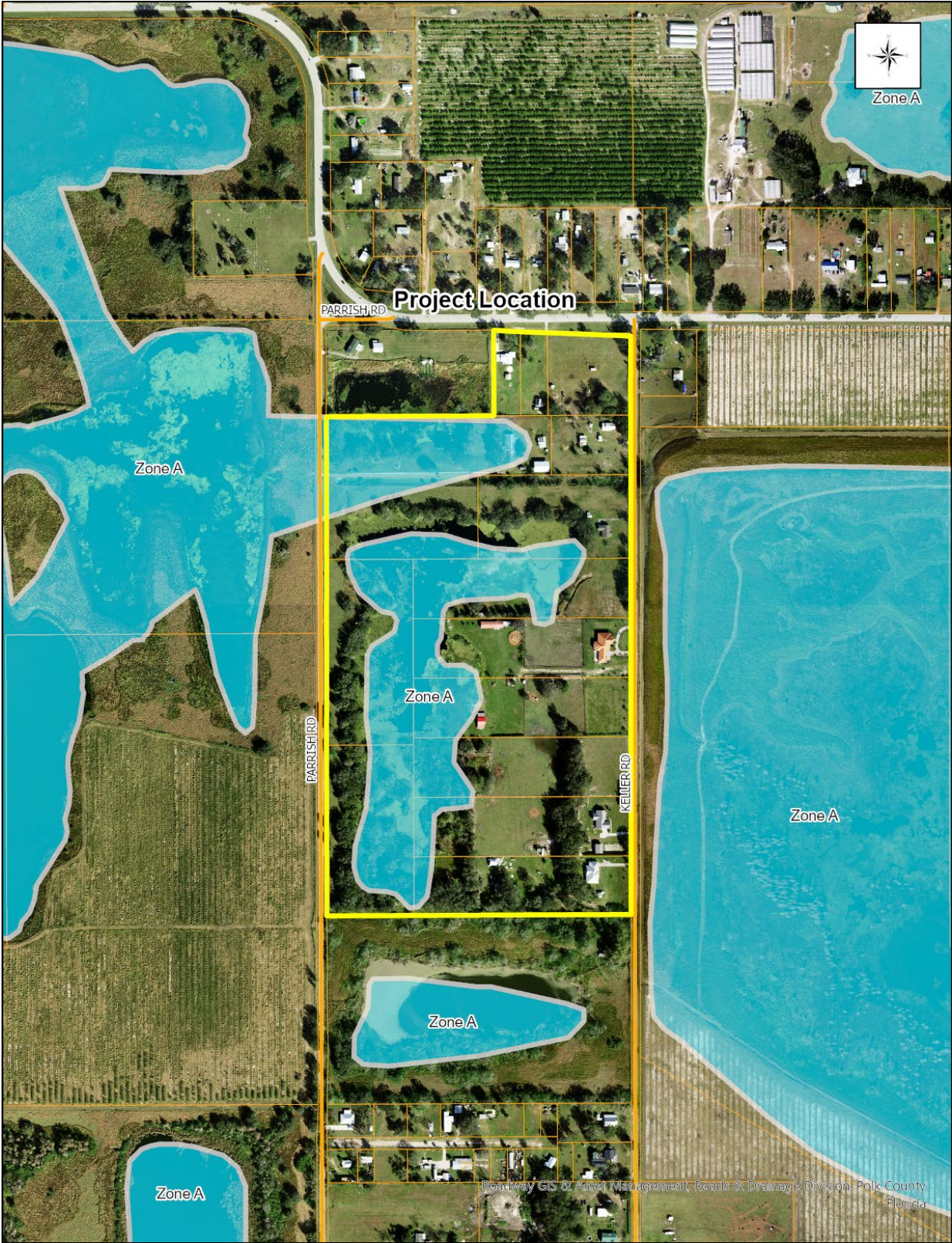
CURRENT FUTURE LAND USE MAP



PROPOSED FUTURE LAND USE MAP



WETLAND MAP



FLOODPLAIN MAP

<u>PARCEL</u>	<u>OWNER</u>	<u>ADDRESS</u>
25-31-36-000000-011150	ALCAZAR HERNANDEZ RAFAEL	680 KELLER RD
25-31-36-000000-011160	ALMANZAN LUKE	660 KELLER RD
25-31-36-000000-011120	COBB GARY R	720 KELLER RD
25-31-36-000000-011130	COBB GARY R	PARRISH RD
25-31-36-000000-011140	DILLON CLEFFEN	PARRISH RD
25-31-36-000000-011080	HERNANDEZ RAFAEL	KELLER RD
25-31-36-000000-011040	KENNEDY LARRY GENE	470 KELLER RD
25-31-36-000000-011070	KENNEDY MICHAEL G	485 PARRISH RD
25-31-36-000000-011090	LANIER ETHEL JANE	480 KELLER RD
25-31-36-000000-011100	MALKEMES RAYMOND G	KELLER RD
25-31-36-000000-012020	PERKINSON CLINTON	710 KELLER RD
25-31-36-000000-012040	PERKINSON CLINTON	KELLER RD
25-31-36-000000-011110	SCHOCH TERRY	KELLER RD
25-31-36-000000-011050	SHIVER CAROL IVEY	2550 US HIGHWAY 98 E
25-31-36-000000-011060	SHIVER CAROL IVEY	2550 US HIGHWAY 98 E

OWNER LIST

Phosphate Mining (PM)			
Technical Staff Review -Level 1& 2		Public Hearing (s) Required-Level 3 & 4	
Residential Uses:	Family Farm; Farm Worker Dormitory, Apartment Style, C2	Residential Uses:	Farm Worker Dormitory, Barrack Style, C3
		Mixed Uses:	Planned Development, C3
All Other Uses:	Animal Farm, Intensive, C1 Communication Towers, Guyed and Lattice, C2 Communication Tower, Monopole, C2 Community Center, C2 Convenience Stores, Isolated, C2 Cultural Facility, C2 Farming General, P Heavy Machinery Equipment Sales and Services, P Heliports, C2 Helistops, C2 Kennels, Boarding and Breeding, P Livestock Sale, Auction, P Manufacturing, Explosives/Volatile Material, C2 Manufacturing, General, C2 Manufacturing, Light, C2 Medical marijuana Dispensaries, C2 Motor Freight Terminal, C2 Nurseries and Greenhouses, P Recreation, Passive, C1 Recreation, Low Intensity, C2 Recreation Vehicle Storage, C2 Religious Institution, C2 Research and Development, C2 Riding Academies, C1 School, Technical/Vocational/Trade & Training, C2 Solar Electric-Power Generation Facility, C2 Utilities, Class I, P Utilities, Class II, P Utilities, Class III, C2 Veterinary Service, C2	All Other Uses:	Agricultural Support, Off-Site, C3 Airport, C4 Breeding, Boarding, and Rehabilitation Facility, Wild or Exotic, C4 Government Facility, C3 Gypsum Stack, C4 Hazardous Waste Transfer, Storage, C4 Hazardous Waste Treatment Facilities, C4 Lime Stabilization Facility, C3 Mining, Non-Phosphate, C3 Power Plants, Non-Certified, Low, C4 Power Plants, Non-certified, High, C4 Power Plants, Certified, C4 Railroad yard, C3 Recreation High Intensity, C3 School, Leisure/special Interest, C3 School, university/college, C3 Seaplane Base, C3 Water Ski Schools, C3 Vehicle Recovery Service/Agency, C2 Vehicle Repair, Auto Body, P Vehicle Service, mechanical, P Veterinary Service, C2 Warehousing/Distribution, P

PERMITTED AND CONDITIONAL USES IN PM

Future Land Use Designation	Technical Staff Review -Level 1 & 2	Public Hearing (s) Required-Level 3 & 4
Agricultural/Residential Rural (A/RR)	<p>Residential Uses: Family Farm, C1 Group Home, Small (6 or less residents), C1 Farm Worker Dormitory, Apartment Style, C2 Mobile Homes, Individual, C1 Single-family Detached Home & Subdivision</p> <p>All Other Uses: Animal Farm, Intensive Cemetery, C2 Communication Towers, Guyed and Lattice C2 Communication Tower, Monopole, C2 Convenience Stores, Isolated, C2 Emergency Shelter, Small (6 or less residents), C1 Farming General, Golf Course, C1 Heliports, C2 Helistops, C2 Kennels, Boarding and Breeding Livestock Sale, Auction Nurseries and Greenhouses Recreation, Passive, C1 Recreation, Low Intensity, C2 Riding Academies, C1 Solar Electric-Power Generation Facility, C2 Utilities, Cass I Utilities, Cass II, C1 Veterinary Service</p>	<p>Residential Uses: Fly-in Community, C3 Group Home, Large (7-14 residents), C3 Group Living Facility (15 or more residents), C3 Farm Worker Dormitory, Barrack Style, C3 Mobile Home Park & subdivision, C3 Rural Residential Development (RRD), C3</p> <p>Mixed Uses: Planned Development, C3 Residentially Based Mixed Development (RBMD), C3 Rural Mixed Development (RMD), C3</p> <p>All Other Uses: Adult Day Care Center (7 or more clients), C3 Agricultural Support, Off-Site, C3 Airport, C4 Bed and Breakfast, C3 Breeding, Boarding, and Rehabilitation Facility Wild or Exotic, C3 Childcare Center, C3 Community Center, C3 Correctional Facility, C4 Cultural Facility, C3 Emergency Shelter, Medium (7-14 residents), C3 Emergency Shelter, Large (15 or more residents), C3 Event Facility, C3 Government Facility, C3 Institutional Campground, C3 Lime Stabilization Facility, C3 Lodges and Retreats, Private, C3 Marinas and Related Facilities, C3 Outdoor Concert Venue, C3 Recreation, High Intensity C3 Recreation, Vehicle Oriented, C3 Religious Institution, C3 Residential Treatment Facility, C4 School, Elementary, C3 School, Leisure/Special Interest C3 School Technical/Vocational/Trade & Training, C3 Seaplane Base, C3 Utilities, Cass III, C3 Water Ski Schools, C4</p>

PERMITTED AND CONDITIONAL USES IN A/RR

ORDINANCE NO. 26 - _____

AN ORDINANCE OF POLK COUNTY, FLORIDA ADOPTING **LDCPAL-2025-3**, AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN (ORDINANCE 92-36) AS AMENDED; MODIFYING THE FUTURE LAND USE DESIGNATION OF 66.5± ACRES FROM PHOSPHATE MINING (PM) TO AGRICULTURAL/RESIDENTIAL RURAL (A/RR) IN THE RURAL DEVELOPMENT AREA (RDA), LOCATED ON THE SOUTH SIDE OF US 98 (SR700), EAST SIDE OF PARRISH ROAD., WEST SIDE OF KELLER ROAD, AND NORTH OF PATTIE LANE, EAST OF FORT MEADE CITY LIMITS, IN SECTION 36, TOWNSHIP 31 AND RANGE 25; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt a Comprehensive Plan (Plan); and

WHEREAS, Section 163.3184, FS, and Comprehensive Plan Section 4.305.B, provides for the approval of Large-Scale Comprehensive Plan Amendments; and

WHEREAS, Application LDCPAL 2025-2025-3 is a County-initiated application to change the future land designation of 66.5± acres from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) in the Rural Development Area (RDA) (the “Amendment”); and

WHEREAS, pursuant to Section 163.3174, FS, the Local Planning Authority (Planning Commission) conducted a public hearing, with due public notice having been provided, on the Amendment on July 8, 2026; and

WHEREAS, pursuant to Section 163.3184, FS, the Board of County Commissioners on August 18, 2026 held an initial public hearing and authorized transmittal of the Amendment to Florida Commerce (FC) for written comment, and

WHEREAS, DEO, by letter dated _____ 2026 transmitted objections, recommendations, and comments on the Amendment; and

WHEREAS, pursuant to Section 163.3184, FS, the Board of County Commissioners conducted an adoption public hearing, with due public notice having been provided, on the Amendment on October 6, 2026; and

WHEREAS, the Board of County Commissioners reviewed and considered all comments received during said public hearings, and provided for necessary revisions, if any; and

WHEREAS, the Board of County Commissioners has considered the data and analysis contained within the staff report; and

WHEREAS, the Amendment is consistent with Chapter 163, FS, and the Polk County Comprehensive Plan.

NOW THEREFORE, BE IT ORDAINED by the Polk County Board of County Commissioners:

SECTION 1: LEGISLATIVE FINDINGS OF FACT

The findings of fact set forth in the recitals to this Ordinance are true and correct and hereby adopted.

SECTION 2: COMPREHENSIVE PLAN AMENDMENT

The Future Land Use Map of Ordinance No. 92-36, as amended, (the “Polk County Comprehensive Plan”) is hereby amended to reflect a change in the Future Land Use designation on 66.5± acres from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) on the parcels listed below and graphically depicted on the parcel map in Attachment “A”.

Parcels included (entire or portion of):

PARCELS:

- 25-31-36-000000-011150
- 25-31-36-000000-011160
- 25-31-36-000000-011120
- 25-31-36-000000-011130
- 25-31-36-000000-011140
- 25-31-36-000000-011080

25-31-36-000000-011040
25-31-36-000000-011070
25-31-36-000000-011090
25-31-36-000000-011100
25-31-36-000000-012020
25-31-36-000000-012040
25-31-36-000000-011110
25-31-36-000000-011050
25-31-36-000000-011060

Legally described as:

25-31-36-000000-011150

LOT 5 UNREC KELLER RD DESC AS: COMM SE COR OF E1/2 OF NE1/4 OF SEC RUN N00-08-58W 1378 FT S89-43-47W 15 FT TO W R/W LINE & POB S00-08-58E 18.02 FT S00-15-06W 100 FT S00-02-05E 100 FT S00-05-31E 31.98 FT S89-43-47W 914.07 FT N00-08-58W 250 FT N89-43-47E 915 FT TO POB

25-31-36-000000-011160

COMM SE COR OF E1/2 OF NE1/4 OF SEC RUN N00-08-58W ALONG E LINE OF SAID E1/2 OF NE1/4 1979.31 FT TO N LINE OF S1/2 OF NE1/4 OF NE1/4 RUN S89-41-09W ALONG N LINE 13.64 FT TO W MAINT R/W OF KELLER RD PER MB 2 PGS 115-116 & POB RUN S ALONG SAID W R/W LINE FOLL 5 COURSES: S00-15-50E 19.32 FT S00-05-31E 100 FT S00-11-40W 100 FT S00-02-05E 100 FT S00-01-21W 31.98 FT S89-43-47W 641.21 FT N00-08-58 W 350.81 FT TO N LINE OF S1/2 OF NE1/4 OF NE1/4 RUN N89-41-09E ALONG SAID N LINE 642.17 FT TO POB BEING LOT 7 OF UNREC KELLER RD

25-31-36-000000-011120

LOT 1 UNREC KELLER RD DESC AS: COMM SE COR OF E1/2 OF NE1/4 OF SEC RUN N00-08-58W 131.96 FT S89-43-47W 17.04 FT TO W R/W LINE & POB S89-43-47W 912.96 FT N00-08-58W 246 FT N89-43-47E 913.36 FT TO W R/W LINE OF KELLER RD S00-15-50E 18.01 FT S00-21-59W 100 FT S00-19-16E 100 FT S00-29-35E 27.99 FT TO POB

25-31-36-000000-011130

LOT 10 UNREC KELLER RD DESC AS: COMM SE COR OF E1/2 OF NE1/4 OF SEC RUN S89-43-47W 1320.41 FT TO SW COR OF E1/2 OF NE1/4 N00-10-30W 132 FT N89-43-47E 14.60 FT TO E R/W LINE & POB N00-37-08E 77.60 FT N00-02-42E 638.92 FT N89-43-47E 372.66 FT S00-08-58E 716.50 FT TO N LINE OF S 132 FT OF E1/2 OF NE1/4 S89-43-47W 375.87 FT TO POB

25-31-36-000000-011140

LOT 8 UNREC KELLER RD DESC AS: COMM SE COR OF E1/2 OF NE1/4 OF SEC RUN S89-43-47W 1320.41 FT TO SW COR OF E1/2 OF NE1/4 N00-10-30W 1628.04 FT N89-49-30E 24.12 FT TO E R/W LINE & POB N00-02-42E 281.55 FT N00-37-04E 68.78 FT TO N LINE OF S1/2 OF NE1/4 OF NE1/4 N89-41-09E 639.33 FT S00-08-58E 350.81 FT S 89-43-47W 641.21 FT TO POB

25-31-36-000000-011080

W1/4 OF NE1/4 OF SW1/4 & E1/2 OF NW1/4 OF SW1/4 LESS W 215.75 FT OF S 420 FT OF E1/2 OF NW1/4 OF SW1/4 & LESS RD R/W

25-31-36-000000-011040

E1/2 OF W1/2 OF NE1/4 OF SW1/4 LESS S 25 FT FOR US 98 RD R/W & LESS E 140 FT OF N 705 FT THEREOF

25-31-36-000000-011070

BEG NE COR OF SEC RUN S 409.5 FT W 363 FT N 409.5 FT E 363 FT TO POB LESS RD R/W & LESS MAINT R/W & LESS ADDITIONAL R/W FOR SR 700 (US 98)

25-31-36-000000-011090

E 348.48 FT OF S 250 FT OF N1/2 OF NE1/4 OF NE1/4 LESS MAINT R/W FOR KELLER RD ON E-SIDE

25-31-36-000000-011100

COMM SE COR OF E1/2 OF NE1/4 OF SEC N0-08-58W ALONG E LINE OF SEC 1628 FT S89-43-47W 14.6 FT TO W R/W LINE OF KELLER RD & POB S0-01-21W 68.02 FT S0-02-05E 100 FT S0-08-58E 81.98 FT S89-43-47W 915 FT N0-08-58W 250 FT N89-43-47E 915.4 FT TO POB BEING LOT 6 OF UNRE KELLER RD SUB

25-31-36-000000-012020

COM AT SE COR OF E1/2 OF NE1/4 OF SEC RUN N00-08- 58W ALG E LINE OF E1/2 OF NE1/4 377.97 FT S89-51- 02W 16.64 FT TO W MAINTAINED R/W LINE OF KELLER RD PER MB 2 PG 115 FOR POB S89-43-47W 913.36 FT N00- 08-58W 250.00 FT N89-43-47E 913.60 FT TO SAID R/W LINE ALG SAID R/W LINE S00-01-21W 68.02 FT S00-02- 05E 100.00 FT S00-15-50E 81.99 FT TO POB AKA LOT 2 OF UNREC KELLER ROAD SUB

25-31-36-000000-012040

LOT 3 UNREC KELLER RD DESC AS: COMM SE COR OF E1/2 OF NE1/4 OF SEC RUN N00-08-58W ALONG E LINE OF E1/2 OF NE1/4 628 FT S89-43-47W 16.40 FT TO W MAINT R/W LINE OF KELLER RD PER MB 2 PGS 115-116 FOR POB S89-43-47W 913.60 FT N00-08-58W 250 FT N89-43-47E 913.75 FT TO SAID W MAINT R/W LINE S ALONG SAID W MAINT R/W FOLL 4 COURSES: S00-01-21W 18.02 FT S00-22-43E 100 FT S00-04-47W 100 FT S00-01-21W 31.98 FT TO POB

25-31-36-000000-011110

LOT 9 UNREC KELLER RD DESC AS: COM SE COR OF E1/2 OF NE1/4 S89-43-47W 1320.41 FT TO SW COR E1/2 OF NE1/4 N00-10-30W 848.53 FT N89-49-30E 18.13 FT TO E R/W LINE & POB N00-02-42E 61.08 FT N01-11-27E 100.02 FT N00-02-42E 400 FT N00-37-04E 100 FT N00-02-42E 118.45 FT N89-43-47E 367.01 FT S00-08-58E 779.50 FT S89-43-47W 372.62 FT TO POB

25-31-36-000000-011050

BEG NE COR OF NE1/4 OF NE1/4 RUN W 363 FT TO POB RUN S 409.5 FT W 113.5 FT N 409.5 FT E 113.5 FT TO POB LESS RD R/W & LESS ADD R/W FOR SR 700 (US 98)

25-31-36-000000-011060

BEG NE COR OF NE1/4 OF NE1/4 RUN W 476.5 FT TO POB RUN S 409.5 FT W 113.5 FT N 409.5 FT E 113.5 FT TO POB LESS RD R/W & LESS AD R/W FOR SR 700 (US 98)

SECTION 3: SEVERABILITY

If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction the other provisions shall remain in full force and effect.

SECTION 4: EFFECTIVE DATE

This ordinance shall be effective 31 days after Florida Commerce notifies the County that the plan amendment package is complete. If timely challenged, this amendment becomes effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

SECTION 5: FILING WITH THE DEPARTMENT OF STATE:

The Clerk and Auditor to the Board of County Commissioners of Polk County, Florida, shall file a certified copy of this ordinance with the Department of State, through the Secretary of State, upon adoption by the Board of County Commissioners of Polk County, Florida.

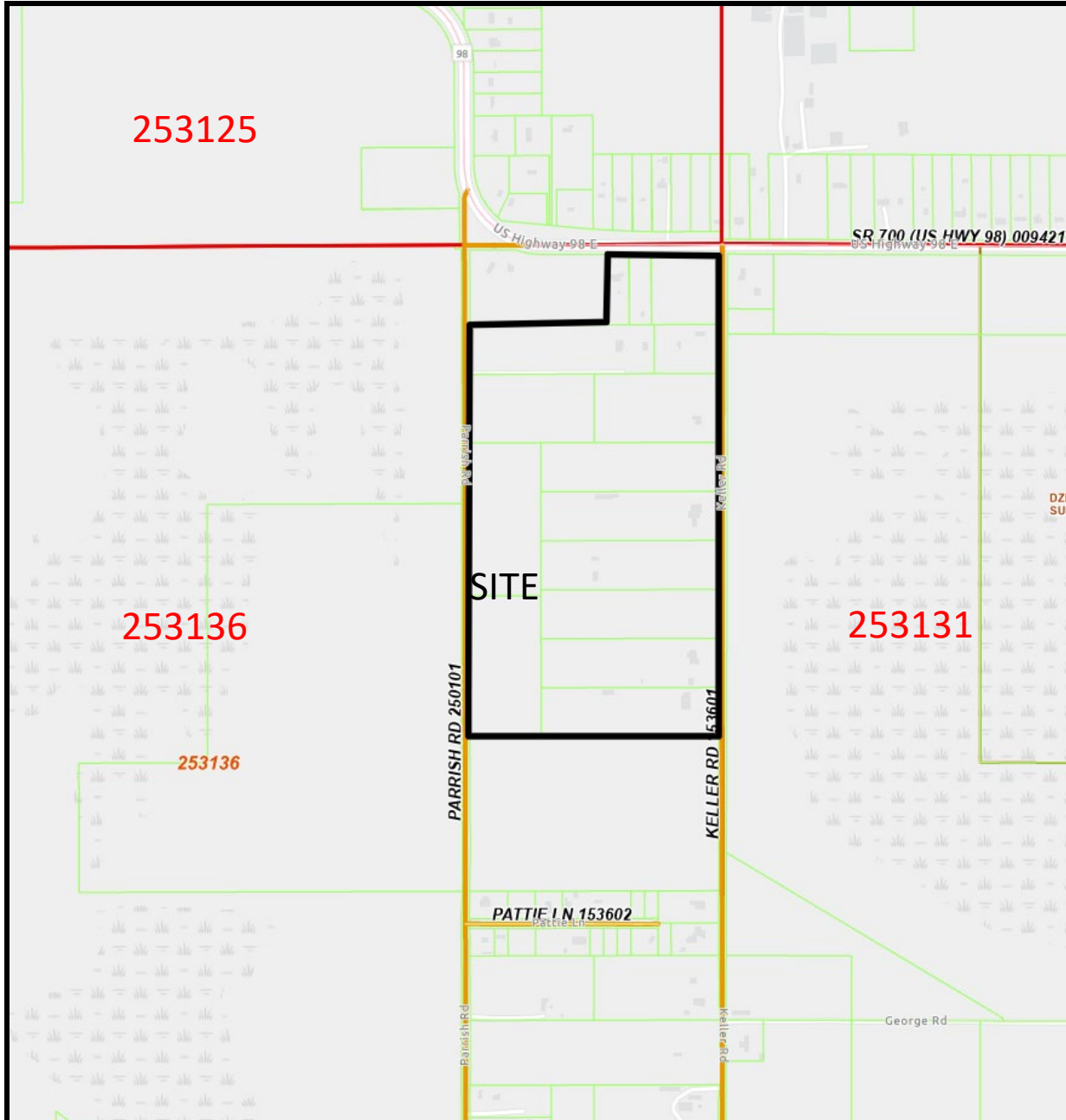
ADOPTED, in open session of the Polk County Board of County Commissioners with a quorum present and voting this 6th day of October, 2026.

LDCPAL-2026-3

Land Use: PM to A/RR (66.5 ± acres)

Location: The site is located on the south side of US 98 (SR700), east side of Parrish Road., West side of Keller Road, and north of Pattie Lane, east of Fort Meade city limits.

Section-36 Township-31 Range-25



Parcel Detail

Note: Not to Scale

Demonstration of Need and Impact Assessment Statement Form

POLICY 2.102-A11: URBAN SPRAWL CRITERIA - In accordance with Rule 9J-5.006(5) of the Florida Administrative Code, Polk County will discourage the proliferation of urban sprawl by use of the following criteria when determining the appropriateness of establishing or expanding any land use or development area. The analysis must ask whether or not the proposed plan amendment:

- a. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.

This land use change to A/RR is not sprawl and does not promote, allow or designate development in substantial areas of Polk County. This request is for A/RR which is an allowable use in the Rural Development Area and is an appropriate land use once PM is not needed as stated in the PM policies in the Comprehensive Plan.

- b. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

A/RR is not an urban land use.

- c. Promotes, allows or designates urban development in radial, strip isolated or ribbon patterns generally emanating from existing urban developments.

The A/RR is somewhat isolated. However, the intent of the PM area was to have land uses change to something other than PM when mining was completed, and A/RR is listed as one of those land uses in Policy 2.114-A3 PERMITTED ACTIVITIES.

- d. As a result of premature or poorly planned conversion of rural land to other uses, fails to adequately protect and conserve natural resources, such as, wetlands, floodplains, native vegetation, environmentally sensitive areas, natural shorelines, beaches, bays, estuarine systems, and other significant natural systems.

There are wetlands, floodplain, and floodway located on portions of the subject site. Land Development Code Section 620 Wetland Protection and Section 630 Flood Hazard Management and Floodplain Protection will have to be met by any new development.

- e. Fails to adequately protect adjacent agricultural areas and activities including silviculture and active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

This request is for A/RR which is an allowable use in the Rural Development Area and is an appropriate land use once PM is not needed as stated in the PM policies in the Comprehensive Plan.

- f. Fails to maximize use of existing public facilities and services.

The request if approved is consistent with the requirements for septic tanks and wells for wastewater and potable water. Therefore, there is not waste of services per the standards in the Comprehensive Plan.

- g. Fails to minimize the use of future public facilities and services.

The area of the County that includes the subject site is not in an area where future public facilities or services are planned.

- h. Allows for land use patterns or timing which will disproportionately increase the cost in time, money and energy, of providing public facilities and services including roads, potable water, sanitary sewer, stormwater management, law enforcement education health care, fire and emergency response, and general government.

The request if approved is consistent with the requirements for septic tanks and wells for wastewater and potable water. Therefore, there is not waste of services per the standards in the Comprehensive Plan.

- i. Fails to provide a clear separation between urban and rural uses.

This request is for A/RR which is an allowable use in the Rural Development Area and is an appropriate land use once PM is not needed as stated in the PM policies in the Comprehensive Plan. The separation between urban and rural uses is not impacted by this request.

- j. Discourages or inhibits in-fill development or redevelopment of existing neighborhoods and communities.

This request is for A/RR which is an allowable use in the Rural Development Area and is an appropriate land use once PM is not needed as stated in the PM policies in the Comprehensive Plan.

- k. Fails to encourage an attractive and functional mix of land uses.

This request is for A/RR which is an allowable use in the Rural Development Area and is an appropriate land use once PM is not needed as stated in the PM policies in the Comprehensive Plan. The mixing of land use is not an appropriate land use pattern to promote or require in this area of the County.

- l. Results in poor accessibility among linked or related land uses.

The project area consists of 15 lots of record, with 5 of the parcels representing vacant residential lots. The subject parcels have access to either County or State maintained roads which include Highway 98 E, Keller Road and Parrish Road, driveways would be required to meet the standards of Section 705 of the LDC.

- m. Results in the loss of a significant amount of functional open space.

The project area consists of 15 lots of record, with 5 of the parcels representing vacant residential lots. No significant loss of functional open space is anticipated.

Section 910 Impact Assessment Statements

The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern.

A. Land and Neighborhood Characteristics

To assess the compatibility of the requested land use district with the adjacent property and to evaluate the suitability of the site for development, the applicant shall:

1. Show how and why is the site suitable for the proposed uses;

Policy 2.114-A2 requires this land use change if the subject site was not owned by a mining company or in a mining plan. Staff has found that the subject site was not owned by a mining company.

2. Provide a site plan showing each type of existing and proposed land use;

The project area of 66.16± acres consists of 15 lots of record, of which 10 are improved residential, with the only new development being on the five (5) vacant residential lots (Map H). Any new development would have to meet the standards for the A/RR in the Polk County Land Development Code.

3. Describe any incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses;

There is not active mining occurring to the north, east, south, or west. Therefore, efforts are not needed to minimize differences in uses.

4. Explain how the requested district may influence future development patterns if the proposed change is located in an area presently undeveloped; and

The proposed A/RR is in an area with no current mining to the north, south, east, or west. Therefore, the existing uses of the adjacent properties are considered open space at this time.

5. Describe each of the uses proposed in a Planned Development and identify the following:

The request is a land use change and not a PD.

- a. The density and types of residential dwelling units;

- b. The type of commercial and industrial uses;
- c. The approximate customer service area for commercial uses; and
- d. The total area proposed for each type of use, including open space and recreation.

B. *Access to Roads and Highways*

To assess the impact of the proposed development on the existing, planned and programmed road system, the applicant shall:

- 1. Calculate the number of vehicle trips to be generated daily and at PM peak hour based on the latest ITE or provide a detailed methodology and calculations;

The project area of 66.16± acres consists of 15 lots of record, of which 10 are improved residential, with the only new development being on the five (5) vacant residential lots. The total number of additional trip units anticipated is 39 AADT and 5 PM Peak Hour Trips.

- 2. Indicate what modifications to the present transportation system will be required as a result of the proposed development;

There are no modifications needed to Highway 98 E, Keller Road or Parrish Road.

- 3. List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development;

Two parking spaces are required outside of the garage, for new development.

- 4. Indicate the proposed methods of access to the existing public roads (e.g., direct frontage, intersecting streets, frontage roads); and

The project area has approximately 600 feet of frontage on Highway 98 E, approximately 2,440 feet of frontage on Keller Road and approximately 2,085 feet on Parrish Road. Any new residential development will be required to meet Section 822 of the LDC and any requirements from the Florida Department of Transportation.

- 5. Indicate the modes of transportation, other than the automobile, that have been considered (e.g., pedestrian, bicycle, bus, train or air) and describe the modes.

There are no other modes of transportation in this area of the county. There are no sidewalks or transit routes in the area.

C. *Sewage*

To determine the impact caused by sewage generated from the proposed development, the applicant shall:

1. Calculate the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development;

The project area of 66.16± acres consists of 15 lots of record, of which 10 are improved residential, with the only new development being on the five (5) vacant residential lots. The total number of additional lots (5) will potentially generate the need for 1,800 gallons per day potable water and 1,400 gallons per day wastewater generation.

2. Describe the proposed method and level of treatment, and the method of effluent disposal for the proposed sewage treatment facilities if on-site treatment is proposed;

The property owners will only have access to septic tanks and wells.

3. Indicate the relationship of the proposed sewage system to Polk County's plans and policies for sewage treatment systems;

The property owners will only have access to septic tanks and wells. The project area is not within a utility service area. The location of a septic tank is the responsibility of the Health Department as Polk County does not have any additional requirements of the septic tank location outside of the Green Swamp. The Florida Department of Environmental Protection has the authority for well placement.

4. Identify the service provider; and
5. Indicate the current provider's capacity and anticipated date of connection.

D. *Water Supply*

To determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area, the applicant shall:

See answers for sewer supply.

1. Indicate the proposed source of water supply and, the type of treatment;
2. Identify the service provider;
3. Calculate the estimated volume of consumption in gallons per day (GPD); and
4. Indicate the current provider's capacity and anticipated date of connection.

E. *Surface Water Management and Drainage*

To determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development, the applicant shall:

1. Discuss the impact the proposed development will have on surface water quality;

The project area represents 15 lots of record that will be changed to A/RR, as lots of record no additional stormwater system will be required. The project area consists of 5 vacant residential lots. Impacts to quality are assumed to be minimal because they are not regulated.

2. Describe the alteration to the sites natural drainage features, including wetland, that would be necessary to develop the project;

The highest point on the overall site is along the southeastern side of the site and slopes toward the center of the overall site to a body of wat with an elevation of approximately 90 feet. The project area does not have any indicated wetlands; however, the waterbody located at the center west of the site is indicated as a wetland.

3. Describe the impact of such alterations on the fish and wildlife resources of the site; and

Certainly, any development has impacts on the natural environment. The project area consists of 15 lots of record, with 5 of the parcels representing vacant residential lots. Future development is anticipated to be representative of the existing residential and have minimal impact to the wildlife resources.

4. Describe local aquifer recharge and groundwater conditions and discuss the changes to these water supplies which would result from development of the site.

This is not known at this time.

F. *Population*

To determine the impact of the proposed developments additional population, the applicant shall:

1. Calculate the projected resident (and transient) population of the proposed development and the generated population in the case of commercial or industrial uses;

The project area consists of 15 lots of record, with 5 of the parcels representing vacant residential lots. The expectation is that residents will be fulltime residents at 2.5 persons per household. This is about 13 persons.

2. Describe, for commercial and industrial projects, the employment characteristics including the anticipated number of employees, type of skills or training required for the new jobs, the percentage of employees that will be found locally or are expected to be drawn from outside the county or state, and the number of shifts per day and employees per shift;

Not Applicable

3. Indicate the expected demographic composition of the additional population (age/socio-economic factors); and

There is not expectation of expected demographics as this is not a PD request.

4. Describe the proposed service area and the current population thereof.

This is not in any service area.

G. General Information

To determine if any special needs or problems will be created by the proposed development, the applicant shall:

1. List and discuss special features of the proposed development that promote desirability and contribute to neighborhood needs; and

This question is more suitable to a PD as a specific product is known. This land use change request is consistent with Policy 2.114-A2 that provides if a property designated PM was not owned by a mining company, the future land use after PM can be A/RR or other recreation and institutional land uses. This request is consistent with that policy and in line with the other A/RR in the RDA. There are citizens that like to live in a rural area as demonstrated by the subject's project area. Of the 15 lots included within the application, 10 lots are improved with single-family dwellings, five (5) are vacant.

2. Discuss the demand on the provision for the following services:

a. Parks and Recreation;

The residents in this property may have interest in competitive sports and will have to go to a regional park as other Polk County citizens. Passive recreation can be provided within each property. However, there are other passive recreational opportunities with other natural areas in the County.

b. Educational Facilities (preschool/elementary/middle school/high school);

The project area consists of 20 lots of record, with 4 of the parcels representing vacant residential lots. For the four (4) vacant lots, the generation rates are listed in the table below. For the four (4) vacant single family lots, the generation is 1 elementary student, 1 middle school student, and 1 high school student. The zoned schools are Lewis Anna Woodbury Elementary, Ft Meade Middle/Sr, and Fort Meade Senior High.

	Elementary	Middle	High	Total
Single-Family	0.208	0.087	0.144	0.439
Multifamily	0.195	0.047	0.069	0.311
Mobile Home	0.144	0.048	0.062	0.254

c. Health Care (emergency/hospital);

The nearest hospital is in the City of Bartow. However, medical clinics are expanding.

d Fire Protection;

The nearest fire station per the Polk County GIS data viewer is in Ft Meade at 1235 9th Street NE. Staff will be asking for the most current information from Public Safety to use in the final staff report.

e. Police Protection and Security; and

The property is in the southwest district for the Sherriff's office. Staff will be asking for the most current response times to use in the final staff report.

f. Electrical Power Supply

The electrical supply is estimated to be **TECO.**

H. *Maps*

See attached

1. Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development.

2. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scales shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following maps shall accompany all Impact Assessment Statements:

3. Map A: A location map showing the relationship of the development to cities, highways, and natural features;

4. Map B: A Topographical Map with contour intervals of no greater than five feet, the identification of the property boundaries, and a delineation of the areas of special flood hazard (100 year flood plain) as shown on the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency (FEMA) for Polk County;

5. Map C: A Land Use and Land Use District Map showing the existing land use designations and districts on and abutting the proposed development, including lot sizes and density;

6. Map D: A Soils Map with soils designated according to Natural Resources Conservation Service classifications. If available, USDA Natural Resources Conservation Service (NRCS) soil surveys are preferable;

7. Map E: A Traffic Circulation Map identifying any existing roads on or adjacent to the proposed development and indicating the name of the roads, maintenance jurisdiction, and pavement and right-of-way widths. **(See Location Map)**

8. Map F: A Site Plan showing land uses, the layout of lots, the type and maximum density for each type of residential area; the typical minimum lot sizes and dimensions for each use and unit type, and the dimensions, locations, and types of buffers, easements, open space areas, parking and loading areas, setbacks, and vehicular circulation routes; and

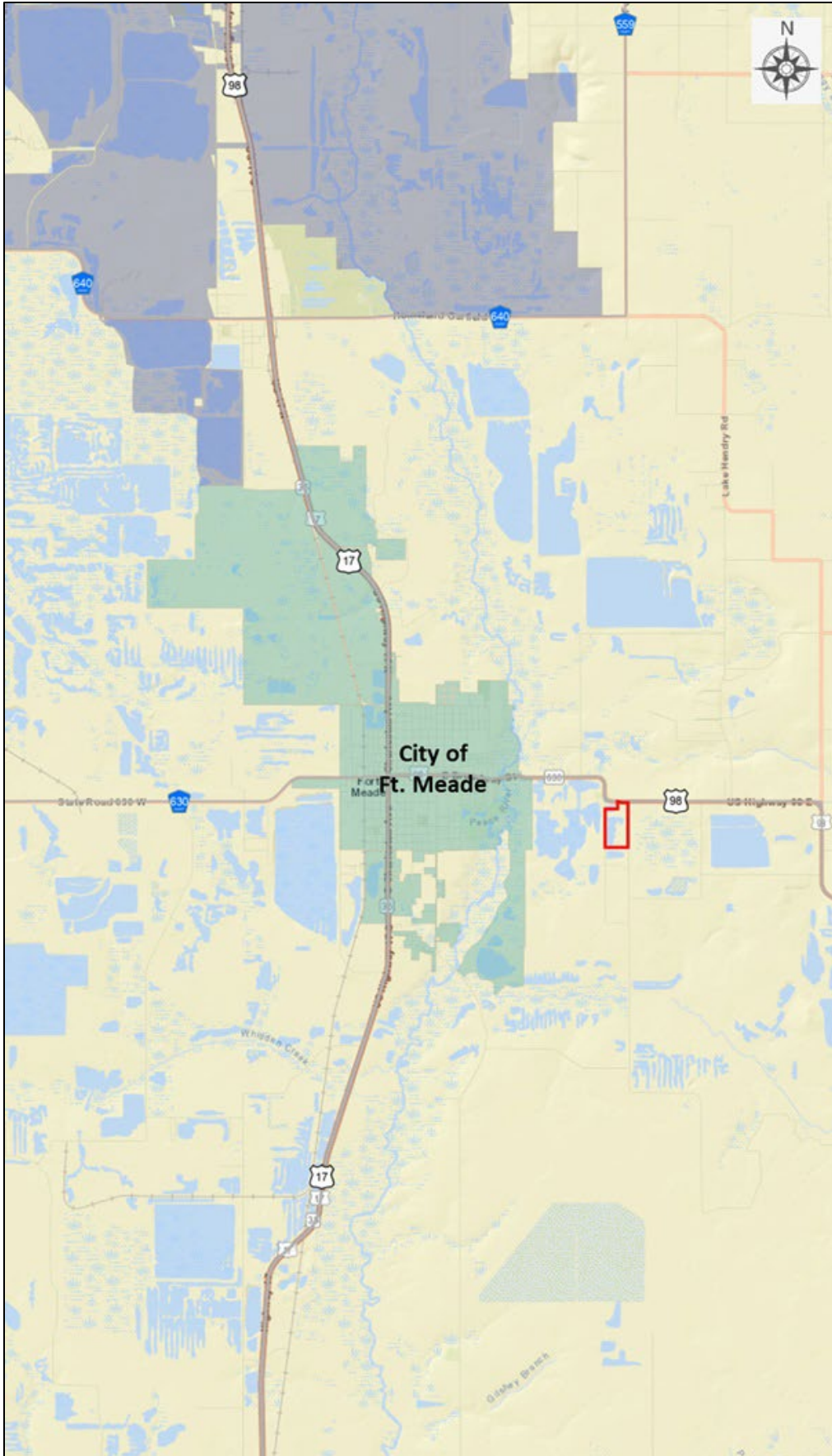
Not Applicable.

9. Map G: A Drainage Map delineating existing and proposed drainage areas, water retention areas, drainage structures, drainage easements, canals, wetlands, watercourses, and other major drainage features. **See Map B**

Extra Map:

Map H: A Vacant Lot Map identifying the vacant residential lots within the Project Area. These lots represent the land area for future development within the requested Land Use change area.

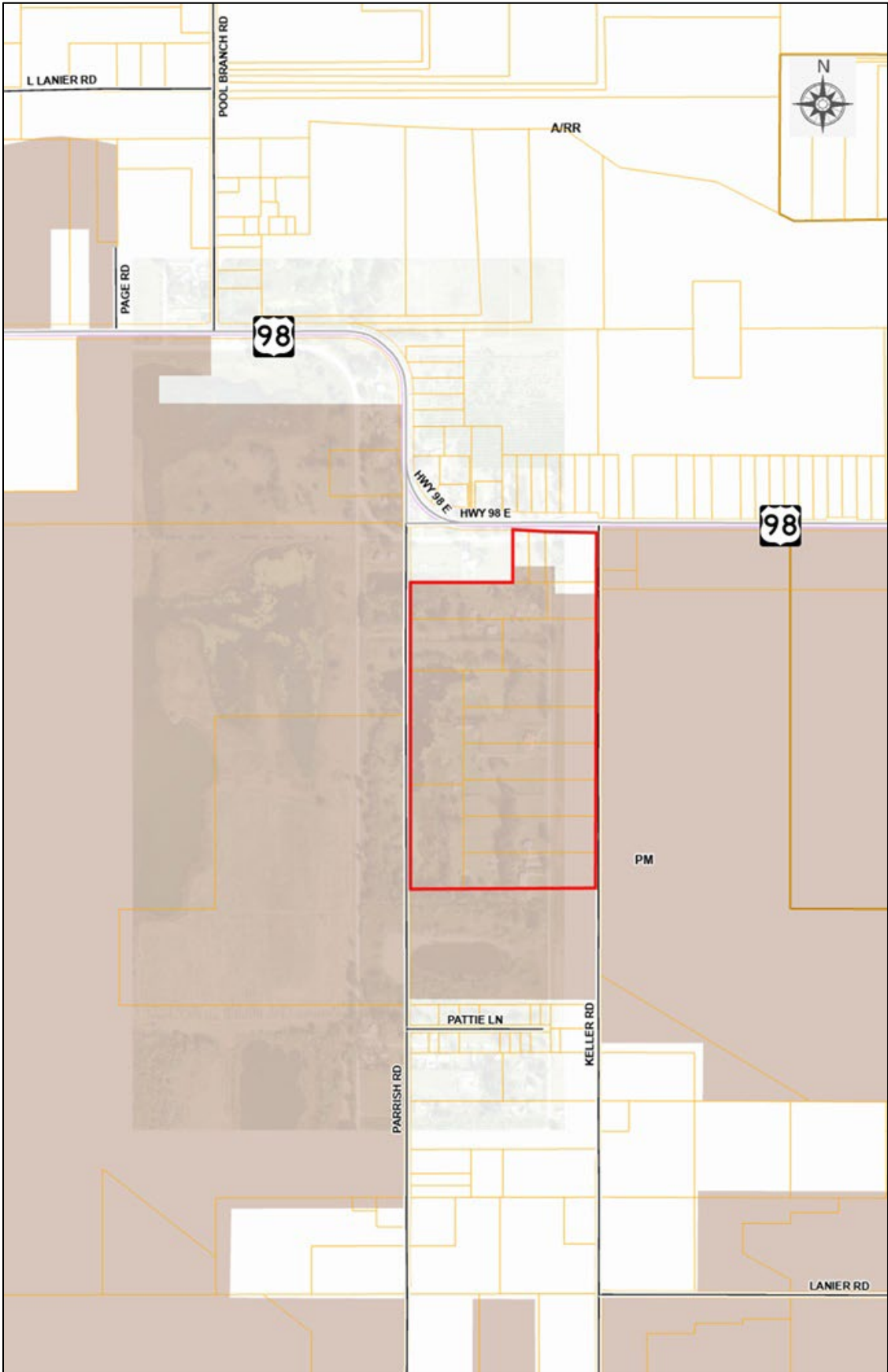
Map A – Location Map



Map B – Topographical Map

N/A

Map C – Current Land Use



Map D – Soils Map

N/A

Map H – Vacant Lot Map

To be provided if needed.



Polk County
Planning Commission

Agenda Item 5.

7/8/2026

SUBJECT

LDCU-2026-15 (Grove Sand Mine)

DESCRIPTION

Carlos Vergara requests a Conditional Use (CU) approval to modify LDCU-2024-39 to reflect the abandonment and dedication of rights-of-way to the surrounding roadways. Subject site is located south of Tindel Camp Road, north of Masterpiece Road, east of Lake Mabel Loop Road, west of Lake Pierce, east of the City of Lake Wales in Section 12, Township 29, Range 27.

RECOMMENDATION

Approval with conditions.

FISCAL IMPACT

No Fiscal Impact.

CONTACT INFORMATION

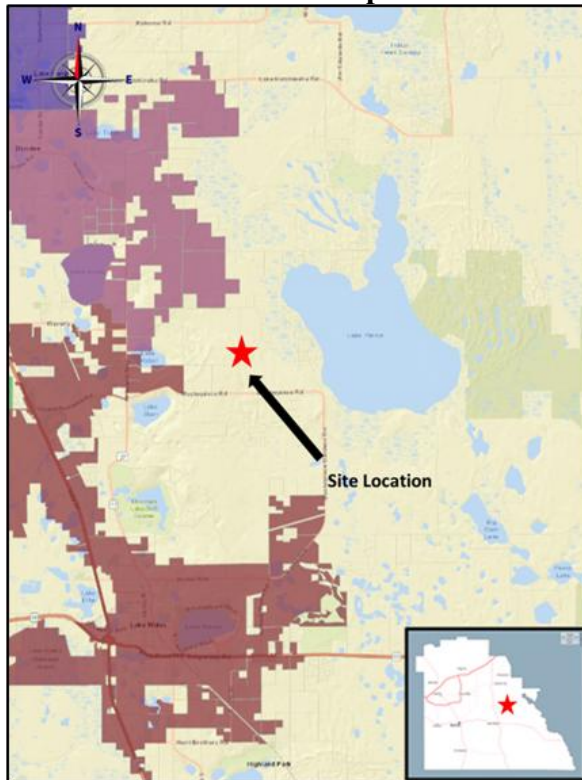
Kyle Rogus, Planner II
Land Development Division
863-534-7553
kylerogus@polkfl.gov

**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

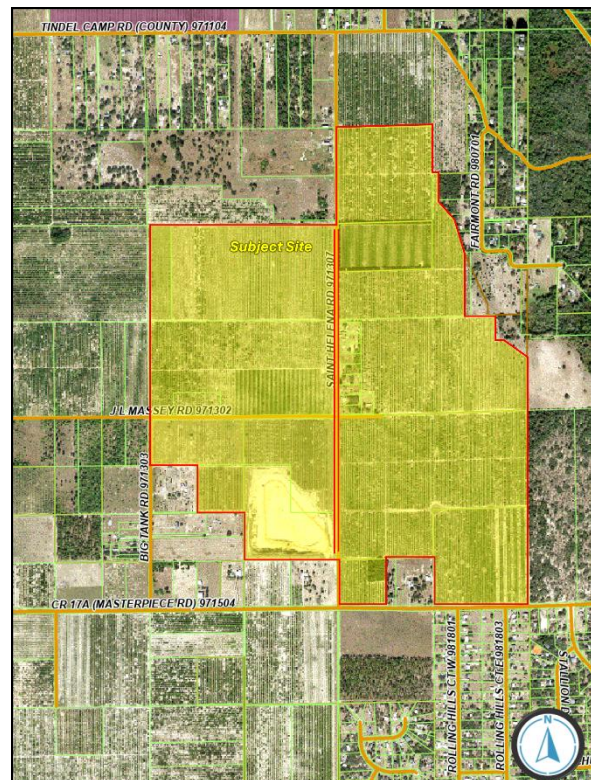
DRC Date: May 7, 2026	Level of Review: Level 3 Review
PC Date: July 8, 2026	Type: Conditional Use Approval
BoCC Date: N/A	Case Numbers: LDCU-2026-15
Applicant: Carlos Vergara	Case Name: Grove Sand Mine
	Case Planner: Kyle Rogus, Planner II

Request:	The applicant is requesting a Conditional Use (CU) approval to modify LDCU-2024-39 to reflect the abandonment and dedication of rights-of-way to the surrounding roadways.
Location:	Subject site is located south of Tindel Camp Road, north of Masterpiece Road, east of Lake Mabel Loop Road, west of Lake Pierce, east of the city of Lake Wales in Section 12, Township 29, Range 27.
Property Owners:	Blue Water Industries Florida LLC
Parcel Size (Number):	±554 acres, 13 Parcel IDs (See Exhibit #8)
Future Land Use:	Agriculture/Residential Rural (A/RR), Residential Suburban (RS)
Development Area:	Rural Development Area (RDA), Suburban Development Area (SDA)
Nearest Municipality:	N/A
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending Public Hearing

Location Map



Site Plan



Summary of Analysis:

This is a request for major modification to LDCU-2024-39, a sand mine (“Mining, Non-Phosphate”) east of the city of Lake Wales. The request is to reflect the abandonment and dedication of rights-of-way to the surrounding roadways. The vacation of J L Massey Road from the intersection of Big Tank Road and Saint Helena Road will increase the total acreage of the mine from 551.2 acres to 554.2 acres. The dedication of right-of-way along the easternly portion of Saint Helena Road will reduce the previously approved 100-foot setback. The property is located in Agriculture/Residential Rural (A/RR) and Residential Suburban (RS) land use (Exhibit 2). Per Policy 2.125-A2 of the Comprehensive Plan, the specialized use of non-phosphate mining is authorized in all land use locations. “Mining, Non-Phosphate” is a “C3” conditional use within these land use districts.

Section 303 of the Land Development Code (LDC) sets forth the standards that shall be applied to non-phosphate mining uses. Section 303 states that, “*All mining activities shall comply with a 100-foot minimum setback from property lines and road right-of-way lines.*” LDCU-2024-39 was approved for 100-foot setbacks from property lines and road right-of-way lines in accordance with Section 303 of the LDC, however the proposed dedication requires a setback reduction from the previously approved setbacks.

The newly proposed right-of-way width will result in a reduction from the previously approved 100-foot setback, however varying right-of-way widths along Saint Helena Road results in different setback reductions. As a result, staff has added, as part of a condition of approval that the mining activity be setback 110 feet measured from the centerline of the roadway. This ensures mining activity will remain a consistent distance away from Saint Helena Road. In addition, the toe of the berm is not located any closer than 25 feet from a property line or right-of-way line as conditioned in the staff report and Section 303 of the LDC. This ensures that mining activity will result in greater than 75 feet setback reduction remaining consistent with the intent of the LDC. All conditions regarding setback reduction are contingent upon right-of-way dedication prior to Level 2 approval. This places the burden on the applicant providing the right-of-way up front, rather than when they mine.

The mine was originally permitted at 20 acres by the Board of County Commissioners on July 18, 1995. The mine has undergone the following modifications since approval;

- The mine received 7-0 approval with conditions to expand the existing sand mine operations for an additional 70± acres on June 12, 2007.
- The mine received 6-1 approval with conditions to the existing sand mine operation for an additional 446.4 acres on February 5, 2025
- The mine is requesting approval with conditions to expand the existing sand mine to reflect the abandonment and dedication of rights-of-way to the surrounding roadways.

The decision to permit the mining activity shall be based on an evaluation of the compatibility of the use with surrounding land uses and the ability to mitigate adverse impacts, including noise, visual, airborne and waterborne pollutants, and traffic impacts. The applicant has demonstrated a plan to address these standards to satisfaction. Staff finds that the request is compatible and meets the criteria set forth in the code. Further environmental studies, access management, final engineering, landscaping and buffering will be reviewed during the Level 2 Review process. After reviewing all the relevant facts, staff recommends approval.

Findings of Fact

- *This is a request for major modification to LDCU-2024-39, a sand mine (Mining, Non-Phosphate). The request is to reflect the abandonment and dedication of rights-of-way to the surrounding roadways. The vacation will provide an additional 3 acres for mining and the dedication will reduce the previously approved 100-foot setback.*
- *CU 07-12 was approved 7-0 with conditions on June 12, 2007, to expand the existing sand mine operations for an additional 70± acres in an Agriculture/Residential Rural (A/RR) land use district.*
- *The mine was originally permitted by the Board of County Commissioners on July 18, 1995 for 20 acres. The Codes Compliance Director found the mine was in compliance with the Polk County Sand Mining Ordinance (83-03) in October of that same year.*
- *The proposed site is located in Agriculture/Residential Rural (A/RR) and Residential Suburban (RS) land use district. According to Table 2.1 of the Land Development Code (LDC), "Mining, Non-Phosphate" is a "C3" conditional use in A/RR and RS land use districts which necessitates a Level 3 Review and public hearing before the Planning Commission.*
- *The site is located in the Rural Development Area (RDA) which, according to POLICY 2.108-A1 of the Polk County Comprehensive Plan, is an area "characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments."*
- *Per the Polk County Comprehensive Plan POLICY 2.125-G1: NON-PHOSPHATE MINING PERMITTED USES Mining permitted uses:*

"Mining of the following minerals shall be permitted throughout the County in all land use classifications, subject to County approval:

 - a. lime rock*
 - b. sand*
 - c. peat*
 - d. clay*
 - e. soil"*
- *Per the Polk County Comprehensive Plan POLICY 2.125-G2: NON-PHOSPHATE MINING ACTIVITY DEVELOPMENT CRITERIA:*

"Non-phosphate mining shall be subject to the following criteria:

 - a. Mineral extraction activities shall be conducted in a manner which will minimize adverse effects to water quality, fish and wildlife, and adjacent land uses. Non-phosphate mining shall be permitted only where compatible with existing land uses and Future Land Use designation.*
 - b. All mining activities shall require Board approval through the County's development review procedures. This review will require the approval of a "Mine Plan" which shall include, at a minimum:*

1. a "Mine-Area Map" to include, at a minimum, the locations of the mine boundaries, public rights-of-way, existing structures, and environmental features to include topography, watersheds, and any endangered wildlife habitats;
 2. a "Mine-Area Layout" to include, at a minimum, planned locations for beneficiation operations, waste-storage areas, and any proposed permanent structures and/or roads;
 3. a "Reclamation Plan" to include, at a minimum, all information required by applicable state regulations; and
 4. An "Operations Plan" to include, at a minimum, any phasing plans, an Impact Mitigation Plan, and a Traffic Circulation Plan showing major access routes to the mine site.
- c. The decision to permit the mining activity shall be based on an evaluation of the compatibility of the use with surrounding land uses; and the ability to mitigate adverse impacts, including noise, visual, airborne and waterborne pollutants, and traffic impacts.
- d. Mineral extraction activities shall not be conducted so as to make the property impractical or impossible for other future uses. Once extraction activities are completed, the site shall be reclaimed in accordance with the approved Reclamation Plan."
- Section 303 of the LDC details the standards that need to be achieved in order for conditional approval of "Mining, Non-Phosphate" uses. These include the requirements for the Mine Plan, Reclamation Plan, and Post-Closure Plan.
 - Section 303 of the LDC states mining activity must be setback 100 feet from property lines and road right-of-way lines. All mining activity and facilities shall also be prohibited within 200 feet from any residential dwelling unit. A reduction up to 75 feet of the setback from road rights-of-way may be granted by the Planning Commission, upon the certification by a professional engineer that no structural degradation will occur to the right-of-way as a result of the mining activity and a 30-foot minimum setback from the edge of pavement or travel land, in the case of unpaved roads, is maintained. A reduction up to 75 feet of the setback from property lines may be granted by the Planning Commission where the affected parcel is located within the Rural Development Area (RDA), the affected parcel does not include a residence, and meets at least one of the following:
 - (1) The parcel is vacant,
 - (2) The parcel is 10 acres or larger in size, or
 - (3) The parcel is recognized by the Property Appraiser as agricultural with a "greenbelt" tax exemption.
 - This property previously has been citrus groves.
 - One access point onto Saint Helena Road has been identified on the Mine Plan.

- *Saint Helena Road (Road No. 971307) is a local roadway with a paved surface width of 20 feet.*
- *Fire Response is primarily from Polk County Fire Rescue Station 44, 2041 Thompson Nursery Rd, Lake Wales, FL 33859. The travel distance is 4.6 miles, and the travel time is estimated to be ten (10) minutes.*
- *Ambulance response is from Polk County Fire Rescue Station 44, 2041 Thompson Nursery Rd, Lake Wales, FL 33859. The travel distance is 4.6 miles, and the travel time is estimated to be ten (10) minutes.*
- *According to the Secretary of State's Department of Historical Resources, the Florida Master Site File lists no archaeological sites at this location.*
- *The subject site is not located within any of the County's Wellhead Protection Districts.*
- *The closest schools are Sandhill Elementary (\pm 7.7 miles) and McLaughlin Academy of Excellence for Middle/High School (\pm 9.2 miles).*
- *This property is served by Polk County Sheriff's Office's Southeast substation located at 4011 Sgt. Mary Campbell Way. The response times for the SE District for 2026 were: Priority 1 Calls – 13:34 minutes & Priority 2 Calls – 30:09.*
- *Part of the property is located within a Polk County's East Utility Service Area for potable water.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of a recent endangered animal species sighting.*
- *The proposed sand mine will have no impacts on flood hazard zones.*
- *Per Section 620.C of the LDC, wetland impacts, where unavoidable and where properly mitigated as determined by agencies having jurisdiction, shall be permitted for mining uses which meet State and Federal regulations.*
- *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 Tables 2.1 & 2.2 and Section 303 of the LDC.*

Development Review Committee Recommendation: Based on the information provided by the applicant, the findings of fact, recent site visits, and the staff report, the Development Review Committee (DRC) finds that the proposed request **IS COMPATIBLE** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Polk County Comprehensive Plan; therefore, the DRC recommends **APPROVAL of LDCU-2026-15.**

CONDITIONS OF APPROVAL

Based upon the findings of fact, the DRC recommends APPROVAL of LDCU-2026-15 with the following Conditions:

1. This approval is for an expansion of an existing mine from 551.2 acres to 554.2 acres and right-of-way setback reduction from the 100-foot standard. All mining activity shall be setback 110 feet measured from the centerline of Saint Helena Road and the toe of the berm is not to be located any closer than 25 feet from property line or right-of-way line.
2. Condition #1 is contingent upon right-of-way dedication of 40 feet from centerline of all roadway frontage prior to Level 2 review. All previous conditions of approval for this sand mine, whether original or modifications, shall be eliminated and only the conditions stated herein shall apply. [PLG]
3. This Conditional Use approval is for “Mining, Non-Phosphate.” Mining activity shall be setback a minimum of 25 feet from all property lines fronting Saint Helena Road on the easternly portion, as shown on the site plan. The site plan included herein together with the conditions of approval shall be considered the “Binding Site Plan.” Any modifications to LDCU-2026-15, except for those listed in Section 906.E of the LDC, shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission. [PLG]
4. Prior to the commencement of mining activities, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law. [PLG]
5. This approval shall be valid until materials have been removed to the elevations specified in the General Mining Notes of the Site Plan. [PLG]
6. Traffic from this mine shall only access the property at the point of direct ingress/egress on Saint Helena Road, as shown on the site plan. [PLG]
7. The applicant shall be responsible to inspect adjacent roadway conditions for material spillage and provide for its clean-up and removal at least once a day for each day of operation. [PLG]
8. Prior to Level 2 Review approval, the applicant shall provide a surety in an amount to guarantee the cost of repairing any damage to the driveway as a result of the mining operation. The surety shall include costs for milling, paving, and signing and marking at the mining driveway. This surety shall remain in place for the entire life of the mine as described in condition #4. [ENG]
9. The stacking of vehicles shall be permitted only within property boundaries on site and not within the public right-of-way. [PLG]
10. There is one processing facility identified on the binding site plan. No other processing facilities shall be located on site without approval by the Planning Commission through a major modification. [PLG]

11. Any institutional fencing (i.e. 6' chain-link security fencing) shall be removed once the mine reclamation is finished. However, this shall not preclude fencing typically associated with post closure uses (AG Exempt) to be installed. [PLG]
12. Stock piling of materials shall only be located in the areas shown on the Operations Plan, without approval through a major modification of the conditional use. [PLG]
13. Batch plants shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission. [PLG]
14. Commercial vehicles shall be limited between the hours of 4 am and 6 pm daily. Vehicles may stack within property boundaries but not within the right-of-way. [PLG]
15. The haul route for transporting sand deposits from this sand mine site shall be limited to that portion of Saint Helena Road which provides direct access in a southerly direction onto County Road 17A (Masterpiece Road). [PLG]

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: A/RR Citrus	North: A/RR Citrus	Northeast: RS Citrus
West: A/RR Citrus	Subject Property: A/RR Citrus	East: RS Residential
Southwest: A/RR Mobile Home	South: A/RR Citrus	Southeast: RS Citrus

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

This site has frontage along Saint Helena Road. To the north, south, and east is vacant pasture which is zoned Agriculture/Residential Rural (A/RR) or Residential Suburban (RS).

Compatibility with the Surrounding Land Uses and Infrastructure:

The request is compatible with the surrounding area as the residential density in this area is very sparse. The mine has undergone numerous modifications since its original approval by the Board of County Commissioners on July 18, 1995.

- The mine received 7-0 approval with conditions to expand the existing sand mine operations for an additional 70± acres on June 12, 2007.
- The mine received 6-1 approval with conditions to expand the existing sand mine operations for an additional 466.4± acres on February 5, 2025.
- The mine is requesting approval with conditions to expand the existing sand mine to reflect the abandonment and dedication of rights-of-way to the surrounding roadways.

A. Land Uses:

All of the immediate land use districts around this property are either RS or A/RR. This area has long been citrus groves. The life of the mine is anticipated to last approximately 80 years for the 554.2 acres. The site will have one location for processing. Mining Area 1 is expected 1 to 5 years; Mining Area 2 is 6 to 30 years; and Mining Area 3 is 31 to 80 years. Traffic is anticipated at around 167 loads per day by a commercial dump truck. The proposed operation will occur from 4 am to 6 pm Monday through Saturday. Mining, processing and maintenance will occur 24 hours a day, 365 days per year. The site has one point of direct ingress/egress onto Saint Helena Road. Traffic will then head south to Masterpiece Road when transporting material. According to the Post-Closure Plan, the result of the mining activity will include open space/habitat and residential property for the landowner.

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.”

Section 303 of the LDC states mining activity must be setback 100 feet from property lines and road right-of-way lines. All mining activity and facilities shall also be prohibited within 200 feet from any residential dwelling unit. A reduction up to 75 feet of the setback from road rights-of-way may be granted by the Planning Commission, upon the certification by a professional engineer that no structural degradation will occur to the right-of-way as a result of the mining activity and a 30-foot minimum setback from the edge of pavement or travel lane, in the case of unpaved roads, is maintained. The newly proposed right-of-way width will result in a reduction from the previously approved 100-foot setback, however varying right-of-way widths along Saint Helena Road results in different setback reductions. As a result, staff has added, as part of a condition of approval that the mining activity be setback 110 feet measured from the centerline of the roadway. This ensures mining activity will remain a consistent distance away from Saint Helena Road. In addition, the toe of the berm is not located any closer than 25 feet from a property line or right-of-way line as conditioned in the staff report and Section 303 of the LDC. This ensures that mining activity will result in greater than 75 feet setback reduction remaining consistent with the intent of the LDC. All conditions regarding setback reduction are contingent upon right-of-way dedication prior to Level 2 approval. This places the burden on the applicant providing the right-of-way up front, rather than when they mine.

A few residential uses, seven homes, are near the mine, which requires mining activity to be 200 feet away. The vacation and dedication of right-of-way does not change or alter the 200-foot setback from residential uses in any way. The closest residential home will be approximately 420 feet away from the plant area. The berm is 50 feet wide, will be sodded, and act as a buffer to the residential homes nearby. The toe of the berm will be at least 25 feet from the property line.

B. Infrastructure:

The Rural Development (RDA) does not support dense residential or non-residential development. Part of the mine will be located in the Suburban Development Area (SDA). There is public water, but no wastewater services offered in the immediate area. The most impact will be on the roadways. Staff has added conditions for roadway maintenance. Prior to Level 2 Review approval, the applicant shall provide a surety in an amount to guarantee the cost of repairing any damage to the driveway as a result of the mining operation. The surety shall include costs for milling, paving, and signing and marking at the mining driveway. This surety shall remain in place for the entire life of the mine. The applicant shall be responsible to inspect adjacent roadway conditions for material spillage and provide for its clean-up and removal at least once a day for each day of operation.

Nearest Elementary, Middle, and High School

The closest schools are Sandhill Elementary (\pm 7.7 miles) and McLaughlin Academy of Excellence for Middle/High School (\pm 9.2 miles). This is a non-residential use; the request will not have an impact on school capacity. The infrequent traffic created by this request will have limited impact on school buses and their routes.

Nearest Sheriff, Fire, and EMS Station

Fire Response is primarily from Polk County Fire Rescue Station 44, 2041 Thompson Nursery Rd, Lake Wales, FL 33859. The travel distance is 4.6 miles, and the travel time is estimated to be ten (10) minutes. Ambulance response is from Polk County Fire Rescue Station 44, 2041 Thompson Nursery Rd, Lake Wales, FL 33859. The travel distance is 4.6 miles, and the travel time is estimated to be ten (10) minutes. This property is served by Polk County Sheriff’s Office’s Southeast substation located at 4011 Sgt. Mary Campbell Way. The response times for the SE District for 2026 were:

- Priority 1 Calls – 13:34 Minutes
- Priority 2 Calls – 30:09 Minutes

Priority 1 Calls are considered to be true emergencies, in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered. At any rate, response times are not as much a function of the distance to the nearest substation but more a function of the overall number of patrol officers within the County. Table 2, to follow, provides a breakdown of response times and travel distances for emergency services.

Table 2

	Name of Station	Distance	Response Time*
Sheriff	Southeast District Substation 4011 Sgt. Mary Campbell Way	\pm 4.4 miles	P1: 13:34 P2: 30:09
Fire	Polk County Fire Rescue Station 44 2041 Thompson Nursery Rd, Lake Wales, FL 33859	\pm 4.6 miles	10 minutes
EMS	Polk County Fire Rescue Station 44 2041 Thompson Nursery Rd, Lake Wales, FL 33859	\pm 4.6 miles	10 minutes

Water and Wastewater Demand and Capacity:

A. Estimated Demand and Service Provider:

This site is located in a Rural Development Area and Suburban Development Area. The Suburban Development Area is within the County East Regional utility area. As there are no structures associated with this request, there is no need to provide potable water or wastewater services.

B. Available Capacity:

This site is located in a Rural Development Area and Suburban Development Area.

C. Planned Improvements:

Improvements for a new roundabout is proposed at the intersection of Masterpiece Road and Timberlane Road approximately 0.94 miles to the east of the subject site.

Roadways/ Transportation Network

The surrounding roadway network has adequately served this mining facility and will continue to do so without causing a failure in service. According to previous approvals, truck traffic is anticipated at 167 loads per day depending on construction demand. The material will be transported off site to various local area contractors by a commercial dump truck. The proposed operation will occur from 4 am to 6 pm Monday through Saturday. Mining, processing, and maintenance will occur 24 hours a day, 365 days per year. The site has one point of direct ingress/egress onto Saint Helena Road. Traffic will then head south to Masterpiece Road when transporting material.

A. Estimated Demand:

Due to the nature of the market in which non-phosphate mining takes place, there are no accurate means to estimate the trip counts that may occur as their specialized industry is driven completely by a customer demand bias.

The applicant submitted a Traffic Study with the previous modification request in February 2025. The site operations and maximum operating capacity will produce 350 Annual Average Daily Trips (AADT), 42 AM Peak hour, and ten (10) Peak PM Hour Trips.

B. Available Capacity:

This project is not expected to have a significant influence on the capacity of the nearest relevant road links, CR 17A (Link 4030N/S). Roadways have the capacity to assimilate the project's traffic at this peak as described in the section above. Table 3 shows the available capacity of the most-affected links.

Table 3				
Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
4030N	CR 17A (Masterpiece Road) From Mammoth Grove Road to SR 17	C	468	D
4030S	CR 17A (Masterpiece Road) From Mammoth Grove Road to SR 17	C	477	D

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database 2026

C. Roadway Conditions:

Saint Helena Road

Saint Helena Road (Road No. 971307) is a local roadway with a paved surface width of 20 feet, according to Polk County’s Roadway Inventory. While Saint Helena Road is classified as a local roadway, the future use is anticipated to be a collector roadway resulting in a substandard right-of-way width. As a result, the I-4 Sand Company is proposing to dedicate sufficient right-of-way along the entirety of Saint Helena Road to meet Land Development Code (LDC) requirements.

LDCU-2024-39 was approved for 100-foot setbacks from property lines and road right-of-way lines in accordance with Section 303 of the LDC. The proposed dedication requires a setback reduction from the previously approved setbacks. Pursuant to Section 303 of the LDC, “A reduction up to 75 feet of the setback from road rights-of-way may be granted by the Planning Commission.”

J L Massey Road

J L Massey Road (Road No. 971302) is a County-maintained Rural Minor Collector (RNC) roadway with an unpaved surface width of 20 feet according to Polk County’s Roadway Inventory. J L Massey Road extending from Big Tank Road to Saint Helena Road is to be vacated. The vacation of J L Massey Road provides an additional ±3 acres for mining purposes.

Masterpiece Road

CR 17A (Masterpiece Road) is a Rural Major Collector (RMC) roadway with a paved surface width of 20 feet. Tindel Camp Road (Road No. 971104) is a paved RNC roadway.

D. Sidewalk Network

There are no sidewalks along the parcel. Mining activity does not require sidewalks.

E. Planned Improvements

There are no planned improvements in the immediate area of the mining site.

F. Mass Transit

The population concentration is relatively low in the area and will likely remain so with the lack of services present. This is not an area of the County that is planned for transit services. The nature of this request does not demand the need for mass transit, either.

Park Facilities and Environmental Lands:

This is an area where the County has been acquiring land for the Polk Environmental Lands Program. The project will create little-to-no impact on the parks, though.

A. Location:

Kiwanis Park is south of the subject site on N Lakeshore Blvd in Lake Wales.

B. Services:

Kiwanis Park has a playground, sports facilities, and a skate area.

C. Multi-use Trails:

Barbara B. Pedersen Wildlife Preserve is located northwest of the subject site. The property is located on Lake Annie off Scenic Highway (State Road 17) inside the south city limits of Dundee. This nature preserve has a 1.3-mile loop trail.

D. Environmental Lands:

Polk's Environmental Lands Program acquires, preserves, protects, manages and restores endangered and environmentally sensitive lands, water resources and important wildlife habitats. Once the mine is finished, the reclamation will provide habitat and resources for endangered species traveling through the area. Florida black bears and panthers have been seen nearby.

Environmental Conditions

Phosphate mining is far more intense than sand mining. No wetlands or flood zones will be impacted.

A. Surface Water:

Over the decades, phosphate mining activities have created numerous pits in the area. The proposed mine will have no impact on local aquifer recharge and groundwater conditions. This will be reviewed in greater detail during the Level 2 Review. According to the Post-Closure Plan, the mined area will eventually become a water body.

B. Wetlands/Floodplains:

No wetlands or floodplains are shown on site. The impacts of mining on this site will be reviewed in greater detail during the Level 2 Review.

C. Soils:

The entirety of the planned mining area is comprised of Candler sand, Tavares fine sand, and Narcoossee sand. The site slopes gradually from the southwest to the northeast from approximately 189 to 107 feet above sea level.

D. Protected Species

According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of a recent endangered animal species sighting. Prior to the start of mining activities, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law.

E. Archeological Resources:

According to the Secretary of State's Department of Historical Resources, the Florida Master Site File lists no archaeological sites.

F. Wells (Public/Private)

This site is not within any of the County's Wellhead Protection Districts.

G. Airports:

The site is not within any Airport Buffer Zones.

Economic Factors:

This region of Polk County is rural. Sand mines are not nearly as intense as phosphate mining and critical in growth areas like Central Florida. Raw material to help construct new developments must be excavated from elsewhere. Sand mines operate in a few different manners. One is a facility that excavates the sand and processes it into concrete and other construction materials. These typically maintain processing facilities or batch plants onsite. These tend to be more land intensive and require ample water supply. Another type of sand mine is termed a borrow pit. The sand is extracted and then shipped elsewhere to be processed or utilized as fill for home or road construction, in addition to other uses. Hours of operation are typically dictated by demand.

High-density residential projects are unlikely over the proposed lifespan of this mine as utilities are unavailable. The demand for fill and construction material in other regions of Polk County is high, though.

Consistency with the Comprehensive Plan:

Non-phosphate mining is listed as one of the limited uses allowed in A/RR and RS land use districts. The key to evaluating the proper location of a mine is the criteria listed in POLICY 2.125-G3 of the Comprehensive Plan. These require the Planning Commission to consider the following:

- a. Does the mining activity minimize adverse impact on environmentally sensitive lands;

Prior to the start of mining activities, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site.

- b. Does the mine plan maximize the ability to restore or mitigate environmentally sensitive lands;

According to the reclamation plan, the site will reshape mining features and revegetate disturbed areas to minimize aesthetic and biological impacts; and restore property to original pasture condition.

- c. Does the operation plan minimize the adverse impacts of truck and heavy machinery traffic on residential streets; and

Truck traffic is anticipated at a rate of 167 loads per day depending on construction demand. The truck traffic will be mostly using Masterpiece Road, a RMC roadway.

- d. Does the operation plan minimize the extent of adverse external impacts, such as noise, dust, and visual impacts on non-industrial areas?

According to the operations plan, Fine-graded disturbed areas will be stabilized by sodding with Bahia grass to prevent erosion and damage from sediment and runoff by stabilizing the soil surface, to reduce the production of dust and mud associated with bare soil surfaces, and to stabilize drainage ways where concentrated overland flow will occur.

Staff finds this proposed mine plan to accomplish all of these requirements, as detailed in this staff report.

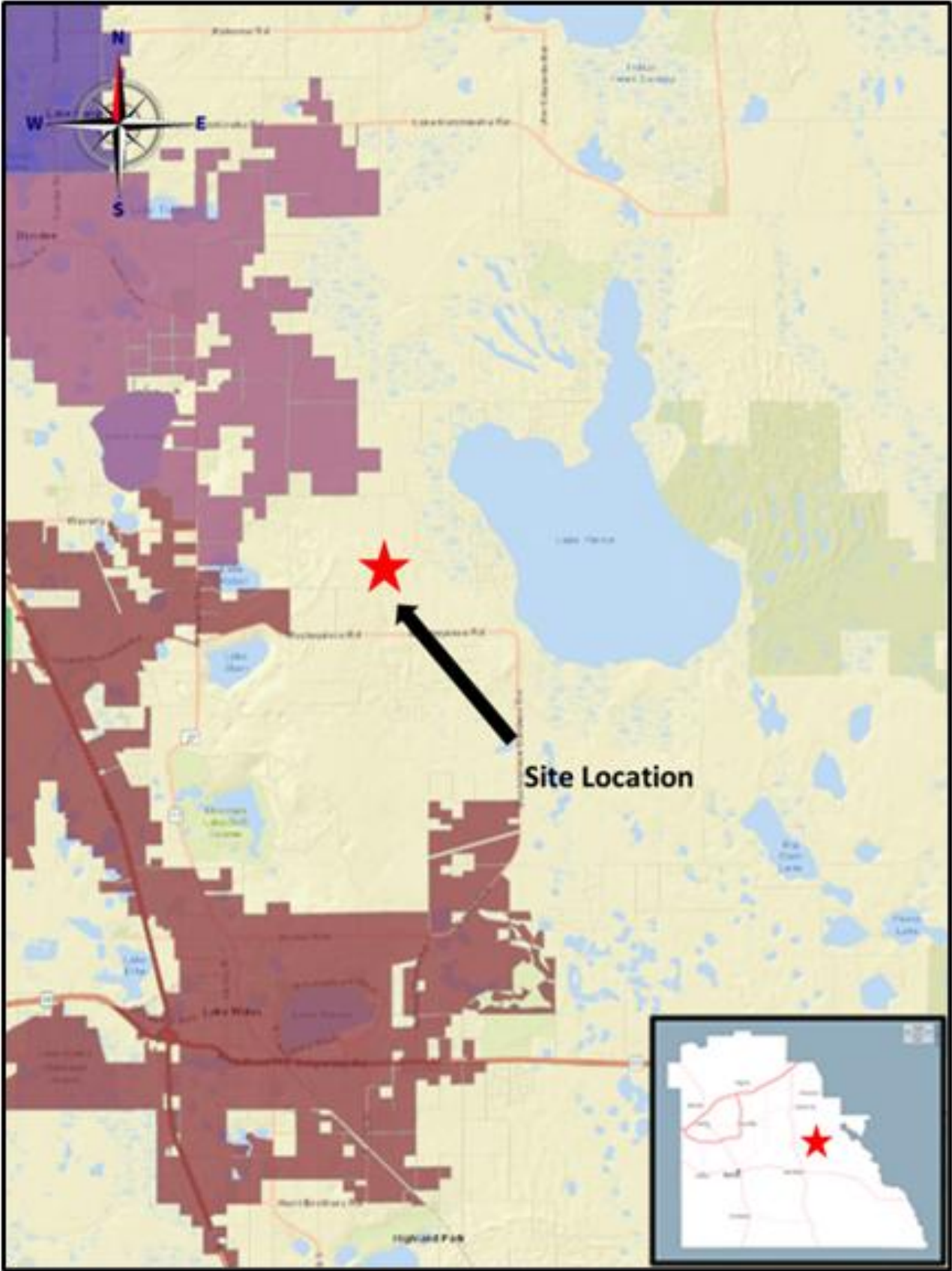
The Planning Commission, in the review of development plans, shall consider the following factors listed in Table 4 in accordance with Section 906.D.7 of the LDC.

Table 4

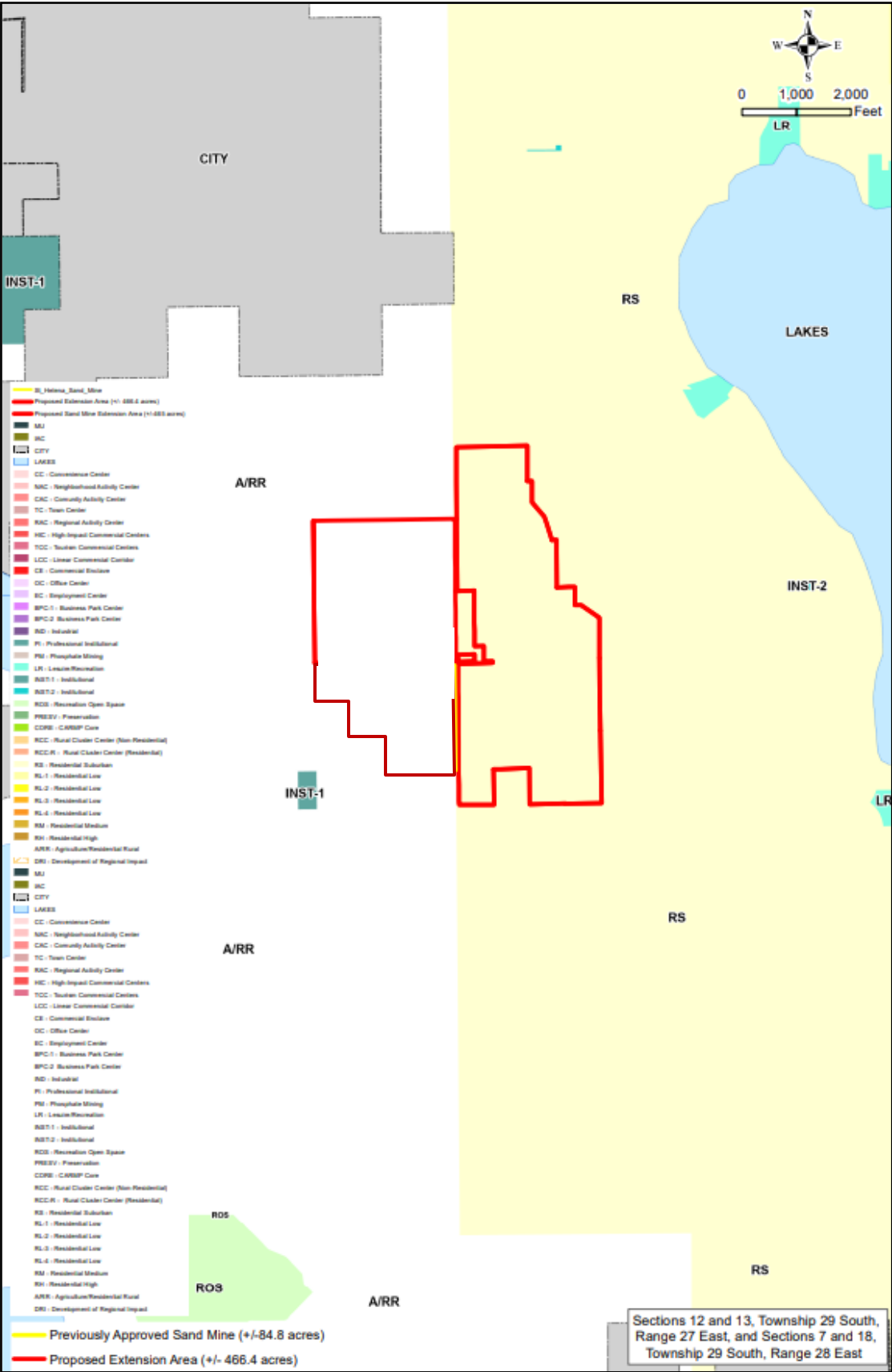
The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
Whether the proposed development is consistent with all relevant requirements of this Code;	<i>Yes, this request is consistent with the LDC, specifically Section 303 which permits this use upon completion of a Level 3 Review. Many of the conditions required in Section 303 will be enforced after a Level 3 Review. These can be found in the Findings of Fact on Pages 3 -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 above.</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 Pages 8 & 9 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 determinations from utilities, the School Board, or TPO. The impact on public services can be found in the analysis found on Pages 9-11 of the staff report.</i>

Comments from other Agencies: None
Exhibits:

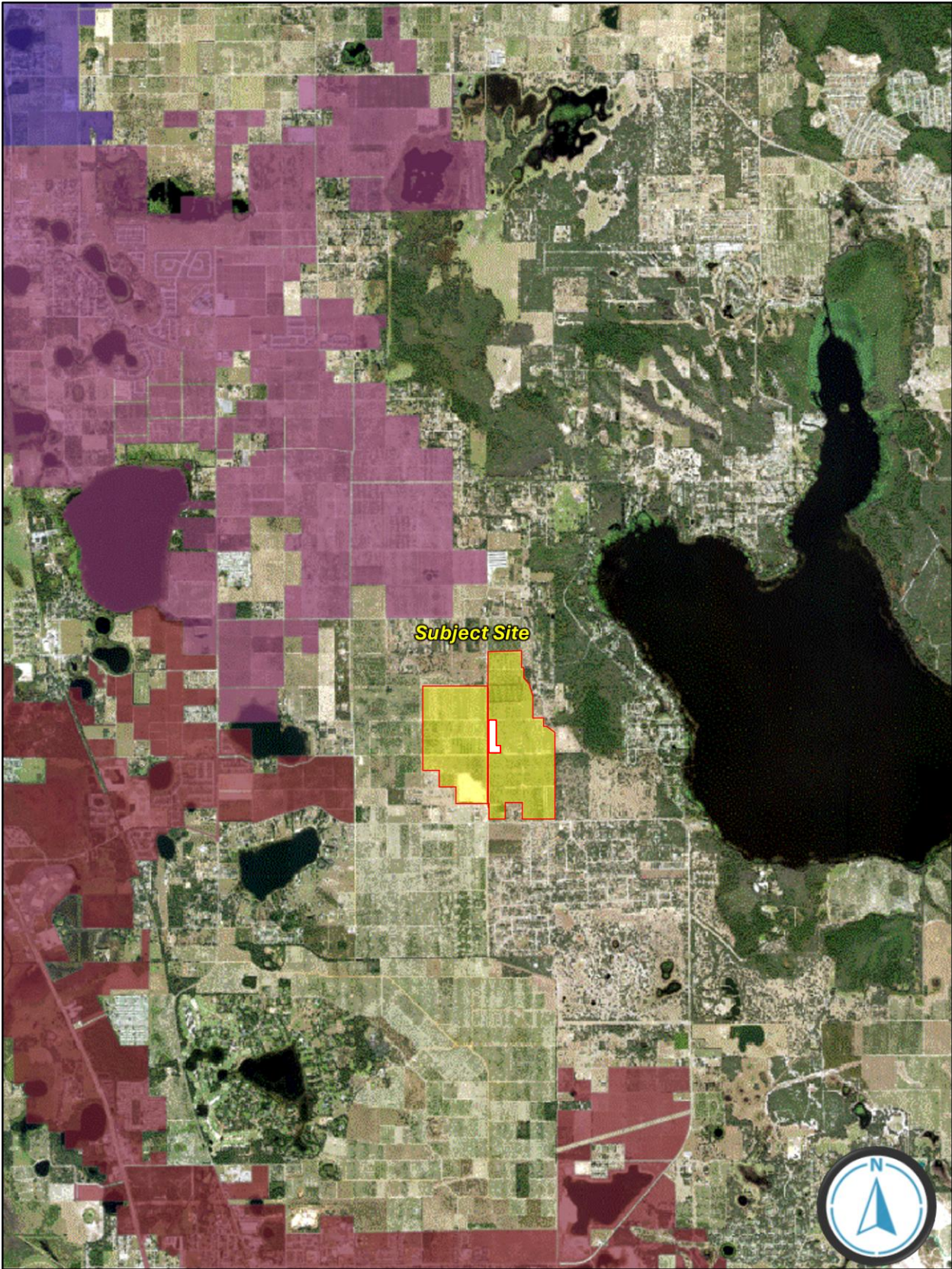
Exhibit 1	Location Map	Exhibit 5	Site Plan
Exhibit 2	Future Land Use Map	Exhibit 6	Reclamation Plan
Exhibit 3	Aerial Photograph (context)	Exhibit 7	Operation Plan
Exhibit 4	Aerial Photograph (close)	Exhibit 8	Parcel ID List



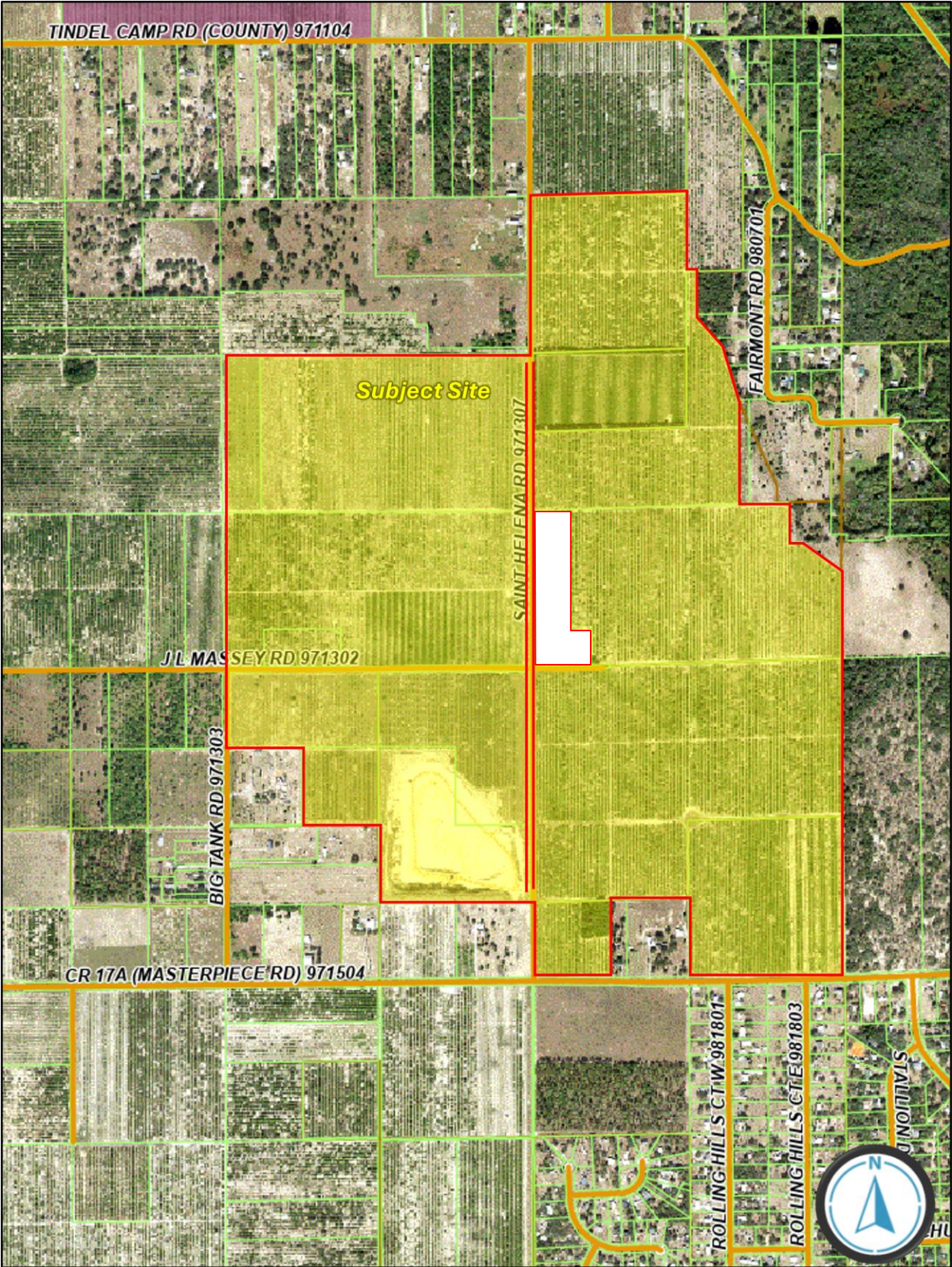
Location Map



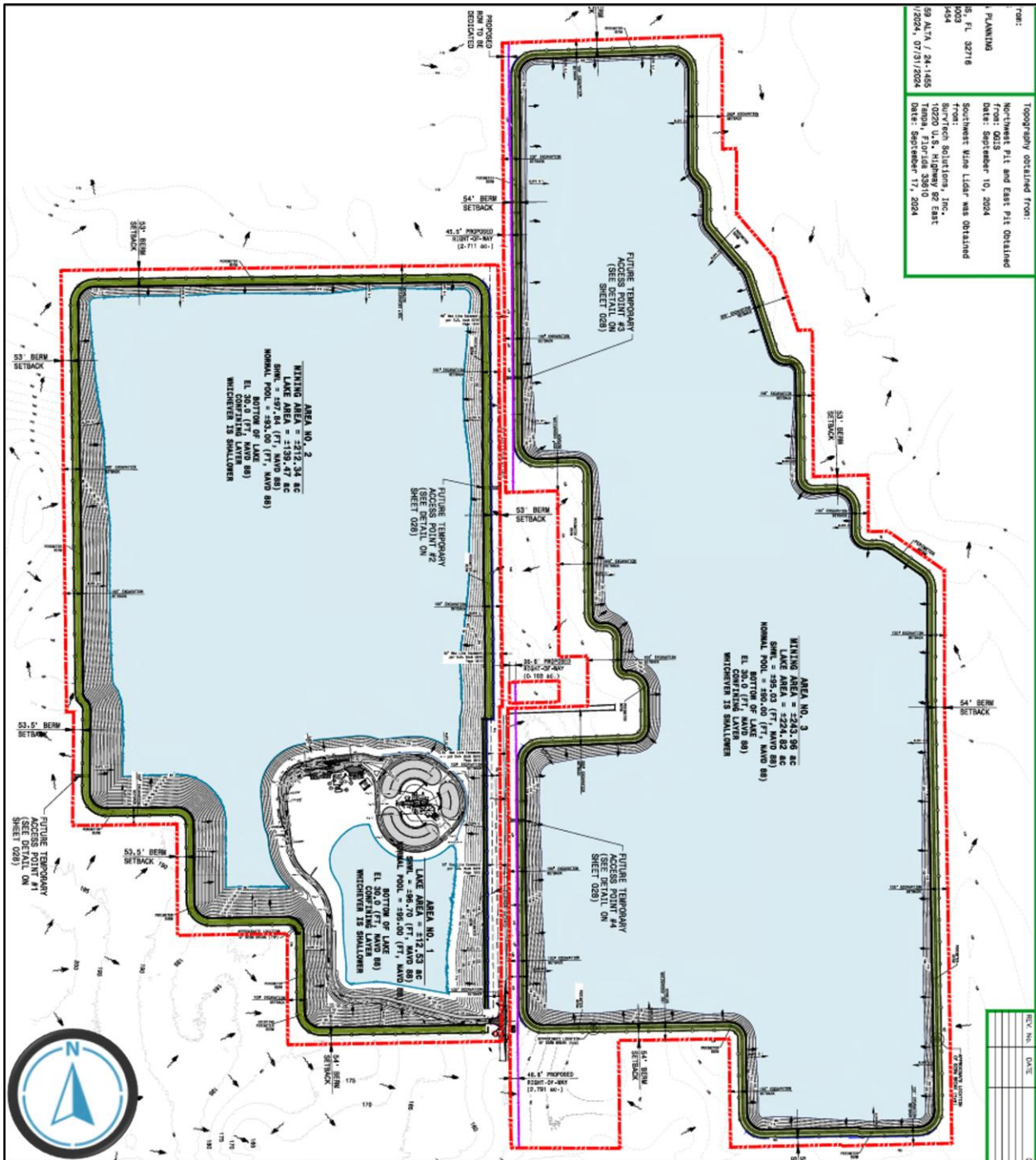
Future Land Use Map



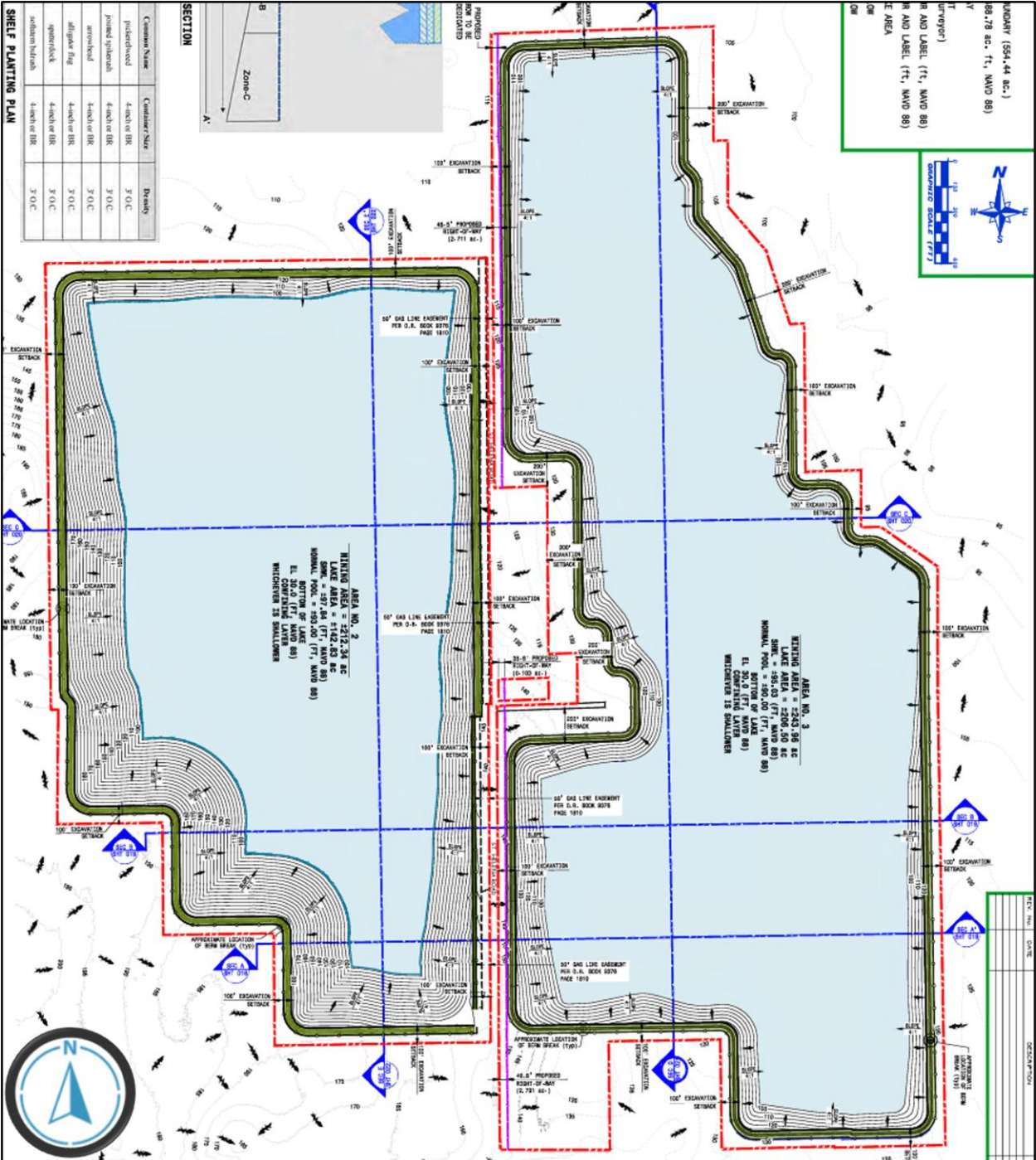
Aerial Image – Context



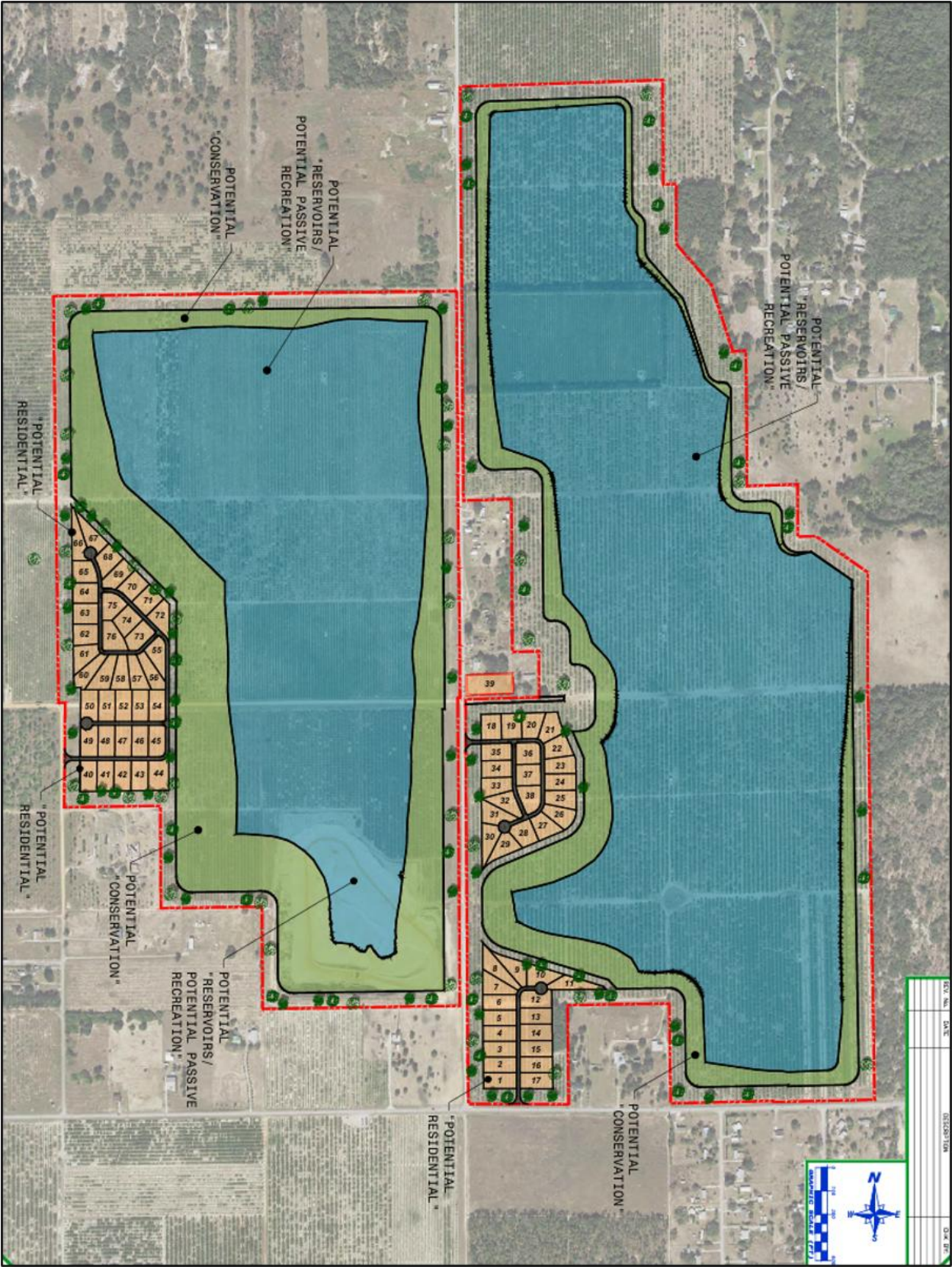
Aerial Image - Close



Site Plan



Reclamation Plan



Operation Plan

Parcel List

- 272912000000022000
 - 272912000000024010
 - 272912000000021000,
 - 272912000000023010
 - 282918000000032000
 - 282918000000034020,
 - 282918937100000330
 - 282907936650000321
 - 282907936650000316
 - 282907936650000300
 - 282907000000043010
 - 282907936650000280
 - 282907936650000482
- And
- +/-3 acres of right of way (JL Massey Road)

Post Closure Plan

LDCU-2026-15 - Grove Sand Mine (Formerly St. Helena Sand Mine) - Co

Menu Reports Help

Application Name: [Grove Sand Mine \(Formerly St. Helena Sand Mine\) - Co](#)

File Date: [05/21/2026](#)

Application Type: [PC-Conditional Use-New Or Mobile Home](#)

Application Status: [Approved For Hearing](#)

Application Comments: View ID Comment Date

Description of Work: [I74 Sand Company, LLC is requesting a modification of LDCU?2024?39 to revise the approved site plan. The modification is necessary to reflect the abandonment of right and dedication of new right?of?way by I74 Sand to the County, which results in adjustments to the approved site plan. No other changes to the existing approval are prop **WAS LDPD-2026-9**](#)

Application Detail: [Detail](#)

Address: [4500 SAINT HELENA RD, LAKE WALES, FL 33898](#)

Parcel No: [272913860510000170](#)

Owner Name: [BLUE WATER INDUSTRIES FLORIDA LLC](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	BLUE WATER INDUSTRIES ...		Applicant	Mailing_10550 Deerwoo...	Active
	BLUE WATER INDUSTRIES ...		Contact	Mailing_10550 Deerwoo...	Active
	Matt Mouncey	The Colinas Gro...	Organization	Mailing_2031 East Edg...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$4,473.00](#)

Total Fee Invoiced: [\\$0.00](#)

Balance: [\\$0.00](#)

Custom Fields: **LD_GEN_PUB**

PUBLIC HEARINGS

Development Type
[Planning Commission](#)

Application Type
[Conditional Use](#)
[New](#)
Brownfields Request

Affordable Housing

GENERAL INFORMATION

Expedited Review	Number of Lots	-
Will This Project Be Phased	Acreage	554.4
DRC Meeting 05/07/2026	DRC Meeting Time	-
Rescheduled DRC Meeting	Rescheduled DRC Meeting Time	-
Green Swamp No	Number of Units	-
Case File Number	Is this Polk County Utilities	Is this Application a result of a Code Violation No
One Year Extension	FS 119 Status Non-Exempt	Code Violation Case Number -

ADVERTISING

Legal Advertising Date	BOCC1 Advertising Date	-
BOCC2 Advertising Date	Advertising Board Planning Commission	-

MEETING DATES

Community Meeting	Planning Commission Date 07/08/2026
Land Use Hearing Officer 3	1st BOCC Date
2nd BOCC Date	LUHO-Level 3

HEARING

PC Hearing Results

-
BOCC 1st Hearing Results
-
BOCC 2nd Hearing Results
-

PC Vote Tally

-
BOCC 1st Vote Tally
-
BOCC 2nd Vote Tally
-

FINAL LETTER

Denovo Appeal
-
Denovo Tally
-

Denovo Results
-

LD_GEN_PUB_EDL

Opening DigEplan List...
DigEplan Document List
[Open](#)

PLAN REVIEW FIELDS

TMPRecordID
[POLKCO-REC26-00000-00KX1](#)
RequiredDocumentTypesComplete
[Yes](#)

DocumentGroupforDPC
[DIGITAL PROJECTS LD](#)
AdditionalDocumentTypes
[Applications, AutoCad File, Binding Site Plans \(PDs, Yes and CUs\), CSV, Calculations, Correspondence, Design Drawings, Flood/Traffic Studies, Impact Statement, Inspections, Miscellaneous, Plats, Record Drawings, Response Letter Resubmittal Complete, Staff Report/Approval Letter, Survey, Title Opinion](#)
DigitalSigCheck
[Yes](#)

RequiredDocumentTypes
-
Activate DPC

Activate FSA
[Yes](#)

SELECTED AREA PLANS

Selected Area Plans

LAND USE

Selected Area Plan LU Code

DEVELOPMENT AREA

Development Area

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
PC	10		06/19/2026	06/23/2026	

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	05/21/2026	Lyndsay Rathke
Engineering Review				
Fire Marshal Review	Kim Turner	Not Required	05/21/2026	Kim Turner
Surveying Review	Mike Benton	Not Required	05/21/2026	Mike Benton
School Board Review	School District	Approve	05/21/2026	School District
Roads and Drainage Review	Phil Irven	Approve	05/21/2026	Phil Irven
Planning Review	Kyle Rogus	Approve	06/24/2026	Kyle Rogus
Review Consolidation	Lisa Simons-Iri...	Approved for...	06/24/2026	Lisa Simons-Iri...
Staff Report				
Public Notice				
Hearing				
BOCC Hearing				
Final Letter				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
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Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments
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**Impact Assessment Statement
St. Helena Sand Mine
Conditional Use Modification
LDCU-2024-39
For
I-4 Sand Company LLC.**

An Impact Assessment Statement is required for all Level 3 and Level 4 Reviews, with the exception of text amendment requests. The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern.

A sufficient Impact Assessment Statement must address all of the following (*Note: N/A is an insufficient comment, if N/A an explanation must be included*):

Land and Neighborhood Characteristics

Assess the compatibility of the requested land use with adjacent properties and evaluate the suitability of the site for development. At a minimum, address the following specific questions in your response:

1. How and why is the location suitable for the proposed uses

The location of the previously approved St Helena Sand Mine and associated parcels are depicted on attached Figure 1. I-4 Sand Company, LLC is requesting a modification of LDCU-2024-39 to revise the approved site plan. The modification is necessary to reflect the proposed abandonment of right of way for JL Massey Road, resulting in the addition of 3 acres to the site plan and unification of the western side of the project. Also, additional dedication of right of way by I-4 Sand to the County, along St. Helena Road, results in adjustments to the approved site plan. No other changes to the existing approval are proposed. The St Helena Sand Mine area is a suitable location for non-phosphate mining for various reasons, which are listed below:

A. The St. Helena Sand Mine contains the high-quality critical sand resource used for commercial construction aggregates, concrete, asphalt, clean fill material, FDOT and other critical regional infrastructure projects. The primary resource on this site is coarse-grained sand, which is a strategic resource that is only located and available for extraction in specific locations throughout the region. Though most of Polk County is covered with fine-grained sandy materials, few areas contain the coarse sand that meets commercial and FDOT Specifications.

B. The Polk County Comprehensive Plan states the specialized use of non-phosphate mining is authorized in all land use locations per Policy 2.125-A2 and more specifically is listed as one of the allowable uses in the A/RR district.

The subject property is located in the Agricultural Residential Rural (A/RR) land use district and the Rural Development Area. In addition, there are no utilities (water/sewer) from the City of Lake Wales currently available or planned for expansion in the area in the immediate future to support elevated residential densities.

C. The request is compatible with the surrounding area as the Rural Development (RDA) does not support dense residential or non-residential development. Therefore, the non-phosphate mining will not adversely affect the citizens of the immediate surrounding area. Non-phosphate mining is a Specialized Use which is allowed in all future land use classifications in accordance with Section 2.125 of the Comprehensive Plan so long as the project meets the compatibility and development requirements of the Land Development Code. Also, The site is also included as part of the Mineral Resource Protection Area”.

D. The St. Helena Sand Mine is strategically located in an area of the County and region that allows for the efficient and optimal use of existing transportation corridors for delivery of the product to the local and regional markets. The location of the site, off of Masterpiece Road, will allow for quick and easy access to US Highway 27 and State Road 60, all of which represent large and appropriate roadways for delivery of the product to the regional markets. Logistics is a critical factor in selecting a location for a sand mine, for economic and environmental reasons. The minimization of transport distance yields economic and environmental benefits to the County and to the applicant by reducing trip length, road usage, vehicle maintenance, vehicle fuel, and reducing air pollution via reduction of carbon footprints. Based on the Traffic Impact Assessment (TIA) included with this application, the surrounding roadway network, which has adequately served the existing, adjacent non-phosphate mining facilities, will continue to do so without causing any failures in service.

E. The St. Helena Sand Mine consists almost entirely of active and inactive citrus groves and road right of way. There are no wetlands situated on the site. Mining is carried out via an environmentally friendly methodology known as closed-loop hydraulic dredging, which does not require dewatering and therefore results in no negative effects to the either on-site, adjacent, or nearby wetland areas.

2. **What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?**

As previously stated, the Polk County Comprehensive Plan states the specialized use of non-phosphate mining is authorized in all land use locations per Policy 2.125-A2 and more specifically is listed as one of the allowable uses in the A/RR district. Also, all of the immediate land use around this property is A/RR, and the request is for a modification to Conditional Use Permit 07-12 for the existing and operating non-phosphate mining operation, which was previously deemed consistent with the Comprehensive Plan and compatible with the surrounding area. Further, the request to expand is compatible with the surrounding area as the Rural Development (RDA) does not support dense residential or non-residential development. Therefore, there are no issues related to incompatibility and no special efforts are needed to minimize any differences in the proposed use with adjacent uses.

Access to Roads and Highways

Assess the impact of the proposed development on the existing, planned and programmed road system. At a minimum, address the following specific questions in your response:

1. **What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed methodology and calculations.**

There are no changes to the approved vehicle trips. The traffic from the St Helena Sand Mine is not anticipated to significantly impact the surrounding classified transportation network. Per the Polk County Traffic Impact Study Methodology and Procedures guidelines, a Minor Traffic Study is required.

The TIA provides the number of vehicle trips to be generated daily and the PM peak hour based on the latest Institute of Traffic Engineers (ITE), including detailed methodology and calculations.

2. **What modifications to the present transportation system will be required as a result of the proposed development?**

No changes to traffic is proposed. Based on the previously approved traffic impact analysis, the existing roadway configuration is sufficient to support project traffic conditions at maximum operating capacity. Turn lanes into the site are not warranted along Masterpiece Road at St Helena Road due to the minimal projected ingress traffic volumes during the peak hours. Therefore, no additional improvements on Masterpiece Road are proposed at the intersection with St. Helena Road. St Helena Road is currently utilized as an access point for the existing St Helena Sand Mine activities which have similar traffic generations to the proposed project.

3. **What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code?**

Section 708 of the Land Development Code requires 1 parking space per employee, plus 5 visitor spaces. The sand mine will average 7 to 10 employees, therefore the total amount of parking spaces required will be (15) fifteen. (15) fifteen parking spots will be designated within the graded areas adjacent to the office trailer. See attached Figures which show the approximate location of the office and processing area.

4. **What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?**

Access to the site is via St Helena Road to Masterpiece Road, which allows for quick and easy access to US Highway 27 and State Road 60. See attached Figure 1.

NOTE: Applications for projects attributing 50 or fewer Average Annual Daily Trips (AADT) according to the latest Institute of Transportation Engineers (ITE) manual may provide a written explanation and justification of why impacts will not be significant in lieu of the required information for “Infrastructure Impacts” items 3 through 9 above.

Sewage

Determine the impact caused by sewage generated from the proposed development. At a minimum, address the following specific questions in your response:

- 1. What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development? (Response may be based on Section 703.F of the LDC).**

Approximately 200 GPD of sewage is be generated per day.

- 2. If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?**

Although the site falls within the City of Lake Wales Utility Service Area, the necessary infrastructure for providing off site treatment to the site has not been established to date. Sewage is to be treated by way of an on-site septic tank.

- 3. If offsite treatment, who is the service provider?**

Although the site falls within the City of Lake Wales Utility Service Area and East Region Service Area, the necessary infrastructure for providing off site treatment to the site has not been established to date. Sewage will be treated by way of an on-site septic tank.

- 4. Where is the nearest sewer line (in feet) to the proposed development (Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement or right-of-way under certain conditions listed in Section 702E.3 of the Land Development Code).**

Although the site falls within the City of Lake Wales Utility Service Area and East Region Service Area, the necessary infrastructure for providing off site treatment to the site has not been established to date. Sewage will be treated by way of an on-site septic tank. The nearest sewer line is along US Mountain Lake Cut-Off Road, approximately 3 miles south of the site. Sewage will be treated in an on-site septic tank. There is no service provider that can serve the site.

- 5. What is the provider’s general capacity at the time of application?**

Although the site falls within the City of Lake Wales Utility Service Area and East Region Service Area, the necessary infrastructure for providing off site treatment to the site has not been established to date. Sewage will be treated in an on-site septic tank. There is no service provider that can serve the site and there are no planned improvements by the County in the vicinity of the parcels.

6. **What is the anticipated date of connection?**

Although the site falls within the City of Lake Wales Utility Service Area and East Region Service Area, the necessary infrastructure for providing off site treatment to the site has not been established to date.

This site is located in a Rural Development area and under the Polk County Comprehensive Plan county utilities services will not be extended to provide potable water and/or wastewater services. Sewage will be treated in an on-site septic tank as there are no plans for the City to extend utilities to this area in the immediate future. There is no service provider that can serve the site.

7. **What improvements to the providers system are necessary to support the proposed request (e.g., lift stations, line extensions/expansions, interconnects, etc.)?**

Although the site falls within the City of Lake Wales Utility Service Area and East Region Service Area, the necessary infrastructure for providing off site treatment to the site has not been established to date. Sewage is treated by way of an on-site septic tank. However, Improvements would at a minimum include significant line extensions to be available in the vicinity of the project site.

Water Supply

Determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area. At a minimum, address the following specific questions in your response:

1. **What is the proposed source of water supply and/or who is the service provider?**

Although the site falls within the City of Lake Wales Utility Service Area and East Region Service Area, Potable water is supplied from on-site wells which will be permitted for the appropriate use with SWFWMD and the Polk County Health Department. Process water for use in sand processing will be withdrawn from the mine lake and a Floridan aquifer production well. All process water will be recycled as part of the closed loop system.

2. **What is the estimated volume of consumption in gallons per day (GPD)? (*Response may be based on Section 703 of the LDC*)**

Water consumption is in the form of water retained in the product hauled off site and potable water use. The moisture content of the sand product is generally less than six (6) percent by weight. At approximately four (4) percent moisture by weight, each ton of product contains +/- 80 pounds, or approximately +/- 10 gallons, of water.

Typically, water use with exported product is approximately +/- 10 gallons per ton of product.

The water removed from the recirculation system in the product is replenished through inflow of water to the mine lake through the surficial aquifer. Assuming 1,000,000 tons of product is hauled off site per year, the quantity of water use withdrawn from the surficial aquifer is less than +/- 30,000 gallons per day.

Potable water for sanitary purposes will be obtained from the upper Floridan aquifer and is expected to be on the order of 4,000 gallons per day.

The mining activities will have no measurable impact on the normal supply of ground water and surface water. As mining progresses, the existing irrigation wells will be permanently abandoned and those irrigation uses will be permanently eliminated.

Currently the groves are permitted for over 444,600 gpd gallons per day for irrigation and mining. Elimination of the irrigation demands, as mining progresses, will have an overall long term positive impact on the normal supply of ground water.

3. **Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?**

Although the site falls within the City of Lake Wales Utility Service Area and East Region Service Area, the necessary infrastructure for providing water and reclaimed water to the site has not been established to date.

4. **Who is the service provider?**

Although the site falls within the City of Lake Wales Utility Service Area and East Region Service Area, the necessary infrastructure for providing water to the site has not been established to date.

5. **What is the anticipated date of connection?**

Although the site falls within the City of Lake Wales Utility Service Area and East Region Service Area, the necessary infrastructure for providing water to the site has not been established to date. as there are no plans for the City to extend utilities to this area in the immediate future (NOT SURE IF YOU ARE COMFORTABLE WITH THIS).

6. **What is the provider's general capacity at the time of application?**

Although the site falls within the City of Lake Wales Utility Service Area and East Region Service Area, the necessary infrastructure for providing water to the site has not been established to date, the necessary infrastructure for providing water to the site has not been established to date.

7. **Is there an existing well on the property(ies)?**

Yes, see below:

Yes What type? Agricultural (16 wells)
Permit Capacity 444,600 gpd

No

Location: Groves

Water Use Permit #: 20 021139.002

Constructed prior to Water Management District Permitting: Yes No

Type of Use: Ag Public Industrial or

Commercial Recreation or Aesthetic Mining

Permitted Daily Capacity: 444,600 gpd

Average Peak Monthly Withdrawal Rate: 2,495,800 gpd

Location: Groves (16 wells)

Casing Diameter: 6,8,10 & 12 inch

Mainline Diameter: NA

Note that as mining progresses, irrigation quantities will decrease eventually to zero because groves will be removed.

Surface Water Management and Drainage

Determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development. At a minimum, address the following specific questions in your response:

1. **Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding issues);**

The areas proposed to be mined consist entirely of uplands and there are no wetlands or surface water features on the property.

The soils within the uplands are sandy with high infiltration rates meaning that there is little surface runoff to offsite properties or surface waters and wetlands. When runoff occurs, the surface drainage varies and is from the topographic high in the uplands to the topographic lows within the property.

The property lies within the Catfish Creek Basin. Surface water runoff is generally southwest and northeast.

The overall property occupies +/- 554 acres of the 42,880 acres (67 square miles) in the Catfish Creek Drainage Basin. The property occupies a very small area within the drainage basin, the surface water flow in these basins will not be measurably impacted.

The entirety of the property is situated within the Zone X flood zone. Zone X is the area determined to be outside the 500-year flood.

2. **What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?**

A portion of the uplands will be removed by the mining operations. Post development conditions will include lakes where the mining has occurred.

The underlying sand is highly permeable. Because little surface runoff presently occurs from the sandy uplands, the presence of mine lakes will not measurably impact runoff to wetlands. As mentioned above, the property lies within the Catfish Creek Basin

The property occupies approximately 554 acres of the thousands of acres in the Catfish Creek Drainage Basin.

The St Helena Sand Mine mining and processing operations are carried out entirely within upland areas, which have been previously impacted by non-phosphate mining and citrus operations.

All water will be retained on site and after reclamation the project will retain rainfall events less than the 100-year, 24-hour event in the reclaimed lakes.

After reclamation, the water in the open water lakes will consist of ground water and rainfall, because the reclaimed lakes will extend into the surficial aquifer, and rain that falls directly into the reclaimed lakes. The reclaimed lakes, therefore, will not significantly affect downstream receiving systems, other existing legal users, base flows, or hydration in offsite natural systems, lakes and wetlands.

Environmental Analysis

Provide an analysis of the character of the subject property and surrounding properties, and further assess the site's suitability for the proposed land use classification based on soils, topography, and the presence of wetlands, floodplain, aquifer recharge areas, scrub or other threatened habitat, and historic resources, including, but not limited to:

1. **Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.**

The environmental sensitivity of the site and adjacent properties is relatively low, almost entirely impacted by existing and historical agricultural activities. The project area was evaluated for the potential occurrence of Critical Habitat as defined by the Endangered Species Act of 1973, as amended and 50 CFR and other publicly protected lands. The FWS regulates the adverse modification of the biological or physical constituent elements essential to the conservation of the listed species within the Critical Habitat.

There are no lands designated as Critical Habitat within or adjacent to the site. The site was also evaluated for the potential occurrence of Protected Waters. No protected waters occur within or adjacent to the site, as defined by 62-302.700, F.A.C.

The site includes a topographic high, with elevations ranging between approximately 150 and 170 feet NGVD, which extends across the site from the northwest to the southeast. Generally, the land surface on the remainder of the site slopes gently downward to the northeast and southwest.

The Project is located in a rural setting consisting of primarily agricultural land uses, characterized by citrus groves, with several existing sand mines in the region.

Existing land use within the project area was determined using the 2020 SWFWMD FLUCCS data and field reconnaissance. The land use descriptions represent current conditions.

Upland Land Use Communities

Residential Low Density (Less Than Two Dwelling Units Per Acre) (FLUCFCS 110). This land use is located in the center of the study area.

The vegetation within this land use is dominated by lantana (*Lantana camara*), bahiagrass (*Paspalum notatum*), bermudagrass (*Cynodon dactylon*), cottonweed (*Froelichia floridana*), coastal sandbur (*Cenchrus spinifex*), switchgrass (*Panicum virgatum*), beggarticks (*Bidens alba*), American beautyberry (*Callicarpa americana*), and live oak (*Quercus virginiana*),

Extractive (FLUCFCS 160)

This land use category is located in the southwestern portion of the study area and encompasses the ongoing sand mine operations within I-4 Sand Company Project study area. Vegetation within this land use is dominated by bahiagrass, bermudagrass, coastal sandbur, and rose natalgrass (*Melinis repens*).

Tree Crops (FLUCFCS 220)

This land use category is comprised of the agricultural operations onsite consisting of citrus production. The vegetation within this land use is comprised of citrus, lantana, bahiagrass, bermudagrass, cottonweed, camphorweed (*Heterotheca subaxillaris*), paintedleaf (*Euphorbia cyathophora*), coastal sandbur, switchgrass, broomweed (*Sida* sp.), beggarticks, balsam apple (*Momordica charantia*), and cabbage palm (*Sabal palmetto*).

Live Oak (FLUCFCS 427)

This land use category is located in the southeastern portion of the study area and is dominated by live oak (*Quercus virginiana*).

Roads and Highways (*FLUCFCS 814*)

This is the primary FLUCCS code for paved roads, associated shoulders, medians, and the maintained right-of-way.

2. **What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.**

No wetlands were identified within the project area. All of the activities are proposed in Flood Zone X and therefore the proposed mining will not take place in any wetlands or floodplains.

Therefore, the proposed land use activity would not have a significant change on the wetlands and floodplain.

3. **Discuss location of potable water supplies, private wells, public well fields (*discuss the location, address potential impacts*), and;**

The nearest public well, the East Water System Timber Lake Well and Bert's Hideaway Well is approximately 0.6 miles and 0.7 miles from the site, respectively. There are no anticipated impacts to these wells.

Eight private wells are located on properties adjacent to the proposed mining property. Each well is completed in the upper Floridan aquifer. There are no anticipated impacts to these wells.

Discuss the location of Airport Buffer Zones (if any) (*discuss the location and address, potential impacts*).

There are no airports within the vicinity of the mine area.

4. **Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.**

Based on the USDA/NRCS Soil Survey for Polk County (1990), four soil types are mapped within the I-4 Sand Company, St. Helena Sand Mine Project study area (Soil Map). None of the four soil types are considered hydric soils according to the *Hydric Soils of Florida Handbook*. Below is the soil types mapped for the site, their corresponding NRCS reference number for soils of Polk County, and a general description of their characteristics.

(3) Candler sand, 0 to 5 percent slopes – This unit consists of nearly level, to gently sloping, excessively drained soil, found in deep, sandy uplands. Slopes are nearly smooth to convex. Typically, the surface layer is very dark grayish brown fine sand about six inches thick. The underlying layers are fine sand to a depth of 82 inches or more. These excessively drained soils do not have thin bands of lamellae. According to the *Hydric Soils of Florida Handbook*, this is not a hydric soil.

(4) Candler sand, 5 to 8 percent slopes– This unit consists of sloping, excessively drained soil in small areas on sharp breaking slopes and in relatively large areas on long, narrow slopes. The deep, sandy soil is on uplands. Typically, the surface layer is grayish brown fine sand about five inches thick. The underlying layers are fine sand to a depth of 85 inches or more.

The lower part has thin lamellae of yellowish-brown loamy sand and some thin streaks of clean sand grains that are light gray in color. In this Candler soil, the available water capacity is low. Permeability is rapid. Natural fertility is low, and organic matter content is usually very low. According to the *Hydric Soils of Florida Handbook*, this is not a hydric soil.

(15) Tavares fine sand, 0 to 5 percent slopes– This unit consists of nearly level to gently sloping, and moderately well drained. It occurs on knolls and ridges throughout the county and on lower ridges in the uplands. Typically, the soil consists of fine sand throughout. The surface layer is dark grayish brown and three inches thick.

The upper part of underlying material, to a depth of 63 inches, is very pale brown. The water table is between depths of 40 and 72 inches for up to six months.

Permeability is rapid or very rapid. The available water capacity is very low. According to the *Hydric Soils of Florida Handbook*, this is not a hydric soil.

(74) Narcoossee sand– This unit consists of very deep, somewhat poorly drained soils that formed in thick sandy sediments of marine origin. These soils are on low knolls and ridges in the flatwoods areas of central and southern Peninsular Florida. Slopes range from zero to five percent. Permeability is moderately rapid.

Infrastructure Impact Information

What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:

1. Parks and Recreation;

The closest parks to the site are Lake Pierce Ranchette Urban Park and Lake Pierce Boat Ramp, 0.6 miles north and 1 mile east, respectively.

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);

The closest education facilities are as follows:

+/-3 miles south

Lake Wales High School
32 1 Highlander Way
Lake Wales, FL 33853

+/-3.5 miles southwest

Janie Howard Wilson Elementary
306 Florida Ave
Lake Wales, FL 33853

+/-3.5 miles southwest

Vanguard School
22000 Hwy 27
Lake Wales, FL 33859

This proposed mining operation will not create additional demand on the Polk County education system and the resulting impact will be negligible.

3. Health Care (e.g., emergency, hospital);

Advent Health Lake Wales facility at 410 S 11th St Lake Wales, FL 33853.

4. Fire Protection;

Fire response and Emergency Services to this project will dispatch from the Thompson Nursery Station 44 located at 2041 Thompson Nursery Rd, Lake Wales, FL 33859.

5. Police Protection and Security;

The responding Polk County Sheriff's substation is located at Southeast District Office at 4011 Sgt Mary Campbell Way Lake Wales, FL 33859.

6. Emergency Medical Services (EMS);

The nearest EMS location is the Northridge Station 33 located at the Thompson Nursery Station 44 located at 2041 Thompson Nursery Rd, Lake Wales, FL 33859.

7. Solid Waste (collection and waste generation); and

There will be a de minimus demand for solid waste collection services for the sand mine. The existing solid waste collection is through the Polk County Solid Waste Department.

8. How may this request contribute to neighborhood needs?

Commercial sand is a raw material used for the critical infrastructure needs for local and regional projects.

The proposed operation will also provide employment opportunities and contribute to the downstream job creation for third party vendors that will be required for construction, operation and maintenance of the site.

Maps

Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scale shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following **maps shall 8 1/2" x 11"** and accompany Impact Assessment Statements:

Map A: A location map (center the site on the map) showing the relationship of the development to cities, highways, and natural features;

See attached

Map B: Map depicting the site boundary (properties included in the request)

See attached

Map C: A site plan consistent with *Site Plan Standards*² (multiple sheets may be used). In addition to the required number of copies please **include an 8½" x 11" copy**. Applications for district changes alone are not required but are encouraged to submit a Development Plan; and

See attached.

NOTE: Applications for text amendments are not required to submit a complete Impact Assessment Statement, however, all relevant information requested must be addressed. Use this form and the “Demonstration of Need” form as a guide for assessing the impact of a text amendment.

² See *Site Plan Standards* checklist form (GM LDD 11).

Survey obtained from:
ELLIS SURVEYS LLC

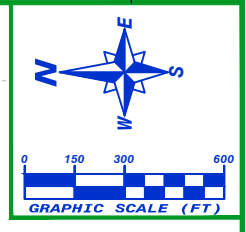
LAND SURVEYING & PLANNING
P.O. BOX 160952
ALTAMONTE SPRINGS, FL 32716
PHONE: 407-834-4003
FAX: 407-869-5454

PROJECT No. 24-1459 ALTA / 24-1455
DRAWN: 07/29/2024, 07/31/2024

Topography obtained from:
Northwest Pit and East Pit Obtained from: OGIS
Date: September 10, 2024

Southwest Mine Lidar was Obtained from:
SurvTech Solutions, Inc.
10220 U.S. Highway 92 East
Tampa, Florida 33610
Date: September 17, 2024

REV. No.	DATE	DESCRIPTION	CHK BY:



THE COLINAS GROUP, INC.
2031 East Edgewood Drive, Suite #5
Lakeland, FL 33803-3601
Phone: (863) 669-9141 Fax: (863) 669-1742
WWW.THECOLINASGROUP.COM

I-4 SAND COMPANY

I-4 Sand Company, LLC.
10550 Deerwood Park Blvd #420
Jacksonville, FL 32256

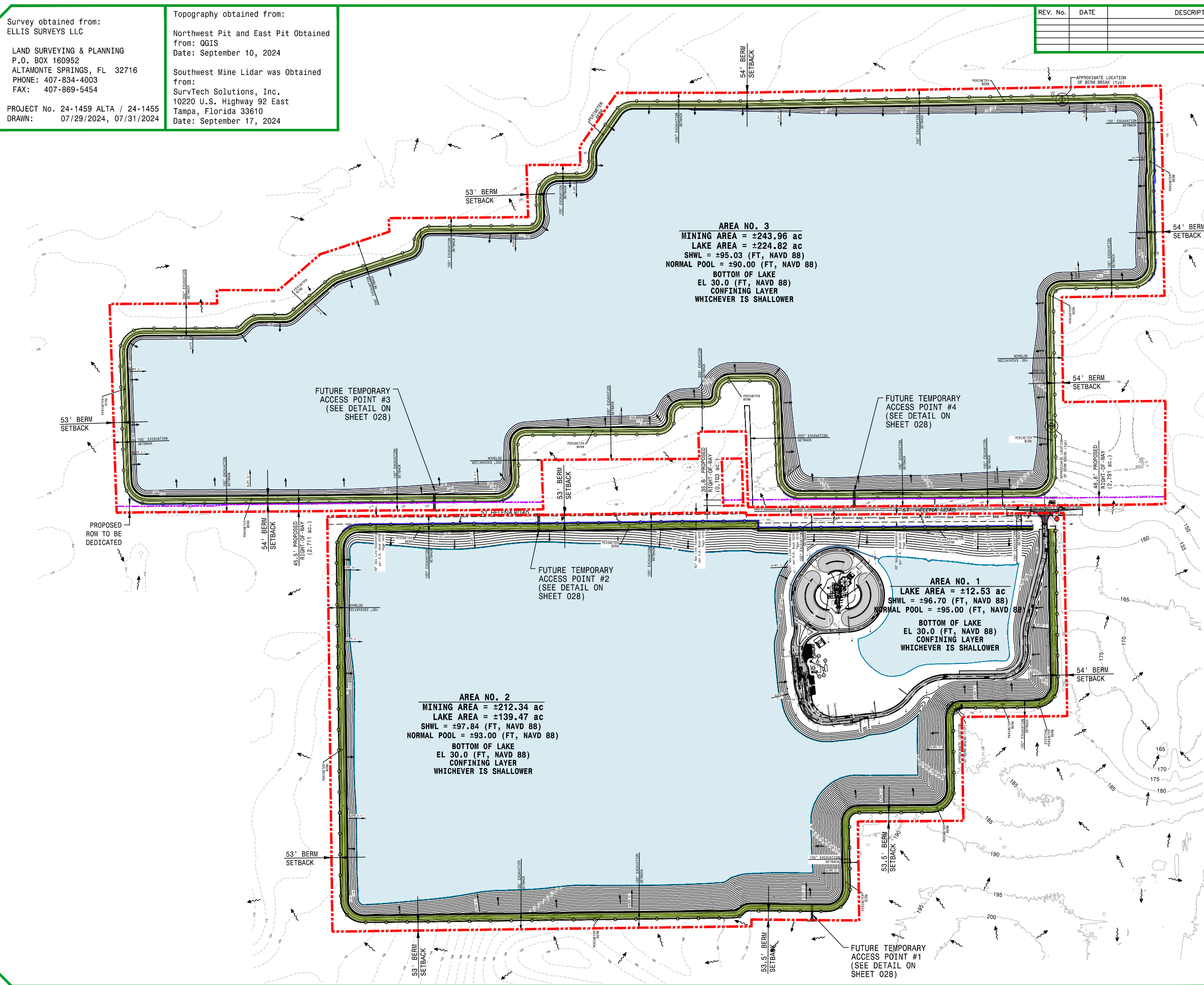
**OPERATIONS PLAN
(Overall Site)**

ST. HELENA SAND MINE EXTENSION
ST. HELENA ROAD
LAKE WALES, FLORIDA 33898

JOB #	S-700_V2	DATE:	12/02/25
SCALE:	as noted	CALC BY:	MRS/MM
FIELD BY:	n/a	DRAWN BY:	gd
CHECKED BY:	MRS/MM		

Mark R. Stephens, P.E., P.G.
Florida P.E. Reg. No. 36179
Engineering Business No. EB-0007934
The Colinas Group, Inc.
2031 E. Edgewood Drive, Suite 5
Lakeland, FL 33803-3601
(863) 669-9141

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LEGEND

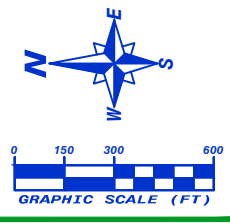
- PROPERTY / PERMIT BOUNDARY (554.44 ac.)
- PROJECT BOUNDARY / SILT FENCE (±488.78 ac.)
- PROPOSED RIGHT-OF-WAY
- EXISTING TOPO CONTOUR AND LABEL (ft, NAVD 88)
- PROPOSED TOPO CONTOUR AND LABEL (ft, NAVD 88)
- EXISTING DRAINAGE FLOW

NOTE:
FOR PLANT DETAILS,
REFER TO SHEET 006

C:\S-700-V2\BLUE WATER SAND MINE-SHT 014 THRU 022-RECL_12-01-25.DWG 12/2/25

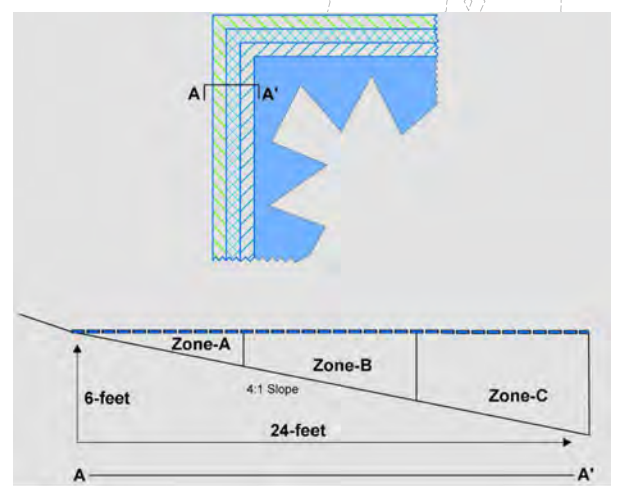
LEGEND

- PROPERTY / PERMIT BOUNDARY (554.44 ac.)
- PROJECT BOUNDARY (±488.78 ac. ft, NAVD 88)
- PROPOSED RIGHT-OF-WAY
- EXISTING GAS EASEMENT (as located by the surveyor)
- 150 EXISTING TOPO CONTOUR AND LABEL (ft, NAVD 88)
- 160 PROPOSED TOPO CONTOUR AND LABEL (ft, NAVD 88)
- RECLAMATION MINE LAKE AREA
- EXISTING DRAINAGE FLOW
- PROPOSED DRAINAGE FLOW



REV. No.	DATE	DESCRIPTION	CHK BY:

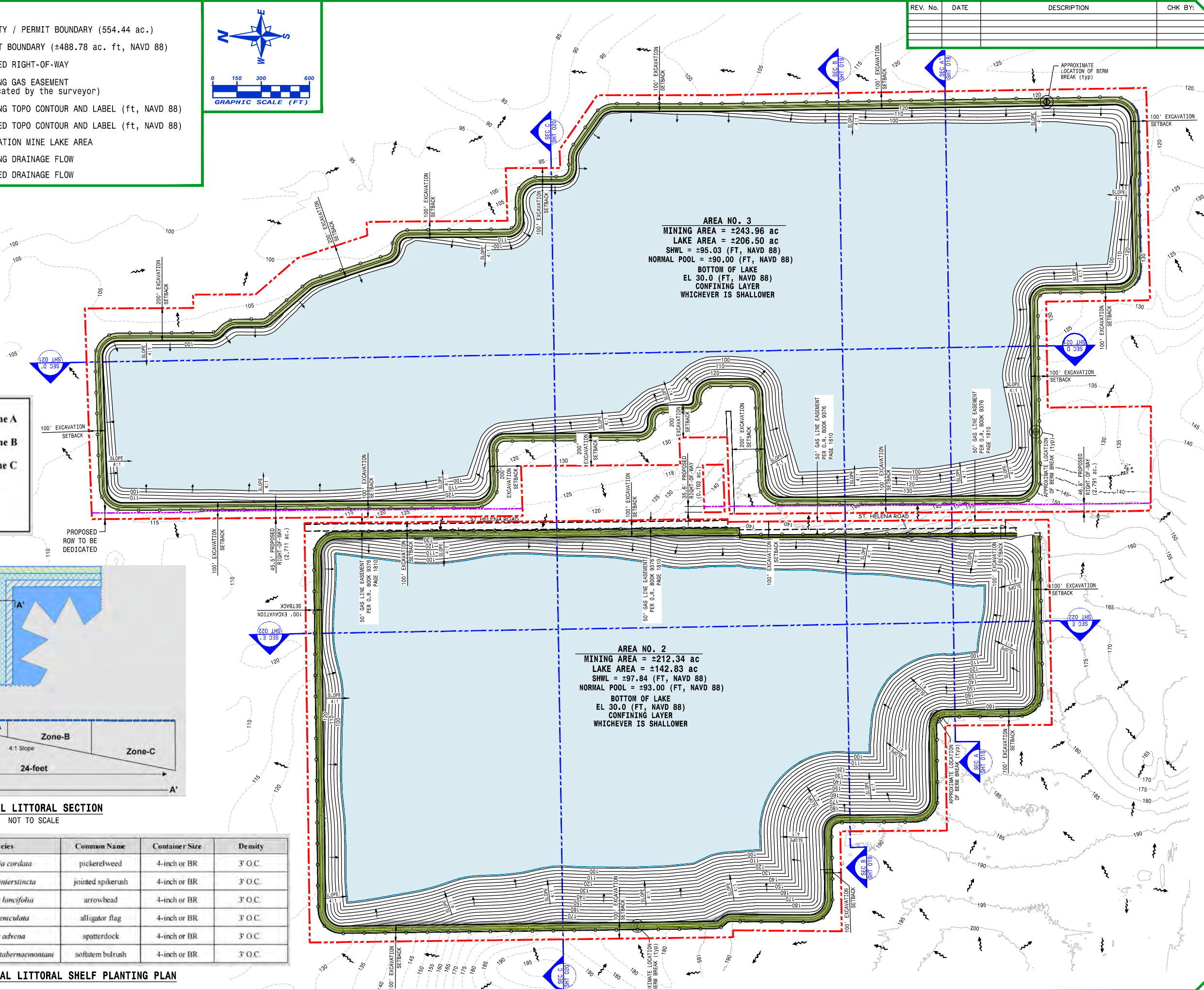
- Littoral Shelf, Zone A
- Littoral Shelf, Zone B
- Littoral Shelf, Zone C
- Open Water Pits
- Normal Pool



TYPICAL LITTORAL SECTION
NOT TO SCALE

Planting Area	Species	Common Name	Container Size	Density
0-2 feet deep	<i>Pontederia cordata</i>	pickerelweed	4-inch or BR	3' O.C.
	<i>Elocharis interstincta</i>	jointed spikerush	4-inch or BR	3' O.C.
2-4 feet deep	<i>Sagittaria lancifolia</i>	arrowhead	4-inch or BR	3' O.C.
	<i>Thalia geniculata</i>	alligator flag	4-inch or BR	3' O.C.
4-6 feet deep	<i>Nuphar advena</i>	spatterdock	4-inch or BR	3' O.C.
	<i>Schoenoplectus tabernaemontani</i>	softstem bulrush	4-inch or BR	3' O.C.

TYPICAL LITTORAL SHELF PLANTING PLAN



THE COLINAS GROUP, INC.
 2031 East Edgewood Drive, Suite #5
 Lakeland, FL 33803-3601
 Phone: (863) 669-9141 Fax: (863) 669-1742
 WWW.THECOLINASGROUP.COM

I-4 SAND COMPANY
 I-4 Sand Company, LLC.
 10550 Deerwood Park Blvd #420
 Jacksonville, FL 32256

RECLAMATION PLAN
(Overall Site)

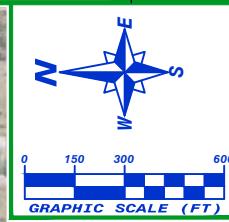
ST. HELENA SAND MINE EXTENSION
 ST. HELENA ROAD
 LAKE WALES, FLORIDA 33898

JOB # S-700_V2	DATE: 12/02/25
SCALE: as noted	CALC BY: MRS/MM
FIELD BY: n/a	DRAWN BY: qd
CHECKED BY: MRS/MM	

Mark R. Stephens, P.E., P.G.
 Florida P.E. Reg. No. 36179
 Engineering Business No. EB-0007934
 The Colinas Group, Inc.
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 Lakeland, FL 33803-3601
 (863) 669-9141

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 Lakeland, FL 33803-3601
 Phone: (863) 669-9141 Fax: (863) 669-1742
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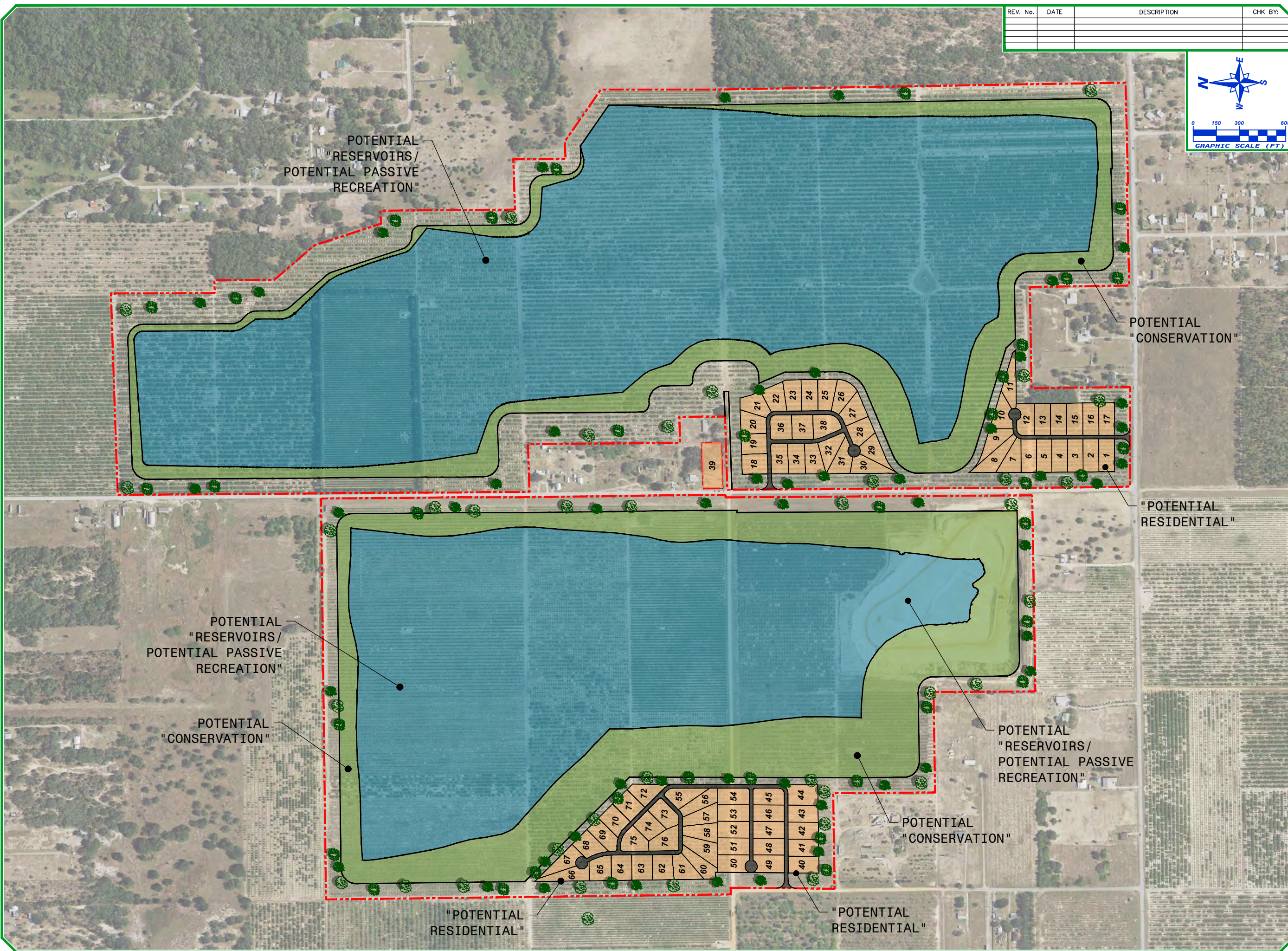
I-4 SAND COMPANY
 I-4 Sand Company, LLC.
 10550 Deerwood Park Blvd #420
 Jacksonville, FL 32256

POST CLOSURE PLAN
ST. HELENA SAND MINE EXTENSION
 ST. HELENA ROAD
 LAKE WALES, FLORIDA 33898

JOB #	S-700_V2	DATE	12/02/25
SCALE	as noted	CALC BY	MRS/MM
FIELD BY	n/a	DRAWN BY	JML
CHECKED BY	MRS/MM		

Mark R. Stephens, P.E., P.G.
 Florida P.E. Reg. No. 36179
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 (863) 669-9141

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Sketch & Description
J.L. Massey Road
Right-of-way Vacation
Sections 12 & 13, Township 29 South, Range 27 East
Polk County, Florida

Legal Description: As Written by SurvTech Solutions

A strip of land being the public right-of-way of J.L. Massey Road per Maintained Right-of-way Map Book 10, Pages 4 through 7 and Official Records Book 7658, Page 284, of the Public Records of Polk County, Florida, said strip of land lying and being in Sections 12 & 13, Township 29 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at a point marking the Southeast corner of Section 12, Township 29 South, Range 27 East, Polk County, Florida; thence coincident with the South boundary of the Southeast 1/4 of said Section 12, S 89°14'40" W a distance of 17.00 feet to the POINT OF BEGINNING; thence continue coincident with said South boundary, S 89°14'40" W a distance of 13.00 feet to a point coincident with the Northerly extension of the West right-of-way boundary of St. Helena Road per Official Records Book 7658, Page 284, of the Public Records of Polk County, Florida; thence departing said South boundary, coincident with said Northerly extension, S 00°22'52" E a distance of 40.00 feet to a point coincident with the South right-of-way boundary of J.L. Massey Road per Official Records Book 7658, Page 284, of the Public Records of Polk County, Florida; thence departing said West right-of-way boundary, coincident with said South right-of-way boundary, S 89°14'40" W a distance of 2536.46 feet to a point coincident with the East right-of-way boundary of Big Tank Road per Official Records Book 7658, Page 284, of the Public Records of Polk County, Florida; thence departing said South right-of-way boundary, coincident with the Northerly extension of said East right-of-way boundary, N 00°32'13" E a distance of 52.57 feet to a point coincident with the North maintained right-of-way boundary of J.L. Massey Road per Maintained Right-of-way Map Book 10, Pages 4 through 7, of the Public Records of Polk County, Florida, thence departing said Northerly extension, coincident with said North maintained right-of-way boundary for the following twenty (20) courses: 1.) S 89°57'42" E a distance of 48.69 feet; 2.) thence N 89°24'50" E a distance of 400.00 feet; 3.) thence N 89°59'13" E a distance of 100.00 feet; 4.) thence N 88°50'28" E a distance of 100.01 feet; 5.) thence N 89°24'50" E a distance of 200.00 feet; 6.) thence N 89°36'18" E a distance of 300.00 feet; 7.) thence N 88°50'28" E a distance of 100.01 feet; 8.) thence N 88°50'28" E a distance of 100.01 feet; 9.) thence N 89°24'50" E a distance of 100.00 feet; 10.) thence N 86°33'06" E a distance of 100.13 feet; 11.) thence N 88°50'28" E a distance of 100.01 feet; 12.) thence N 89°59'13" E a distance of 100.00 feet; 13.) thence N 88°16'06" E a distance of 100.02 feet; 14.) thence N 88°50'28" E a distance of 100.01 feet; 15.) thence N 89°59'13" E a distance of 100.00 feet; 16.) thence N 88°50'28" E a distance of 100.01 feet; 17.) thence N 88°16'06" E a distance of 100.02 feet; 18.) thence N 89°59'13" E a distance of 100.00 feet; 19.) thence N 89°59'13" E a distance of 100.00 feet; 20.) thence N 89°59'13" E a distance of 99.92 feet to a point coincident with the West maintained right-of-way boundary of St. Helena Road per Maintained Right-of-way Map Book 2, Pages 61 through 63, of the Public Records of Polk County, Florida; thence departing said North maintained right-of-way boundary, coincident with the Southerly extension of said West maintained right-of-way boundary, S 00°22'30" E a distance of 12.49 feet to the POINT OF BEGINNING.

Containing an area of 131,107.50 square feet, 3.010 acres, more or less.

SURVEY NOTES:

- 1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this survey is based on a Florida West State Plane grid bearing of S 89°14'40" W for the South right-of-way boundary of J.L. Massey Road.
- 3.) THIS IS NOT A BOUNDARY SURVEY.

Stacy L. Brown P.S.M. No. 6516
SurvTech Solutions, Inc. LB No. 7340

Drafted By: S. Brown
Date Drafted: 11/26/25

Approved By: S. Brown
Date Approved: 11/27/25

Last Field Date: N/A
Field Book/Page: N/A

Project No.: 252042
Ref. No.: 20200091

Drawing Name: 252042_SK
Revision Date: 12/02/25

SURVEYING TODAY WITH
TOMORROW'S TECHNOLOGY



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

10220 U.S. Highway 92 East, Tampa, FL 33610

phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340

email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Sketch & Description
J.L. Massey Road
Right-of-way Vacation
Sections 12 & 13, Township 29 South, Range 27 East
Polk County, Florida

Portion of the SE 1/4
of Section 12-29S-27E

Now or Formerly
Parcel Id #:
27-29-12-000000-022000
Blue Water Industries
Florida LLC

Right-of-way Vacation
Total Acreage

131,107.50 Square Feet
3.010 Acres

Now or Formerly
Parcel Id #27-29-12-
000000-024010
Blue Water Industries
Florida LLC

J.L. Massey Road

Big Tank Road

Now or Formerly
Parcel Id #:
27-29-13-860500-000101
Blue Water Industries
Florida LLC

Now or Formerly
Parcel Id #:
27-29-13-860510-000160
Blue Water Industries
Florida LLC

St Helena Road

Portion of the NE 1/4
of Section 13-29S-27E

Now or Formerly
Parcel Id #: 27-29-13-
-860500-000110
Rita & Chris Cerullo

Now or Formerly
Parcel Id #: 27-29-13
-860500-000130
Blue Water Industries
Florida LLC

Now or Formerly
Parcel Id #:
27-29-13-860510-000170
Blue Water Industries
Florida LLC

Legend

- PSM Professional Surveyor and Mapper
- LB Licensed Business
- OR Official Records
- MRW Maintained Right-of-way
- ⊕ Section Corner



Scale: 1" = 500'

THIS IS NOT A FIELD SURVEY

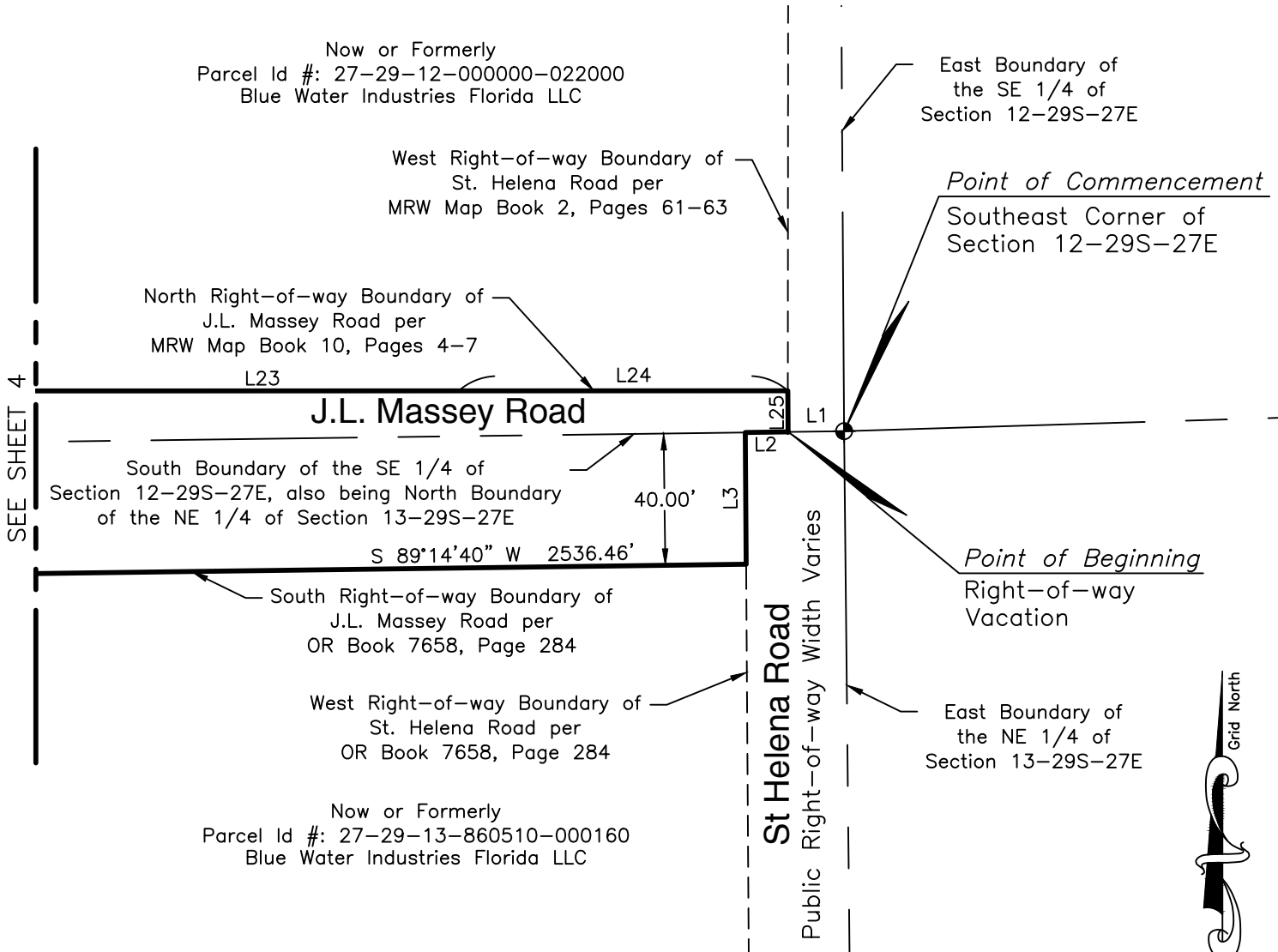
PROJECT NO.: 252042
REF. No.: 20200091
LAST FIELD DATE: N/A



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Sketch & Description
J.L. Massey Road
Right-of-way Vacation
Sections 12 & 13, Township 29 South, Range 27 East
Polk County, Florida



NOTE: See Sheet 4 for Line Information



Scale: 1" = 50'

THIS IS NOT A FIELD SURVEY

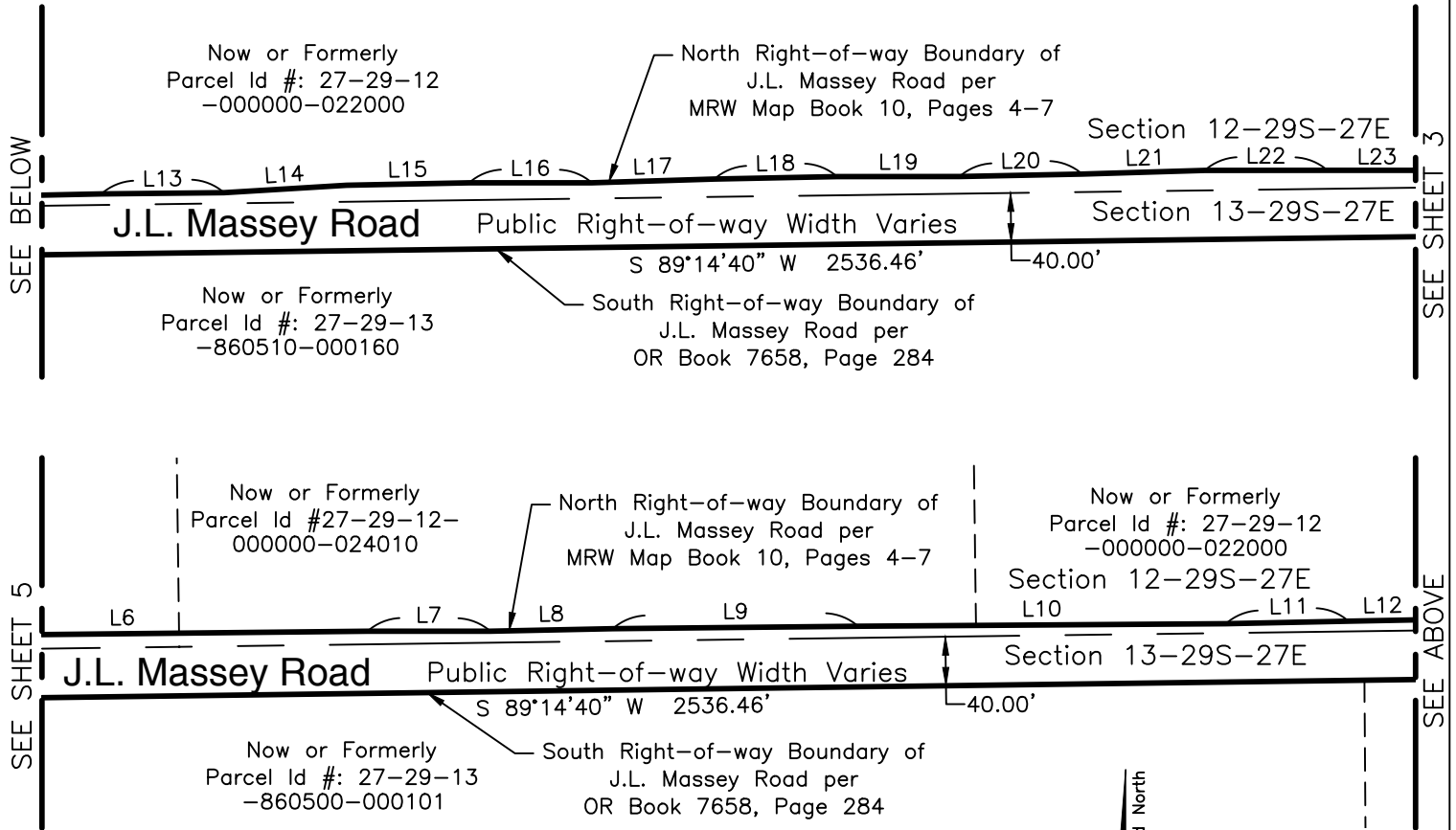
PROJECT NO.: 252042
REF. No.: 20200091
LAST FIELD DATE: N/A



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10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Sketch & Description
J.L. Massey Road
Right-of-way Vacation
 Sections 12 & 13, Township 29 South, Range 27 East
 Polk County, Florida



Line Information:

LINE	BEARING	DISTANCE
L1	S 89°14'40" W	17.00'
L2	S 89°14'40" W	13.00'
L3	S 00°22'52" E	40.00'
L4	N 00°32'13" E	52.57'
L5	S 89°57'42" E	48.69'
L6	N 89°24'50" E	400.00'
L7	N 89°59'13" E	100.00'
L8	N 88°50'28" E	100.01'
L9	N 89°24'50" E	200.00'
L10	N 89°36'18" E	300.00'
L11	N 88°50'28" E	100.01'
L12	N 88°50'28" E	100.01'

Line Information:

LINE	BEARING	DISTANCE
L13	N 89°24'50" E	100.00'
L14	N 86°33'06" E	100.13'
L15	N 88°50'28" E	100.01'
L16	N 89°59'13" E	100.00'
L17	N 88°16'06" E	100.02'
L18	N 88°50'28" E	100.01'
L19	N 89°59'13" E	100.00'
L20	N 88°50'28" E	100.01'
L21	N 88°16'06" E	100.02'
L22	N 89°59'13" E	100.00'
L23	N 89°59'13" E	100.00'
L24	N 89°59'13" E	99.92'
L25	S 00°22'30" E	12.49'



Scale: 1" = 150'

THIS IS NOT A FIELD SURVEY

PROJECT NO.: 252042
 REF. No.: 20200091
 LAST FIELD DATE: N/A

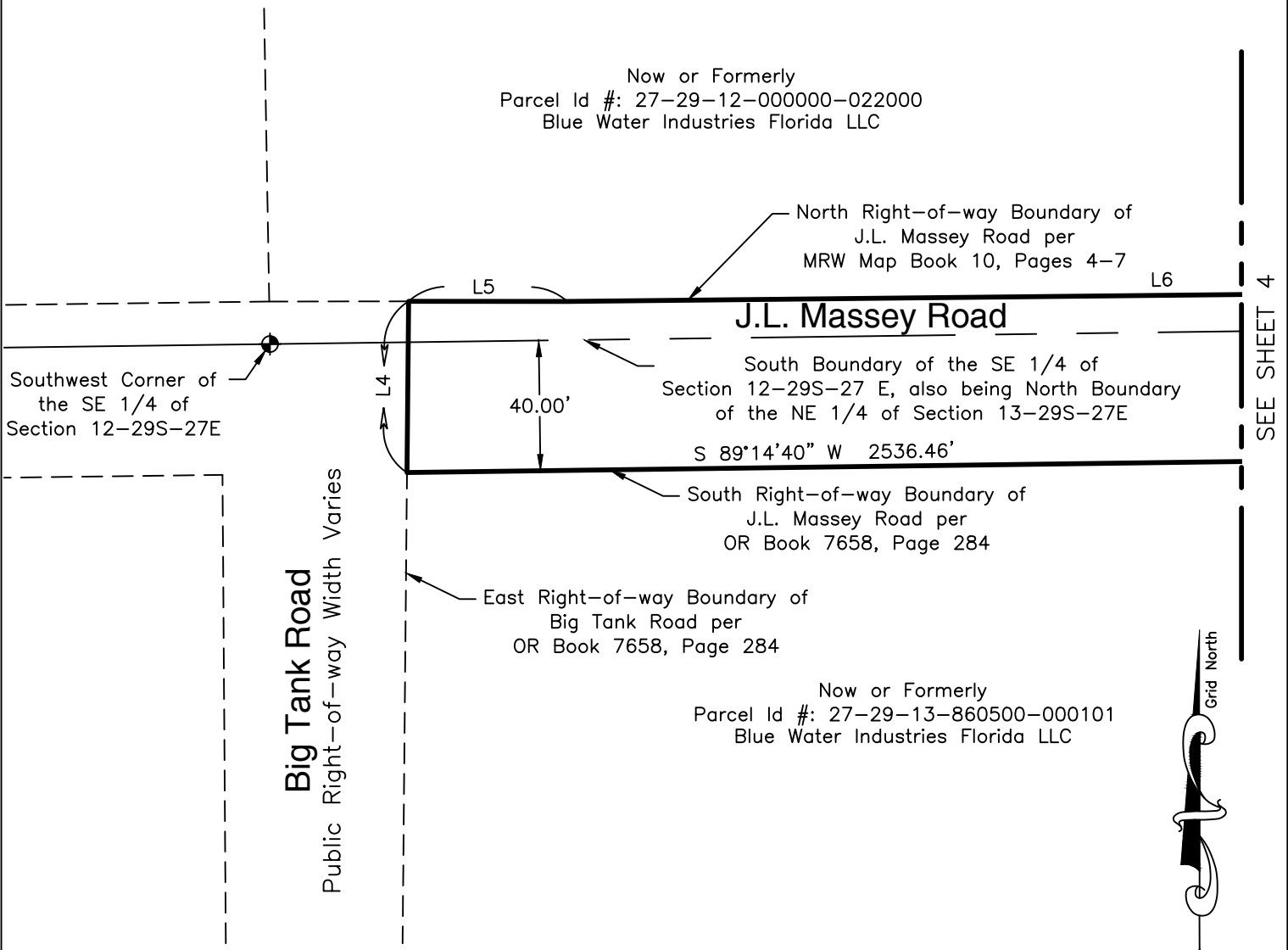


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Sketch & Description
J.L. Massey Road
Right-of-way Vacation
Sections 12 & 13, Township 29 South, Range 27 East
Polk County, Florida

Now or Formerly
 Parcel Id #: 27-29-12-000000-022000
 Blue Water Industries Florida LLC



SEE SHEET 4

Now or Formerly
 Parcel Id #: 27-29-13-860500-000101
 Blue Water Industries Florida LLC



Scale: 1" = 50'

NOTE: See Sheet 4 for Line Information

THIS IS NOT A FIELD SURVEY

PROJECT NO.: 252042
 REF. No.: 20200091
 LAST FIELD DATE: N/A



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
 10220 U.S. Highway 92 East, Tampa, FL 33610
 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
 email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

**POLK COUNTY PLANNING COMMISSION
FINAL ORDER**

Case Number: LDCU-2026-15 (Grove Sand Mine)

Applicant: Carlos Vergara

Property Owner: Blue Water Industries Florida LLC

Hearing Date: July 8, 2026

I. Request:

The applicant is requesting a Conditional Use (CU) approval to modify LDCU-2024-39 to reflect the abandonment and dedication of rights-of-way to the surrounding roadways.

II. Findings:

The Planning Commission 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:

1. Pursuant to section 906D.7 of the LDC, the Planning Commission shall, in the review of a Level 3 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 303 and 906.
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.

III. Incorporation of the Record

The record is hereby incorporated by reference into this order and is on file with the Land Development Division. The record consists of the following: the Application, Impact Assessment Statement, the DRC staff report, staff's PowerPoint presentation, and all testimony and evidence presented at the hearing.

IV. Planning Commission'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 Planning Commission 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.

V. Effective Date, Appeals:

This order shall be rendered to the Clerk and becomes effective on the date rendered. The Planning Commission's decision may be appealed to the Board of County Commissioners by filing an application for de novo review with the Land Development Division within 7 calendar days after the Planning Commission hearing. If a de novo application is timely filed, this order shall not be final and effective until final action of the Board of County Commissioners.

DONE AND ORDERED in Bartow, Polk County, Florida, in regular session this 8th day of July 2026, by the Polk County Planning Commission.

Polk County Planning Commission

ATTEST:

By: _____
Merle Bishop, Chair

By: _____
Lisa Simons-Irizarry, Recording Secretary

Date rendered to the Clerk: _____

Exhibits to Planning Commission's Order

Exhibit A-Staff Report and Exhibits

cc: Land Development Division Official File
Erin Valle, Clerk of Court (under separate cover)

ADDENDUM 1 to FINAL ORDER

The following conditions of approval were agreed upon by the Applicant and approved by the Planning Commission during the public hearing held on May 6th, 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:



Polk County
Planning Commission

Agenda Item 6.

7/8/2026

SUBJECT

LDPD-2026-4 (Berkley Crossings PD)

DESCRIPTION

The applicant is requesting a Planned Development approval for a combined 170 single-family and multi-family units. The purpose of this request is to allow 30-foot-wide single-family detached lots, up to six (6) attached dwelling units, and reduced setbacks.

RECOMMENDATION

Conditional Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Ian Nance

Land Development Division

(863) 534-6412

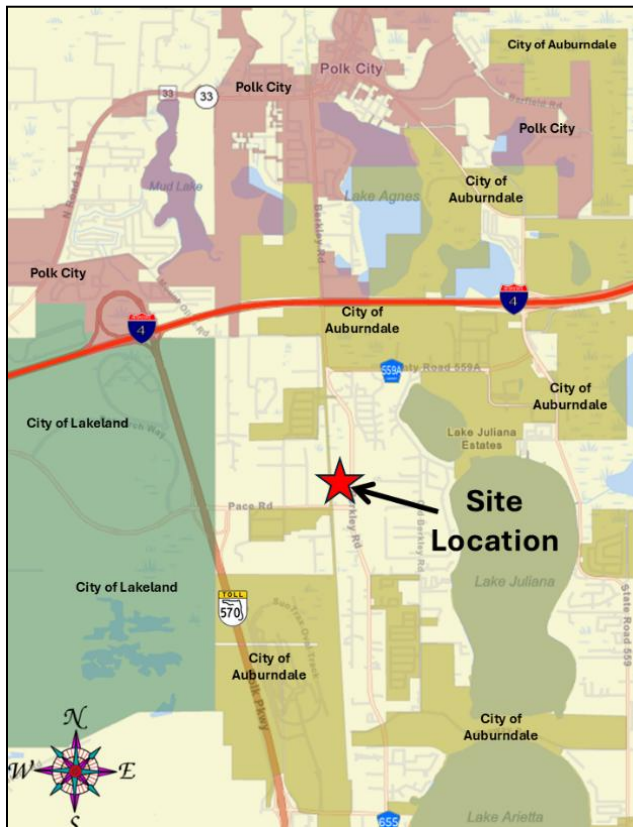
ivannance@polkfl.gov

**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

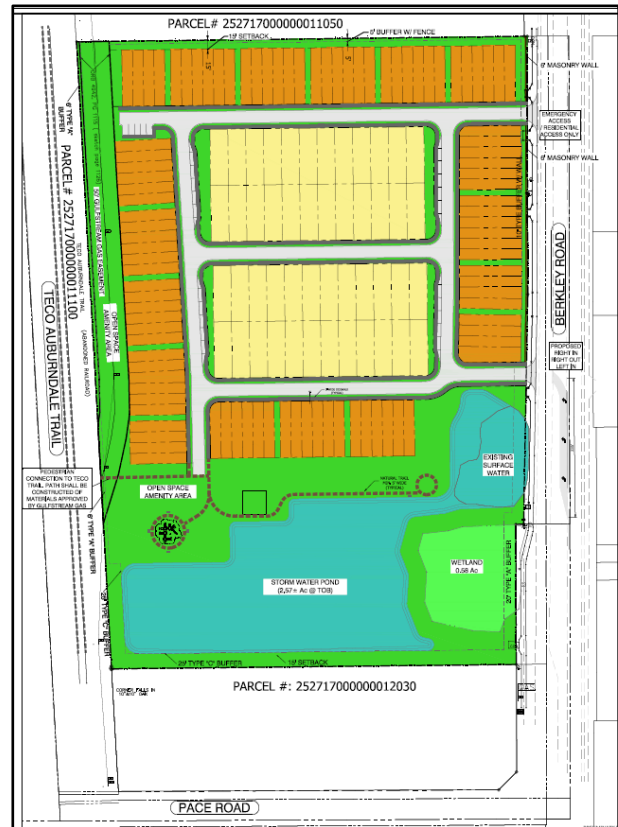
DRC Date:	April 2, 2026	Level of Review:	Level 3 Review
PC Date:	July 8, 2026	Type:	Planned Development (PD)
BoCC Date:	N/A	Case Number:	LDPD-2026-4
Applicant:	Logan Opsahl Lowndes Law	Case Name:	Berkley Crossings PD
		Case Planner:	Andrew Grohowski, Planner II

Request:	The applicant is requesting a Planned Development approval for a combined 170 single-family and multi-family units. The purpose of this request is to allow 30-foot-wide single-family detached lots, up to six (6) attached dwelling units, and reduced setbacks.
Location:	The subject property is east of the Polk Parkway, west of Berkley Road, south of Berkley Knights Drive, north of Pace Road and northwest of the City of Auburndale in Section 17, Township 27, Range 25.
Property Owner:	Harold R. & Catherine R. Botts, Perrin Clifton & Wayne S. Herder
Parcel Size (Number):	±17.62 acres (252717-000000-012020, 252717-000000-012040, 252717-000000-012050)
Land Use District:	Residential Low-1 (RL-1)
Development Area/Overlays:	Transit Supportive Development Area (TSDA)
Nearest Municipality/County:	City of Auburndale
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending

Location



Site Plan



Summary of Analysis:

The applicant is requesting a Planned Development (PD) pursuant to Land Development Code (LDC) Section 303 to permit a residential neighborhood consisting of 170 dwelling units on 17 developable acres (10 DU/AC) with amenities, pedestrian connection to the Auburndale TECO Trail, and other open spaces for use by the residents. There will be a mix of housing types, including attached townhomes (multi-family) with four to six units per structure and single-family detached dwelling units on 30-foot-wide lots. This PD is required for multi-family development in RL; more than four attached units within a townhome structure; reduced lot sizes; reduced lot widths; and reduced setbacks.

This site is located within multiple Comprehensive Plan overlays which promote high density development when supported by available transit opportunities and other locational criteria. The site is in the Transit Center of the Transit Supportive Development Area (TSDA) and Residential Low-1 (RL-1) Future Land Use district. Through PD approval in an RL district in the TSDA, up to twelve dwellings per upland acre are possible depending on design and location. The development plan is graded on a point system. The applicant proposes 170 units on approximately 17 acres of uplands. Based on the locational eligibility scoring criteria and the location within a Transit Center, this development may be able to achieve up to 10 DU/AC. Lot widths for single-family detached units will be reduced from 50 to 30 feet, and lot sizes will be reduced from 5,000 to 2,580 sq. ft. Finally, the side setbacks will be reduced to 2.5 feet, with a minimum rear setback of 10 feet.

The site plan includes stormwater ponds that will both treat stormwater from the proposed development as well as provide compensating storage for any impacts to the flood plain. Additional wetland areas (+/- 0.58 acres) will be preserved in their natural condition. Utilities are provided by the City of Auburndale and are available including a reclaim and sewer line along the Auburndale TECO trail, and water lines near Berkley Elementary. The City has reserved capacity for this development (See Exhibit 10). As part of the conditions and per the request of the City, the development will have at least a 10' dedicated utility easement agreement in place with Auburndale. There is ample roadway network capacity on the closest affected roadways. There is a sidewalk network on all major roadways. Public safety services are at urban levels, and all zoned schools have available capacity to serve the development both in the short and long term. There are recreation facilities within a short driving distance.

Staff recommends approval of this request. This site is within the TSDA development area for which this level of residential development has been planned and expected. The request is consistent with the LDC and Comprehensive Plan and compatible with the surrounding land uses.

Findings of Fact

- *The applicant is requesting a Planned Development to construct a combined 170 single-family and multi-family units on approximately 17.62 acres. The request includes 30-foot-wide lots, four to six unit townhomes, and a minimum single-family lot size of 2,850 square feet.*
- *The setbacks for “Single Family” as depicted on the site plan will be as follows:*
 - *Primary Structure*
 - *Front: 15’*
 - ***Side: Reduced from 10’ to 2.5’***
 - ***Rear: Reduced from 15’ to 10’***
 - ***Corner Side: Reduced from 15’ to 10’***
 - *Garage: 25’*
 - *Accessory Structure*
 - *Side: 5’*
 - ***Rear: Reduced from 10’ to 5’***
- *The setbacks for “Townhomes” as depicted on the site plan will be as follows:*
 - *Primary Structure*
 - *Front: 15’*
 - ***Side: Reduced from 10’ to 5’***
 - ***Rear: Reduced from 15’ to 10’***
 - *Garage: 25’*
 - *Accessory Structure*
 - *Side: 5’*
 - ***Rear: Reduced from 10’ to 5’***
- *The subject property contains areas of Residential Low-1 (RL-1) Land Use designation. Per Table 2.1 in the LDC, Planned Developments are “C3” conditional uses in the RL-1 district which require a Level 3 Review as described in Section 906 of the LDC.*
- *The subject site is within the Transit Supportive Development Area (TSDA). The intent of the TSDA “is to promote the development of walkable communities which include a balance between employment opportunities. Mix of complementary uses and activities, and a range of housing opportunities; improve access to employment areas, schools, shopping, and recreational opportunities,” according to POLICY 2.105-A1 of the Comprehensive Plan. Policy 2.104-A5 requires applicable developments in the TSDA to connect to centralized water and sewer systems.*
- *Per Table 2.2 of the LDC, the RL-1 district allows a maximum density of one dwelling unit per acre. RL-1 districts require setbacks of fifteen (15) feet from the right-of-way from local roads; a side setback of ten (10) feet; rear setback of fifteen (15) feet; and a maximum structure height of 50 feet. Accessory structure setbacks are five (5) feet from the side and ten (10) feet from the rear property line.*

- *Per POLICY 2.104-A7 of the Comprehensive Plan, the Residential-Low maximum density within the Transit Supportive Development Area and Transit Center allows up to twelve (12) dwelling units per acre. The requested PD has a proposed density of 10 DU/AC.*
- *Chapter 10 of the LDC defines “Planned Development” as “A land use or uses prepared, constructed, and maintained according to a binding plan as a single entity containing one or more structures and accessory uses. Strict adherence to land use district standards may be relaxed for the purpose of accomplishing a greater objective such as increased internal vehicle trip capture, resource protection, further compatibility with adjacent uses, and more efficient use of public infrastructure. Multiple land uses contained within Planned Development shall have a functional relationship with each other as well as consistency with the land use district.”*
- *According to LDC Section 303, “Planned Developments may be established in appropriate locations, with respect to intended function; in conformance with the goals, objectives, and policies of the Comprehensive Plan; compatible with the surrounding land uses and future land use districts; where they will not adversely impact facilities and services of the County; where they will not set a precedent for the introduction of an inappropriate use into an area; and so as not to encourage non-residential strip development along streets.”*
- *POLICY 2.105-A5 of the Comprehensive Plan states “Development within the Transit Supportive Areas shall conform with the following criteria:*
 - a. provide access to transit facilities;*
 - b. connect to centralized potable water and sanitary sewer systems;*
 - c. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;*
 - d. implement “Complete Street” and “Conservation Development” principles as established under Section 2.1251, Community Design, of this element;*
 - e. integrate pedestrian-oriented features, including sidewalks, trails or walkways into every development including appropriate pedestrian shelters or awnings;*
 - f. provide access to civic space, parks, green areas, and open space and other amenities;*
 - g. be supported by public safety (i.e., fire, EMS and law enforcement);*
 - h. have access to public schools;*
 - i. provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas.*
 - j. **encourage the inclusion of a variety of housing choices**, other than single family detached homes, townhomes, condominiums, and residential units in mixed use buildings by establishing minimum densities that preclude the exclusive use of single family detached units within designated areas as established in Policy 2.104-A7.”*
- *According to Policy 2.125-M of the Comprehensive Plan, the Planned Development process allows “for increasing densities and intensities that may be permitted under certain circumstances, or using innovative design techniques, or providing a mixture of land uses. Planned Development may also be used to gain project design flexibility and to attach conditions, where warranted. Planned Development shall comply with density bonus points as outlined in the Land Development Code.”*

- *The property has direct ingress/egress to Berkley Road (Road No. 009321), a Principal Arterial roadway maintained by the Florida Department of Transportation. The four lane divided highway has about 110' of ROW. The nearest roadway tracked for concurrency with the Polk County Transportation Organization's Roadway Network Database is the Berkley Road segment from SR 559A to C. Fred Jones Boulevard (Link #. 6905 N/S), This roadway is an Urban Collector roadway and has a Level-of-Service (LOS) of "C".*
- *According to the Transportation Planning Organization, there is adequate capacity on Berkley Road and other roads such as Pace Road, C. Fred Jones Boulevard, and the Polk Parkway within the area transportation network to support the development at this time. A Major Traffic Study is required per Section 703.C of the Land Development Code.*
- *The subject property lies within the City of Auburndale's utility service area. According to correspondence there is a 16'' reclaim line and a sewer line owned by the City along the Auburndale TECO Trail. There is a wastewater lift station and a 12-inch potable waterline in the Berkley Road right-of-way to the north in front of Berkley Elementary (±500 feet).*
- *The site is currently zoned for Lena Vista Elementary, Jere L. Stambaugh Middle School, and Auburndale High School. The property is not zoned for the closest elementary school. Berkely Elementary is within ¼ mile of the lots proposed within the site, but it is a charter school.*
- *The Polk County Sheriff's Office response will be provided from the North Central District (NC), located at 3635 Avenue G Northwest in Winter Haven.*
- *Fire and EMS response to this project is from Polk County Fire Rescue Station 7, located at 200 Commonwealth Avenue in Polk City. The travel distance is about 3.2 miles with an average response time of 7-9 minutes.*
- *There are sidewalks along the frontage of Berkley Road and Pace Road.*
- *The closest public park facilities are the Lake Tennessee Boat Ramp, Auburndale TECO Trail, and the Lake Myrtle Recreation Complex.*
- *The closest surface water is Lake Tennessee to the east.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of protected animal and plant species sighting.*
- *There are no known historical or archeological resources onsite, according to the Secretary of State's Department of Historical Resources Florida Master Site File.*
- *Type "A" flood zones exist onsite, primarily in conjunction with the wetlands.*
- *According to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey, the property is comprised of Tavares sand (1%) and Smyrna and Myakka sands (99%).*
- *The subject site is not located within any of the County's Wellhead Protection Districts.*

- *The subject property is not located within a Height Notification Zone or In-Flight Visual/Electronic Interference Zone of the Bartow Municipal Airport.*
- *This request has been reviewed for consistency with SECTION 2.102 GROWTH MANAGEMENT and SECTION 2.104 TRANSIT SUPPORTIVE DEVELOPMENT (TSDA); 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 LDPD-2026-4.**

CONDITIONS OF APPROVAL

1. This approval shall be a Planned Development (PD) for a residential neighborhood consisting of 170 dwelling units, including detached single-family and townhome units. Approval of this Planned Development is for the following: [PLG]
 - Approval of townhomes (multi-family) in RL-1 with more than four units per structure to a maximum of six units per structure.
 - Reducing side and rear setbacks for single-family detached units from ten (10) to two and a half (2.5) feet and fifteen (15) to ten (10) feet, respectively.
 - Reducing side and rear setbacks for townhome units from ten (10) to five (5) feet and fifteen (15) to ten (10) feet, respectively.
 - Reducing the minimum lot size for single-family detached units from 6,000 sq. ft. to 2,580 sq. ft.
 - Reducing the lot widths to a minimum of 30 feet.
2. A Type “B” landscaping buffer and a minimum six-foot opaque fence shall also be provided along the northern property line, as shown on the site plan. [PLG]
3. For the Level 2 Review, single-family lots below 50 feet wide may replace townhome units through a Minor Modification. Townhome units may replace single-family units, as shown on the site plan, if these changes occur more than 50 feet from the boundary of the Binding Site Plan or more than 50 feet from any part of the Binding Site Plan which has been constructed or sold to any owner or owners different from the applicant requesting the change. [PLG]
4. All units shall meet the requirements of the Florida Building Code Residential 2023 Section R302. [BLG]
5. The PD will be required to dedicate a 10' wide utility easement in agreement with the City of Auburndale. [PLG]

6. Prior to site clearing or grubbing, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state and local law. [PLG]
7. A solid opaque fence shall be required along the entire northern property boundary. [PLG]
8. Pedestrian connection(s) shall be required to the Auburndale TECO Trail. [PLG]
9. A solid masonry wall shall be installed along the entire roadway frontage of Berkley Road. [PLG]
10. Single-family detached residential developments and lots shall provide one canopy or understory tree per unit in accordance with LDC Section 720.M. [PLG]
11. For the single-family detached units, easements shall be placed on the lot abutting any zero-lot line yard to permit access for maintenance, construction, drainage and other purposes for the benefit of the zero-lot line lot. The easements shall extend at least five feet perpendicular to the zero-lot line dwelling unit. [PLG]
12. The site plan included herein together with the conditions of approval shall be considered the "Binding Site Plan." Any modifications to LDPD-2026-4, except for those listed in Section 906.E of the LDC, shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission. [PLG]

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

<p>Northwest: City of Auburndale; Business Park Center-1X (BPC-1X) Auburndale TECO Trail; “Tract A” open space for Sunridge Acres ±5.55 acres</p>	<p>North: Residential Low-2 (RL-2) Single-family residence ±3.82 acres</p>	<p>Northeast: Institutional-1 (INST-1) Berkley Elementary ±12.93 acres</p>
<p>West: City of Auburndale; Business Park Center-1X (BPC-1X) Auburndale TECO Trail; TECO Site ±12.73 acres</p>	<p>Subject Property: Residential Low-1 (RL-1) Two single-family and one mobile home Site ±17.62</p>	<p>East: Residential Low-1 (RL-1) Single-family & mobile homes ±2.00 - ±4.63 acres</p>
<p>Southwest: City of Auburndale Innovation District RAC Mixed Use R&D & Multifamily ±142 acres</p>	<p>South: Residential Low-1 (RL-1) ±16,000 sq. ft. Greenhouse ±3.24 acres</p>	<p>Southeast: Residential Low-1 (RL-1) LDPD-2021-30 65-lot single-family (2.36 du/ac) ±26.73 upland acres</p>

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

The proposed development is more intense than development in the immediate area, since it includes blocks of four and six attached units. Along the western boundary of the subject site is the Auburndale TECO multiuse trail. To the north, south and east are single-family and mobile homes on 2-acres or larger. These residences have been in the area since the 1960s. To the southeast, a Planned Development, “Berkley Park Subdivision” received approval for 65-single-family residences on 50-foot-wide lots in 2021 (LDPD-2021-30). Since then, “Berkley Accelerated Middle School Inc” purchased the 29-acre property in January 2025 through a Warranty Deed (O.R. Bk 13413, PGs 461-463). Along Pace Road, southwest of the subject site, is the City of Auburndale’s approximately 142-acre “Innovation District” with a City Future Land Use of “Regional Activity Center (RAC)” and “Industrial Planned Unit Development” zoning. The site will accommodate a Research & Development center with a mixture of high density residential and light industrial uses. Some proposals and already under construction are a 464,000 sq. ft. “e-commerce and logistics” building, two research and development buildings, and 10 mixed-use commercial outparcels.

Compatibility with the Surrounding Land Uses and Infrastructure:

The request is compatible with the surrounding area. The proposed development is more intense than the other nearby existing residential developments. The increase in development intensity will provide a greater variety of housing styles in the area. There is supporting infrastructure provided and planned to serve this level of development. There are also employment opportunities in this area of the County.

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.”

A. Land Uses:

The applicant is requesting a Planned Development pursuant to LDC Section 303 to permit a residential neighborhood of 170 dwelling units on about 17 upland acres (10 DU/AC) with an amenity center, parks, and other open spaces for use by the residents. There will be a mix of housing types, including attached townhomes with four to six units (multi-family) per structure and single-family detached dwelling units on 30-foot-wide lots.

Townhomes are considered multi-family development and require a Level 3 Review in RL-1, Per LDC Table 2.1. The townhomes will consist of structures comprised of greater than four dwelling units attached and shall be designed to resemble single-family homes. The minimum “lot” size for the townhomes is 1,710 sq. ft.

As this request pertains to lot dimensions, the reason for this PD is to reduce lot widths below 50 feet; reduce lot sizes; and reduce setbacks. The single-family homes will have a minimum lot size of 2,850 sq. ft. The applicant states the 30-foot-wide lots provide a “cottage-type” product which allows minimal outdoor landscape maintenance compared to a regular larger residential lot. Side setbacks will be reduced to 2.5 feet. All construction shall abide by Section R302 of the Florida Building Code.

Single-family homes are located to the north, west, and east. Across the road to the southeast, LDPD-2021-30 was approved for 65 single-family units with 50-foot-wide lots and reduced setbacks, at a density of 2.36 DU/AC. To the north and south of the site, single-family homes on properties exceeding an acre border the subject site. The use of open space tracts, landscaping and increased setbacks to the north will provide buffering between these uses to provide for more separation.

LDC Section 303 requires residential PDs to devote at least 20 percent of the gross developable project area to Open Space. From the required Open Space acreage, all units shall provide a minimum 500 sq. ft. of park-and-recreation space per unit. In no case shall any individual recreation area be less than 10,000 square feet in area and shall be no farther than one-quarter of a mile walking distance from at least one recreation amenity.

The proposed site plan shows approximately 6.40 acres (36%) dedicated to Open Space. This will come in the form of the requisite recreation space; contoured and landscaped stormwater ponds; wetland buffers; and compatibility buffers. This is in addition to the 0.5-acre wetland preservation to the southeast.

For recreation, the LDC requires one amenity point per unit (170 pts.). The Amenity Plan shows this is being exceeded through a combination of passive recreation, tot lots, and dog parks (total 175 pts.), and planned to be connected by internal sidewalks and pedestrian walkways. Stormwater ponds are to be designed as curvilinear in shape, with canopy and understory tree plantings requirements of the Type “C” buffer as required in LDC Section 303 (Exhibit 5). Amenities tend to change during the Level 2 Review process as the needs of the homebuilders evolve. Those planned adjacent to residential units will be landscaped in accordance with LDC standards.

In addition to needing two parking spaces per unit, exclusive of the garage and tandem parking arrangements, LDC Section 303 also requires additional parking for PDs with upland densities above five dwelling units per acre or lot widths less than 45 feet. This parking can be provided in the development through evenly distributed clustered parking lots or parallel parking on private

roads or drive aisles. The site plan offers 25 additional parking spaces, accounting for the varying lot sizes and LDC requirements.

In summary, the application meets the PD standards prescribed by the LDC. The site plan maintains ample Open Space and provides recreational opportunity for future residents. A minimum of one (1) canopy tree shall be planted on each single-family residential lot in accordance with LDC Section 720.M. Tree placement is to be determined by the home builder.

B. Timing & Infrastructure:

Polk County Comprehensive Plan Policy 2.102-A3 states, “Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.”

LDC Section 303 states that the intensity and timeliness of a PD shall be determined by the surrounding infrastructure needed to support the residents within that development. The minimum qualifications for residential density shall be based on achieving a locational score for the Future Land Use Map district and the proximity to existing or programed infrastructure and services (the "Locational Eligibility Score").

Given the proximity to schools, Innovation District along Pace Road, as well as the site’s location within the TSDA Transit Center in Policy 2,104-A7, the minimum density at this location is 6 DU/AC with a maximum of 12 DU/AC with the appropriate locational score. Still, the overall density of the project area is 10 DU/AC.

This is a highly accessible area of the County, close to I-4 and the Polk Parkway with access to a state highway, which contributes to its greater demand for higher urban intensities. There is a comprehensive sidewalk network. However, there is not yet a mass transit line serving the area but that is anticipated to change with denser residential development in the future. Public safety facilities and schools have adequate capacity to serve the development. There is a charter school within walking distance. There are abundant recreation facilities, but not all are within walking distance.

Nearest Elementary, Middle, and High School

The subject site is currently zoned for Lena Vista Elementary, JL Stambaugh Middle, and Tenoroc Senior High. While Berkley Elementary and Berkley Accelerated Middle are located within 1,000 feet of the development, the site is not zoned for them because they are charter or private schools. The annual estimated demand in Table 2, to follow, is calculated by adding the rates for multi-family units (122) with the proposed number of single-family units (48) for each level of education.

Table 2

School	Annual Estimated Demand	% Capacity 2024-2025 School Year	Average driving distance from subject site
Lena Vista Elementary	34 students	79%	±4.5 miles driving distance
Berkley Elementary	<i>Not zoned</i>	87%	±0.1 miles driving distance
JL Stambaugh Middle	10 students	85%	±6.7 miles driving distance

Berkley Accelerated Middle	<i>Not zoned</i>	<i>Private</i>	±0.3 miles driving distance
Tenoroc Senior High	16 students	62%	±7.5 miles driving distance

Source: Polk County School Board, GIS, Google Maps

When analyzing these numbers, it is important to consider how this project will develop. One, it will take multiple years and engineered phasing plans before full buildout when the impact on schools is fully realized. School Board staff will need to review, evaluate, and analyze the adjacent zoned schools for available capacity with the Level 2 Review application, and the applicant must apply for a binding letter of concurrency at that time. It would be more convenient for future residents to be able to utilize Berkley Elementary and Berkley Middle since they are within walking distance.

Nearest Sheriff, Fire, and EMS Station

Both fire and EMS response to this project is from Polk County Fire Rescue Station 7, located at 200 Commonwealth Avenue in Polk City. The travel distance is about 3.2 miles with an average response time of 7-9 minutes. The nearest fire hydrant is located approximately 400 feet to the northeast off Berkley Road in front of Berkley Elementary. Fire hydrants will be required within the subdivision as one is required within 500 feet of every residence.

Sheriff's response to the site is served by the North Central District, located at 3635 Avenue G Northwest in Winter Haven. The response times for NC were: P1 – 11:32 minutes; P2 – 28:28 minutes. Priority 1 Calls are considered to be true emergencies, in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered. Sheriff's response times are not as much a function of the distance to the nearest Sheriff's substation but more a function of the overall number of patrol officers within the County.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Polk County Sheriff's North Central District Command 3635 Avenue G Northwest, Winter Haven	±9.7 miles	P1: 11:32 P2: 28:28
Fire/EMS	Polk County Fire Rescue Station 7 200 Commonwealth Avenue, Polk City	±3.2 miles	7-9 minutes

Source: Polk County Sheriff's Office and Public Safety

*Response times are based on when the station receives the call, not from when the call is made to 911.

Water and Wastewater Demand and Capacity:

Water, wastewater, and reclaimed water services are provided by the City of Auburndale. Development in the TSDA is required to connect to available centralized water and sewer. The project received a formal letter from City Utilities on November 12, 2025, indicating that capacity for 246 units is reserved for this proposed development (Exhibit 10). There is a 16-inch reclaim line and a sewer line owned by the city along the Auburndale TECO Trail. There is a wastewater lift station and a 12-inch potable waterline in the Berkley Road right-of-way to the north in front of Berkley Elementary (±500 feet). The development will be required to connect to these services.

A. Estimated Demand and Service Provider:

The proposed development is for a maximum 170 dwellings, 48 of which are single-family while the remaining are multifamily units. Single-family detached dwelling units utilize 360 gallons per day (GPD) of potable water and generate 270 GPD of wastewater whereas multifamily is

estimated at 198 GPD for water and 180 GPD for wastewater, on average. Base density without Planning Commission approval in the RL-1 district is one (1) dwelling unit per acre. In the TSDA Transit Center, a development may be approved for up to twelve (12) dwelling units per acre on uplands assuming other development standards could be met. Table 4, to follow, compares generalized estimates of the anticipated water and wastewater demands. Since maximum RL-1 densities favor multifamily developments, this use will be utilized for comparison purposes.

Table 4

±17 upland acres (RL-1) 0.58 ± acres wetland	Demand as Currently Permitted RL-1 (1 DU/Acre)	Maximum Permitted RL-1 (12 DU/Acre)	Proposed Plan (10 DU/Acre)
Permitted Intensity	17 single-family dwelling units**	204 multifamily units*	122 MF units 48 SF units
Potable Water Consumption (GPD)	6,120 GPD	40,392 GPD	41,436 GPD
Wastewater Generation (GPD)	4,590 GPD	55,080 GPD	34,920 GPD

Source: Polk County Concurrency Manual & Polk County Utilities

**Multifamily generates an estimated 198 GPD potable water demand and 180 GPD wastewater*

***Single-family residential generates an estimated 360 GPD for potable water demand and 270 GPD for wastewater generation*

The applicant is proposing ten (10) dwelling units per acre, the maximum given the PD locational eligibility score, with the inclusion of 48 single-family units. Utility demands are generally lower in multi-family developments rather than detached single-family subdivisions, as shown in the table above. Unit types could change at the time of Level 2 Review, with some multi-family converting into single-family, a decrease in intensity.

B. Available Capacity:

Based on correspondence from the City, a letter from their Public Utilities dated November 12, 2025 has reserved capacity for 246 units. Based on information gathered from the City’s website and the Southwest Florida Water Management District press releases, the City operates seven (7) deep water wells that have a permitted capacity of over eight (8) million gallons per day (MGD).

The City of Auburndale has two wastewater treatment facilities. The Allred Facility, located on Recker Highway, has a capacity of 1.4 million gallons per day (MGD) and the treated effluent is discharged as reuse water to the Calpine Power Plant and Lake Myrtle Sports complex. Their regional wastewater treatment facility is located on Spring Road, west of Berkley Road.

C. Planned Improvements:

There are \$3.5 million expansion and improvement projects included in the City’s Fiscal Years between the 2022-2029 capital improvement plan (CIP) with funding allotted for Fiscal Year 2028-2029. This development is not depending upon any capital improvements to develop.

Roadways/ Transportation Network

The report identifies both daily and peak hour traffic volumes. Daily traffic volumes are reported in Annual Average Daily Traffic (AADT) – the typical traffic volume on a weekday over a 24-hour period. Peak hour traffic represents the highest hourly traffic volume for period between 4 – 7 p.m. It is reported as both a two-way volume and as directional volumes (east and west or north and south).

The peak hour traffic volumes are used to estimate the level-of-service for each roadway, in each direction. Level-of-service refers to the quality of traffic flow. It is the primary measure of traffic congestion. Level-of-service (LOS) is measured on a scale of ‘A’ to ‘F’ with LOS ‘A’ being the best (free-flow traffic) and LOS ‘F’ being the worst (severe traffic congestion).

A. Estimated Demand:

Single Family Detached Housing generates 7.81 Average Annual Daily Trips (AADT) and 1.00 PM Peak Hour trips per unit. Multi-family units generate 6.21 AADT and 0.52 PM Peak Hour Trips, according to methodology employed by TPO. Table 5, to follow, provides a comparison of the estimated and potential demand.

Table 5

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted RL-1 (1 DU/Acre)	Maximum Permitted with PD Bonus Points	Proposed Plan (10 DU/Acre)
±17 upland acres (RL-1) 0.58 ± acres wetland			
Permitted Intensity	17 SF units	204 MF units	122 MF units 48 SF units
Average Annual Daily Trips (AADT)	133	1,267	1,133
PM Peak Hour Trips	17	106	111

Source: Polk County Concurrency Manual

A Major Traffic Study will be required during the Level 2 Review process because the proposal will exceed 750 AADT. Under typical modeling, most of those trips will travel south towards Auburndale because that is the closest location of daily shopping needs. There will likely be a higher number of vehicles returning to the development during the peak hour from the north because of the proximity to employment centers via I-4. I-4 traffic can also reach the site from the south via the Polk Parkway and its Pace Road connection.

B. Available Capacity:

There is currently capacity to serve the proposed development, as proposed by the site plan. Table 6, to follow, displays the generalized capacity on the adjacent transportation links.

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
6905N	Berkley Road (SR 655) From: Pace Road To: SR 559A (C. Fred Jones Blvd)	C	1,331	E
6905S	Berkley Road (SR 655) From: SR 559A (C. Fred Jones Blvd) To: Pace Road	C	1,350	E
8119N	Berkley Road (SR 655) From: CR 546 (Old Dixie Hwy) To: Pace Road	C	1,116	D
8119S	Berkley Road (SR 655) From: Pace Road To: CR 546 (Old Dixie Hwy)	C	1,089	D
4071N	Berkley Road (SR 655) From: SR 559A To: SR 33 (Commonwealth)	C	590	E
4071S	Berkley Road (SR 655) From: SR 33 (Commonwealth) To: SR 559A	C	598	E
6908E	Pace Road From: SR 570 (Polk Pkwy) To: Berkley Road (SR 655)	C	1,818	E
6908W	Pace Road	C	1,825	E

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
	From: SR 570 (Polk Pkwy) To: Berkley Road (SR 655)			
8094E	SR 559A (C. Fred Jones Blvd) From: Berkley Road (SR 655) To: SR 559	C	1,271	D
8094W	SR 559A (C. Fred Jones Blvd) From: SR 559 To: Berkley Road (SR 655)	C	1,249	D
6804N	CR 559 From: Gapway Road To: I-4	C	927	D
6804S	CR 559 From: I-4 Rd. To: Gapway Road	C	530	D

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database April 13, 2026

During the Peak PM hours, the project is anticipated to generate approximately 111 trips. The primary impact will be to SR 655 (Links 6905 N/S). These are trips that will be entering the roadways during a two-hour span during the evening when traffic is generally considered the most intense. Of the Peak PM Trips calculated in Table 5, approximately 37% will enter the roadway system during peak hours, with half (+/- 21) projected to travel north and half south.

C. Roadway Conditions:

The property has access to Berkley Road, a principal arterial roadway maintained by the FDOT. It has a right-of-way width of approximately 110 feet. Berkley Road and Pace Road were widened from two to four-lanes divided in 2008 and completed by 2010. C. Fred Jones Boulevard was widened from two to four lanes divided in 2015. The Polk Parkway was widened in 2021 to four lanes between I-4 and U.S. Highway 92. Pace Road (Road No. 751702) is the only County maintained roadway in the immediate network serving this proposed development and it is in fair condition. Berkley Road becomes a County-maintained facility north of C. Fred Jones Boulevard to its terminus at State Road 33 in Polk City (Road No. 750807). The applicant has stated the roads within the development will remain private.

D. Sidewalk Network

This area has a near complete sidewalk network as well as a connection to a bicycle/pedestrian trail that connects to another county. Sidewalks are provided on both sides of Berkley Road and the site plan shows internal sidewalks. One of the more significant attractors to this location is the bicycle and pedestrian network. It connects to major recreational facilities, schools, a university campus, commerce and employment.

E. Planned Improvements:

Per LDC Section 705, a minimum Type VI intersection (right-in deceleration turn lane and left-in center turn lane) is required on County roadways for new development serving more than 999 AADT or 199 parking spaces. However, this is a state facility. Therefore, the FDOT may require a northbound deceleration lane into the development.

Intersection improvements, including a right turn lane, are proposed at CR 5599 and Lundy Road according to the 2026-2030 CIP Budget (Project #5400257). The project is in preliminary stages with planned improvements near the end of 2027.

F. Mass Transit

The nearest mass transit route is the Citrus Connection Lakeland to Winter Haven Route (Purple Line) with the closest stop “Stop # 1716” over 6 miles away at the intersection of Berkley Road (SR 655) and Old Dixie Highway (CR 546). Even though there is a complete sidewalk connection to it, this is not a walkable distance.

Park Facilities and Environmental Lands:

The County’s residential development standards require functional open space to be designed within a development that includes recreational amenities for the residents. Sidewalks are required on both sides of all residential streets connecting the residents to the open space and recreational amenities. The closest public park facilities are the Lake Tennessee Boat Ramp and the Lake Myrtle Recreation Complex which is regional recreation facility. Lake Myrtle Recreation Complex, less than three miles to the south, and is owned and managed by the City of Auburndale with cooperative funding from Polk County. The closest County-maintained recreation facility is in Polk City, five miles driving distance.

A. Location:

Polk City Park is located at 5130 Duey Road, Polk City. Its current hours of operations are from 5 a.m. to 10 p.m.

B. Services:

Polk City Park has four lighted baseball & softball fields, multi-purpose fields, a basketball court, picnic pavilion, and a playground. Lake Myrtle Sports Complex has nine competition baseball fields, featuring electronic score boards, oversized dugouts, home and visitor bullpens and batting cages and 11 lighted soccer fields among other amenities.

C. Multi-use Trails:

The Auburndale TECO Trail is directly west and adjacent to the subject site. As part of the conditions and incorporated into the site plan, pedestrian connection from the development to the trail will be required. This greenway provides a linear walking and bicycle path and connects Auburndale to State Road 50 between Brooksville and Clermont in Lake County.

D. Environmental Lands:

The closest Environmental lands area is the Tenoroc Fish Management Area managed by the Florida Wildlife Commission (FWC). Access is off Combee Road over 13 ½ miles driving distance.

The site is not within the Florida Wildlife Corridor. No conservation easements are located adjacent to the site.

E. Planned Improvements:

Further recreation improvements to the Lake Myrtle Sports Complex include a multi-year project in collaboration with the City of Auburndale for additional restrooms, fencing around the soccer stadium, new walking trails and improved lighting. Parks and Recreation have been pursuing the

acquisition of land near Lake Mattie for a potential boat dock. Since 2023, the City of Auburndale has been renovating Lake Ariana Park which includes a new 30,000 sq. ft. civic center, boat dock, picnic pavilions, beach volleyball courts, and playground.

Environmental Conditions

The Polk County Comprehensive Plan has a Conservation Element. Division 2.300 of the Comprehensive Plan mentions, “The goal, objectives, and policies of the Conservation Element are designed to protect the natural resources which make Polk County a special place while preventing degradation of the environment and allowing development and economic expansion to occur.” There should be no serious environmental conditions that need to be addressed with this subject site.

A. Surface Water:

The site is located in the Lake Juliana drainage basin with Lake Tennessee as the closest surface water. While it is approximately ½ mile from the property, drainage flow from the site will be slow and not take a direct path to reach the lake. The majority of the site currently flows southeast into a low area that straddles property lines on the west side of Berkley Road. The stormwater management system will be designed to the Southwest Florida Water Management District (SWFWMD) regulations, which meet the applicable state water quality standards, and the Comprehensive Plan and LDC. The applicant/developer will consult with SWFWMD on the need for a water use permit for the dewatering activities proposed for the construction of project lakes, utilities, and/or road or building foundations.

B. Wetlands/Floodplains:

Wetlands and flood zones are found onsite on the eastern and southeastern portions of the site. Approximately 11¾ acres of the site are within an AE flood zone with a known base flood elevation (BFE) of 156.90 feet above mean sea level. This is associated with the Lake Juliana floodplain. The site is between 156 and 161 feet above sea level.

If Berkley Road did not impede flow, the outfall would travel southeast and south through a flood zone network that parallels Berkley Road until it reaches a creek that flows east to Lake Julianna just south of the Fish Haven Mobile Home Park. Since this is not the most direct outfall that a residential project can have, the stormwater management system within this development will most likely be where the lowest topography and associated flood zone are located and will have to hold more water onsite and for longer periods of time. Should any portion of the site be located within a designated flood zone, homes will need to be elevated to one foot above the BFE. For this site plan, impacts to wetlands are being avoided to the greatest extent possible, and 25-foot-wide upland buffers are located around these areas, in accordance with LDC Section 620. A flood study and topographic survey will be required for submittal of their engineered plans (Level 2 Review).

C. Soils:

Most of the site where development is proposed is comprised of Smyrna and Myakka Fine Sands, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey. Smyrna and Myakka Fine Sands have severe limitations to all forms of development. Future development of the remainder of the site will be connected to public water and wastewater services provided through the City of Auburndale.

Table 7

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Smyrna and Myakka Fine Sands	Severe: wetness, poor filter	Severe: wetness	99%
Tavares fine sand	Moderate	Slight	1%

Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service

For parts of the property the soil amendments and fill will likely be needed for the home foundations. A comprehensive drainage network will be fundamental to support development even on the upland portions.

D. Protected Species:

According to Polk County Endangered Habitat Maps, the PD is not located within a one-mile radius of an endangered species sighting. (Source: Florida Natural Areas Inventory, 2002, 2006 & 2011). No bald eagle nests are within one mile of the site per the Audubon EagleWatch Inventory Viewer.

E. Archeological Resources:

The property has no recorded archaeological or cultural resources, according to the Florida Department of State’s Division of Historical Resources.

F. Wells (Public/Private):

The property is not located within a Wellfield Protection District. The homes to the north and south are on individual potable well systems.

G. Airports:

According to the Polk County Airport Impact Districts Map, the subject property is not located within any Airport Buffer Zones for flight path and height restriction.

Economic Factors:

This is an area that is seeing much higher development growth potential than in the past. The Polk Parkway interchange at Pace Road and the widening of Berkley Road has brought the urban development pressures from the cities closer to this area. The extension of urban services such as public water and wastewater enables more intense urban densities. The economic catalysts such as Florida Polytechnic University and the FDOT Suntrax facility (“America’s new center for transportation innovation in Florida”) have brought other employment opportunities to the area. These factors attract home buyers as well. Berkley Road and Old Berkley Road have seen a significant amount of residential development in the past 10 years.

The applicant is seeking to develop this site in way that gets the highest potential while maintaining compatibility with neighboring development and environmental limitations. Housing needs are on the rise in central Florida, and Polk County is seeing higher than average population growth. There is a high potential that this development is the right type of housing product in the right location. It is in close proximity to land use categories that will provide much support and almost every needed form of infrastructure is available. Residential development in this location will provided the market support for needed commercial to be located nearby.

Consistency with the Comprehensive Plan and Land Development Code:

Table 8, to follow, provides an analysis of the proposed request when compared to typical policies of the Comprehensive Plan selected by staff for evaluation of development proposals. Based upon this analysis, the proposed request is consistent with relevant policies of the Polk County Comprehensive Plan.

Table 8

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.</p>	<p>The proposed single-family development is compatible with neighboring properties because of right-of-way separation and like uses. There is adequate infrastructure to support the units if built to a proper infrastructure design. The connection to public wastewater enables higher density and smaller lot sizes. The smaller lots provide some slight variation in the housing products available in the area and aid in avoidance of environmentally sensitive lands. Necessary landscaping and transition buffers will be employed at the time of the Level 2 Review.</p>
<p>POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing Communities.</p>	<p>The site is in an area planned for more intense urban development. There is water and wastewater services available. Transportation facilities are excellent. This is a highly accessible area of the County, which contributes to its greater demand for higher urban intensities. There is a comprehensive sidewalk network. Public safety facilities and schools have adequate capacity to serve the development. There is a charter school within walking distance. There are abundant recreation facilities, but not all are within walking distance.</p>
<p>POLICY 2.102-A3: DISTRIBUTION - Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.</p>	<p>The proposed development is consistent with services available in the Transit Supportive Development Area (TSDA) because there are urban services such as water and sewer available. Mass transit is not yet available but will be if higher residential densities develop in the area.</p>
<p>POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.</p>	<p>The site is located within an area that has a significant amount of urban infrastructure and services with ample capacity to serve it. The only service weaknesses are transit which needs more intense development to occur.</p>
<p>POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost effective response times from the Fire Department, Sheriff's Department, and Emergency Management Service (EMS).</p>	<p>This site will have access to adequate public facilities. Capacity is available for all services. Emergency services are functioning at an acceptable level.</p>

The Planning Commission, in the review of development plans, shall consider the following factors listed in Table 9 in accordance with Section 906.D.7 of the Land Development Code.

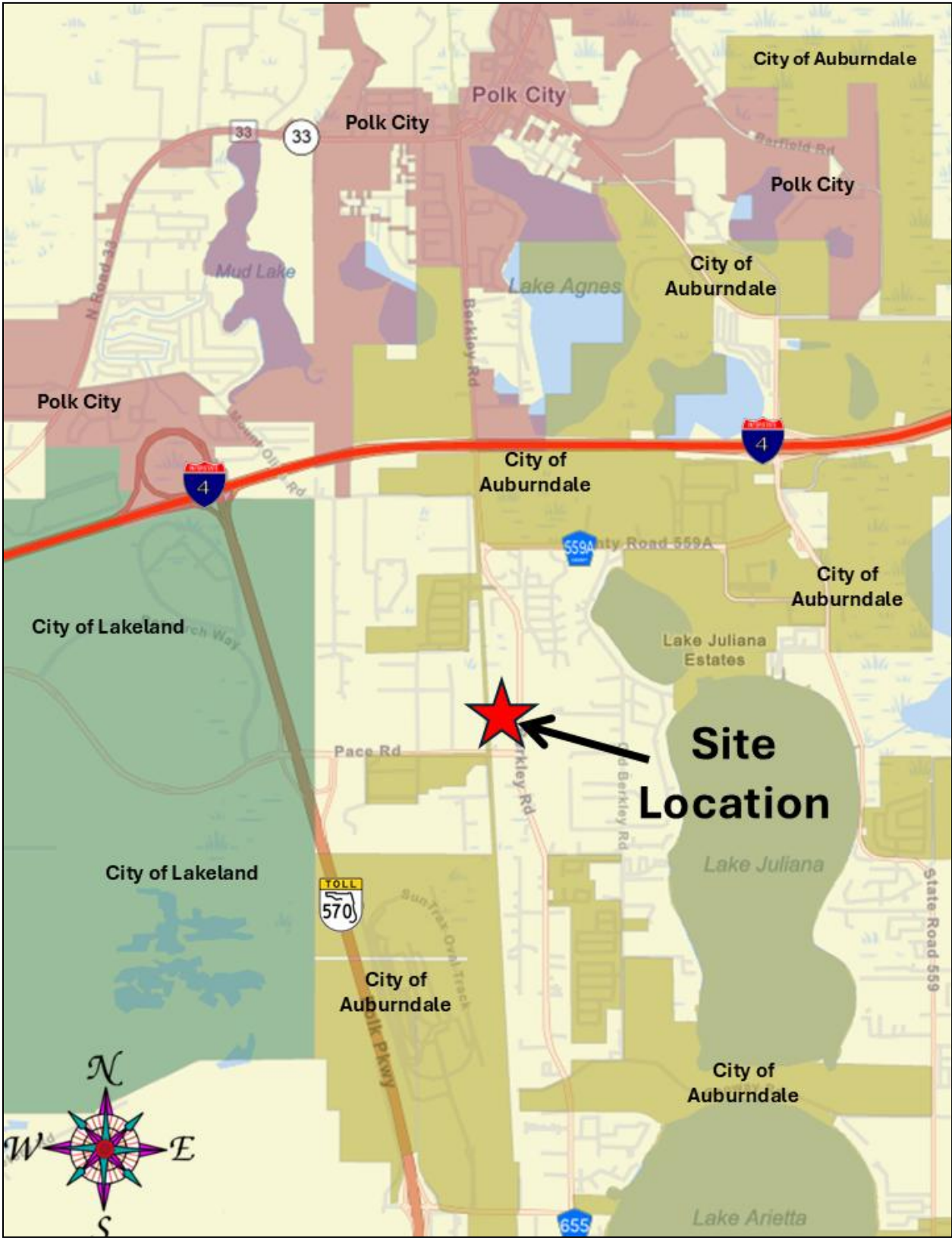
Table 9

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 Sections 906.D, 303, 705 and Section 709.</i>
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	<i>Yes, this development is consistent with the Comprehensive Plan as it meets the density requirements.</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 Pages 7-10 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 require concurrency determinations from utilities, the School Board, and TPO. The impact on public services can be found in the analysis found in the staff report.</i>

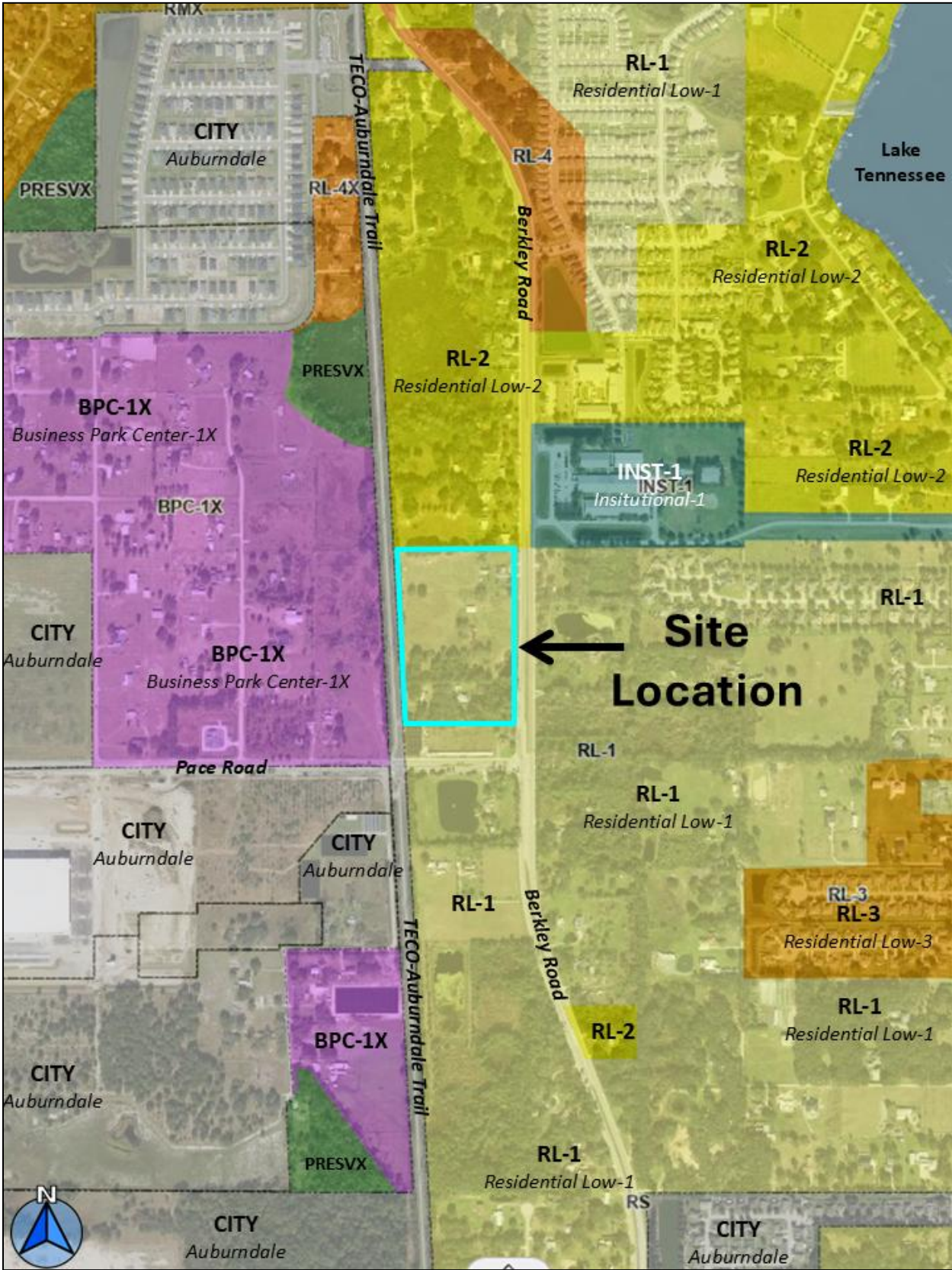
Comments from other Agencies: None.

Exhibits:

- Exhibit – 1 Location Map
- Exhibit – 2 Future Land Use Map
- Exhibit – 3 2025 Satellite Image (Context)
- Exhibit – 4 2025 Satellite Image with Site Plan Overlay
- Exhibit – 5 Site Plan
- Exhibit – 6 Amenity Plan
- Exhibit – 7 Open Space Plan
- Exhibit – 8 Typical Lots
- Exhibit – 9 Site Plan Notes
- Exhibit – 10 City of Auburndale – Utility Letter



Location Map



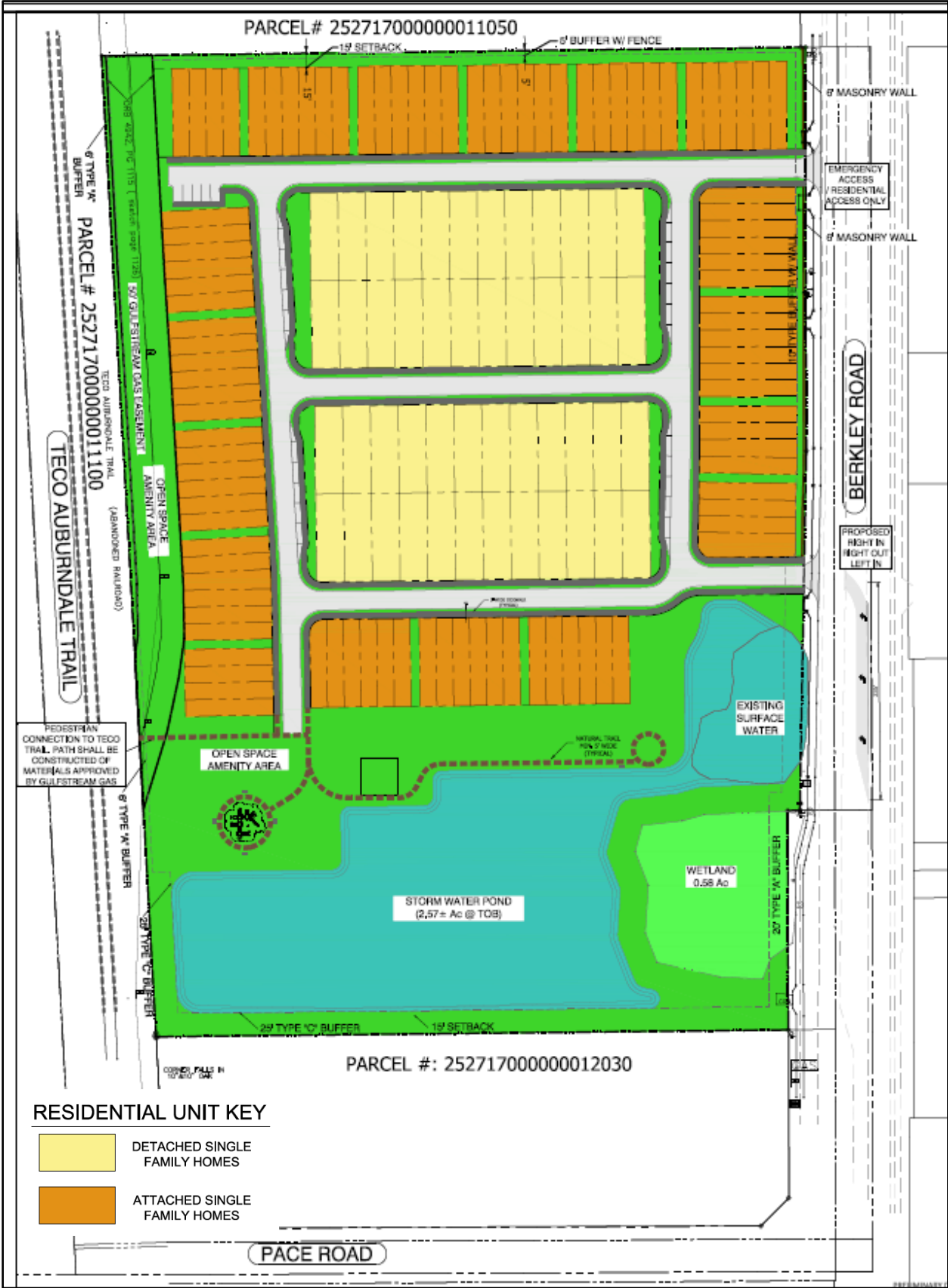
Future Land Use Map



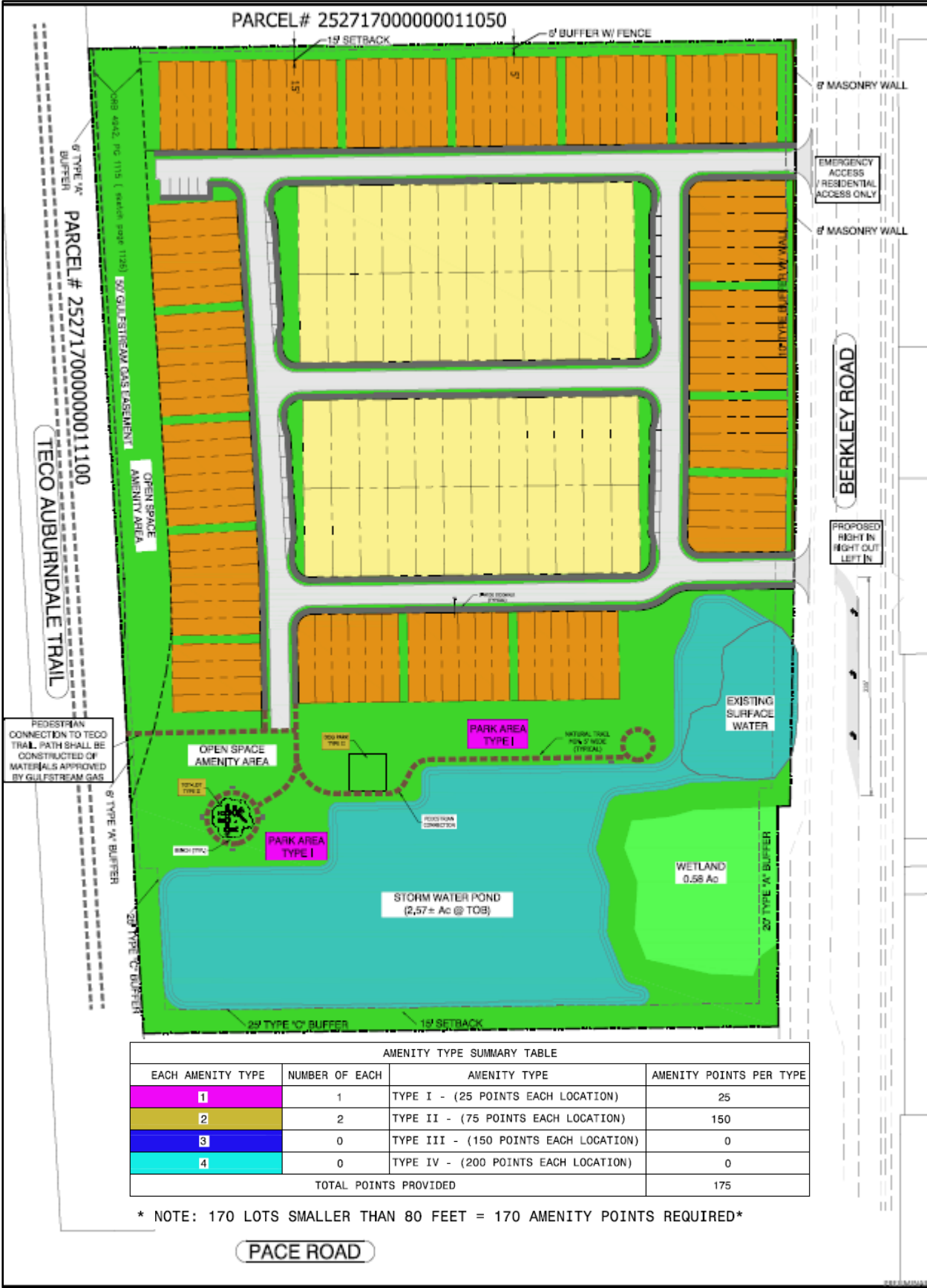
2025 Satellite Image (Context)



2025 Satellite Image with Site Plan Overlay



Site Plan

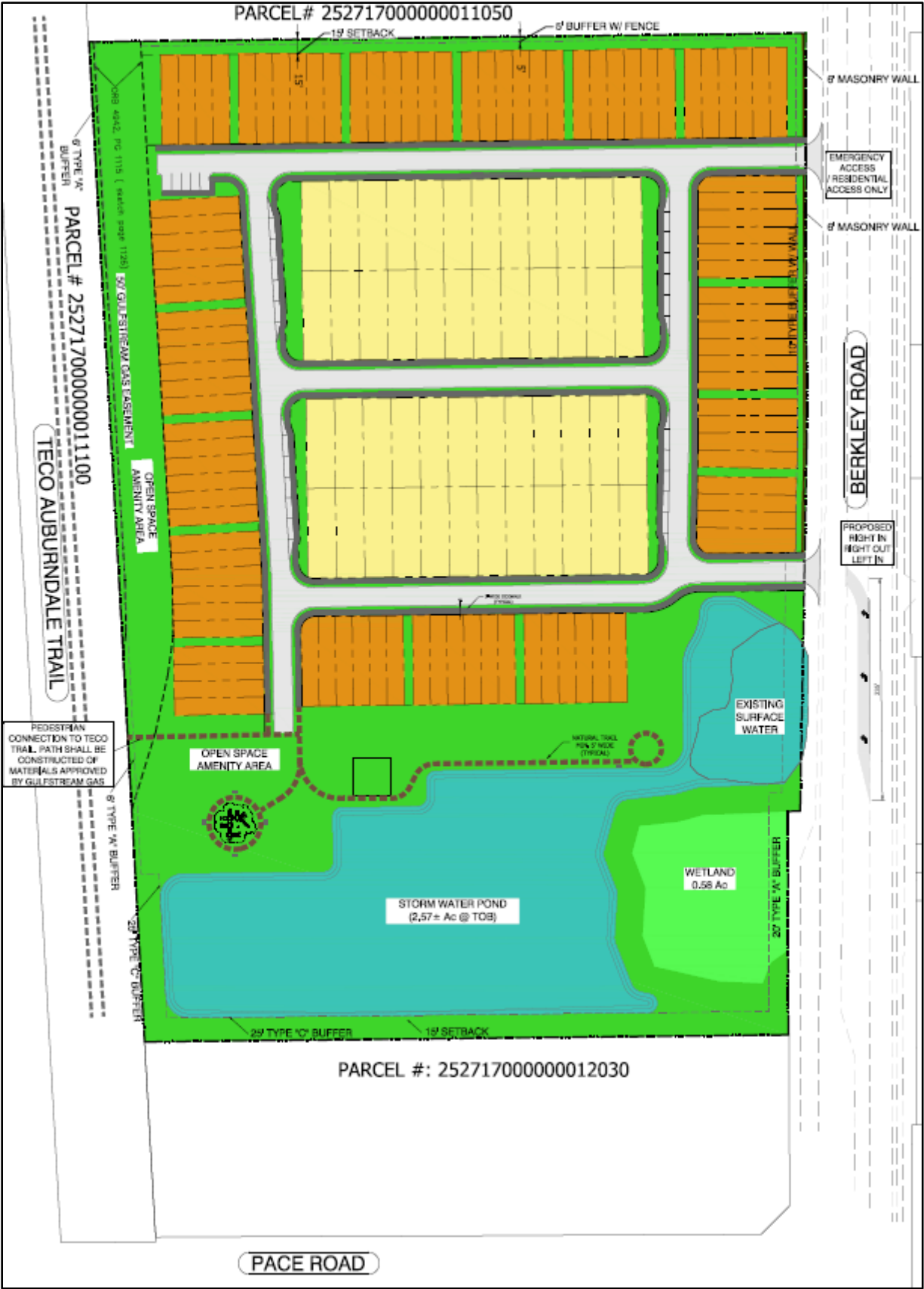


AMENITY TYPE SUMMARY TABLE

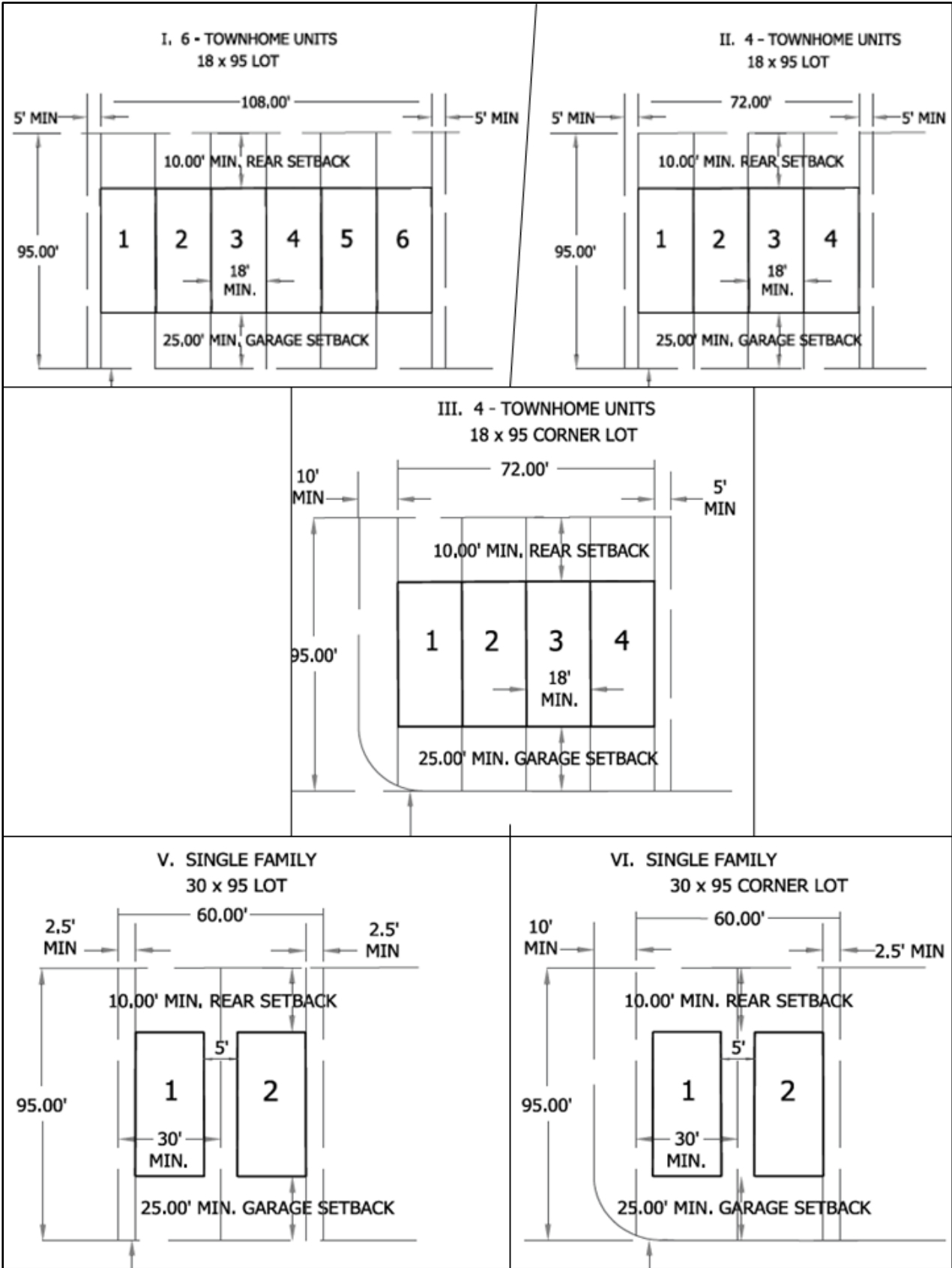
EACH AMENITY TYPE	NUMBER OF EACH	AMENITY TYPE	AMENITY POINTS PER TYPE
1	1	TYPE I - (25 POINTS EACH LOCATION)	25
2	2	TYPE II - (75 POINTS EACH LOCATION)	150
3	0	TYPE III - (150 POINTS EACH LOCATION)	0
4	0	TYPE IV - (200 POINTS EACH LOCATION)	0
TOTAL POINTS PROVIDED			175

* NOTE: 170 LOTS SMALLER THAN 80 FEET = 170 AMENITY POINTS REQUIRED*

Amenity Plan



Open Space Plan



Typical Lots

RESIDENTIAL DESIGN STANDARDS						
LOT TYPE	MIN, LOT WIDTH	MIN, LOT DEPTH	MIN, GARAGE SETBACK	MIN, SIDE SETBACK	MIN, REAR SETBACK	MIN, REAR ACCESSORY STRUCTURE SETBACK
SINGLE FAMILY	30'	95'	25'	2.5'	10'	5'
TOWNHOMES	18'	95'	25'	5'	10'	5'

SITE DATA

- 1. **PARCEL #:** 252717000000012020
252717000000012040
252717000000012050
- 2. **ADDRESS** POLK COUNTY, FLORIDA
- 3. **EXISTING LAND USE:** RL-1
- 4. **OVERLAY:** TSDA and TCCO
- 5. **GROSS ACREAGE:** 17.598 ±AC
NET ACREAGE (Less Wetlands): 17.018±AC

PERMITTED USES:

- ATTACHED AND DETACHED SINGLE-FAMILY LOTS (FOR SALE OR FOR RENT)
- CUSTOMARY ACCESSORY USES
- PARKS (TOT LOT/DOG PARK)
- OPEN SPACE AREAS
- CLUBHOUSE

TOTAL NUMBER OF LOTS: NOT TO EXCEED 170 LOTS
 MAX DENSITY: 10 DU/AC
 MIN. LIVING AREA: 950 SQ. FT.
 MAX BUILDING HEIGHT: 35 FT.
 PARKING: 2 SPACES PER LOT AND;
1 SPACE PER 7 UNITS

MAX IMPERVIOUS SURFACE: OVERALL IMPERVIOUS SURFACES ACROSS THE DEVELOPMENT SHALL NOT EXCEED 60%
 MAX LOT COVERAGE: 70%

PD DEVELOPMENT NOTES:

- Potential 10' utility easement to be negotiated with the city of Auburndale during engineering;
- Development of the Property may be accomplished in a single or multiple phases;
- The location of parking areas, access point, amenities, and infrastructure improvements (including but not limited to stormwater ponds, utilities, and related facilities) as shown on the conceptual plan are illustrative only and shall be determined at the time of construction plans submittal;
- Increases in lot sizes and/or decreases in the number of lots shall be deemed to be in substantial conformance with this Berkley Crossing PD Concept Plan;
- The final mix of residential product types (e.g., attached single-family and/or detached single-family homes) will be determined at the time of construction plans submittal in response to market conditions;
- Any modification to the Berkley Crossing PD Plan under Polk County Land Development Code Section 906.E shall be considered a minor modification.
- Parking, open space/recreation and amenity requirements may be adjusted at the Level 2 submittal, based on the final unit count, as long as the LDC standards are met

Site Plan Notes



City of Auburndale
AUBURNDALE, FLORIDA 33823

Brad Thomas
Director of Public Utilities

P.O. Box 186
215 Main Street
(863) 965-5500

November 12, 2025

MAS Development
2875 NE 191st Street, Suite 305
Aventura, FL. 33180
Attn: Nika Zyryanova

Re: Parcel ID's: 252717000000012020, ...050, & ...040

Dear Ms. Zyryanova,

The proposed development on Berkely Road, North of Pace is in the City of Auburndale's utility service area. Water and wastewater capacity is available to provide service to the 246 proposed lots.

Any main extensions or lift-station improvements required by this project will be at the expense of the developer.

The City of Auburndale looks forward to this project, and I can provide further information, please call me at 863-837-5078.

Sincerely,

Brad Thomas
Public Utilities Director
City of Auburndale
P: 863-837-5078
E: Bthomas@Auburndalefl.com

City of Auburndale – Utility Letter

BERKLEY CROSSINGS

POLK COUNTY, FLORIDA
SECTION 17, TOWNSHIP 27 S, RANGE 25

PROJECT NUMBER: SPEC25390
DATE: 02/27/2026

SITE DATA

- PARCEL #: 252717000000012020
252717000000012040
252717000000012050
- ADDRESS: POLK COUNTY, FLORIDA
- EXISTING LAND USE: RL-1
- OVERLAY: TSDA and TCCO
- GROSS ACREAGE: 17.598 ± AC
NET ACREAGE (Less Wetlands): 17.018 ± AC

PERMITTED USES:

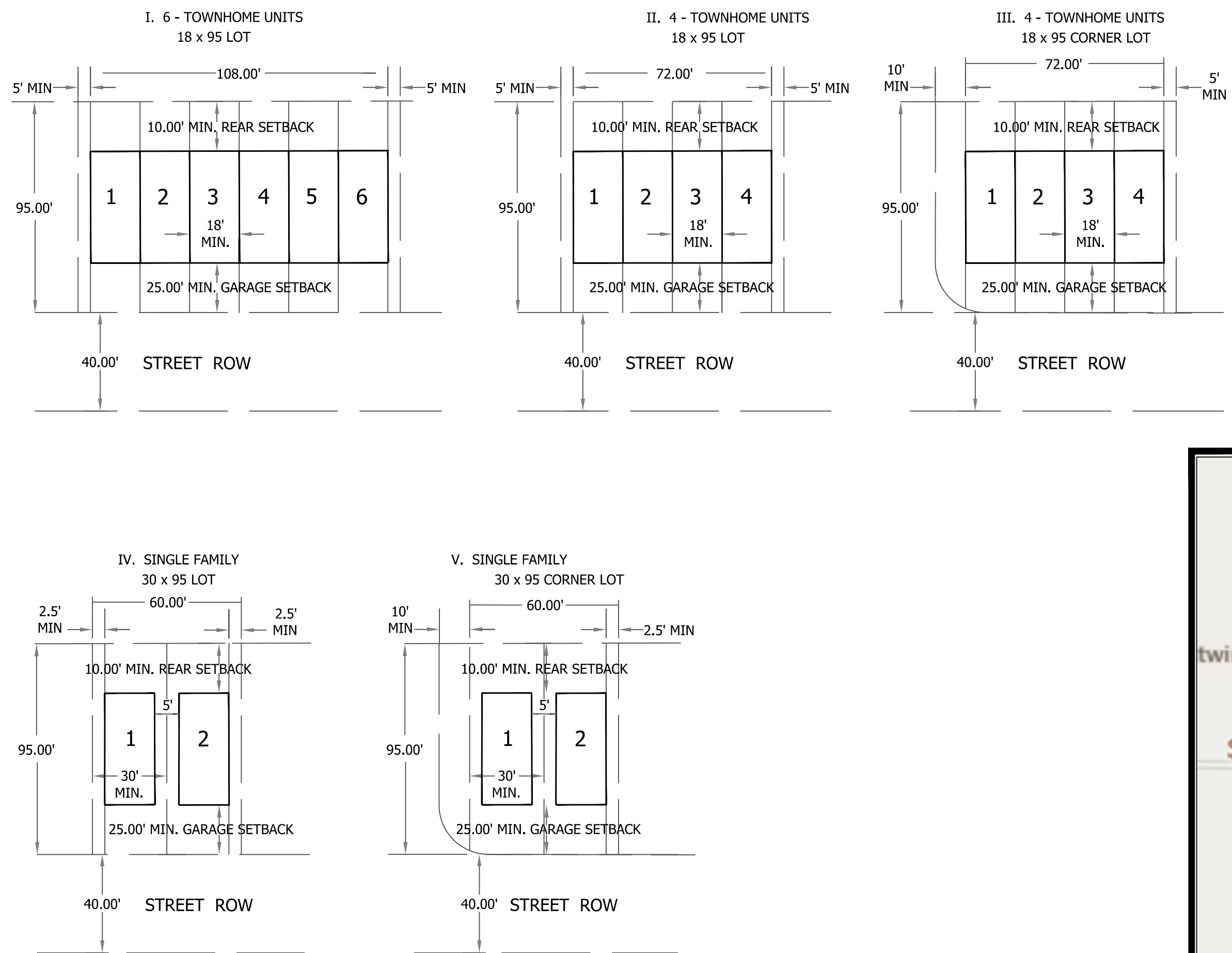
- ATTACHED AND DETACHED SINGLE-FAMILY LOTS (FOR SALE OR FOR RENT)
- CUSTOMARY ACCESSORY USES
- PARKS (TOT LOT/DOG PARK)
- OPEN SPACE AREAS
- CLUBHOUSE

TOTAL NUMBER OF LOTS: NOT TO EXCEED 170 LOTS
MAX DENSITY: 10 DU/AC
MIN. LIVING AREA: 950 SQ. FT.
MAX BUILDING HEIGHT: 35 FT.
PARKING: 2 SPACES PER LOT AND:
1 SPACE PER 7 UNITS

MAX IMPERVIOUS SURFACE: OVERALL IMPERVIOUS SURFACES ACROSS THE DEVELOPMENT SHALL NOT EXCEED 60%
MAX LOT COVERAGE: 70%

RESIDENTIAL DESIGN STANDARDS						
LOT TYPE	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. GARAGE SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK	MIN. REAR ACCESSORY STRUCTURE SETBACK
SINGLE FAMILY	30'	95'	25'	2.5'	10'	5'
TOWNHOMES	18'	95'	25'	5'	10'	5'

TYPICAL LOT CONFIGURATIONS:



SHEET INDEX

MASTER DEVELOPMENT PLAN SET	
SHEET NUMBER	SHEET TITLE
1	MASTER PLAN COVER SHEET
2	OVERALL CONCEPT PLAN
3	OVERALL AMENITY PLAN
4	OVERALL OPEN SPACE PLAN

MAP REFERENCES

BOUNDARY AND TOPOGRAPHIC SURVEY

INFORMATION TAKEN FROM "BOUNDARY AND TOPOGRAPHIC SURVEY" FOR "PROJECT NAME" PREPARED BY JOHN L. WABY, PLS., OF AVID/MCADAMSCO DATED 06/11/2024.

PROFESSIONAL TEAM

CIVIL ENGINEER:
AVID/MCADAMS
ATTN: TBD
4904 EISENHOWER BLVD., STE 350
TAMPA, FL 33634
PHONE: (727) 789-9500
E-MAIL: name@mcadamsco.com

SURVEYOR:
AVID/MCADAMS
ATTN: JOHN L. WABY, PLS.
4904 EISENHOWER BLVD., STE 350
TAMPA, FL 33634
PHONE: (727) 789-9500
E-MAIL: jwaby@mcadamsco.com

LEGAL DESCRIPTION

North 14 1/2 acres of the following lands less and except lands described in Official Records Book 7713, page 928: That part of the Southeast Quarter of the Northeast Quarter lying East of the Seaboard Coast Line Railroad right-of-way and West of the right-of-way of State Road #655, less and except the South 35 feet thereof, all in Section 17, Township 27 South, Range 25 East, Polk County, Florida.

PD DEVELOPMENT NOTES:

- Potential 10' utility easement to be negotiated with the city of Auburndale during engineering;
- Development of the Property may be accomplished in a single or multiple phases;
- The location of parking areas, access point, amenities, and infrastructure improvements (including but not limited to stormwater ponds, utilities, and related facilities) as shown on the conceptual plan are illustrative only and shall be determined at the time of construction plans submittal;
- Increases in lot sizes and/or decreases in the number of lots shall be deemed to be in substantial conformance with this Berkley Crossing PD Concept Plan;
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- Parking, open space/recreation and amenity requirements may be adjusted at the Level 2 submittal, based on the final unit count, as long as the LDC standards are met



The John R. McAdams Company, Inc.
4904 Eisenhower Blvd.
Suite 350
Tampa, FL 33634
phone 727.789.9500
license number: COA 32893, LB 8290

www.avidgroup.com
www.mcadamsco.com

CLIENT

MAS DEVELOPMENT
2874 NE 191ST STREET, SUITE 305
AVENTURA, FL 33180

IF AVAILABLE

BERKLEY CROSSINGS
BERKLEY ROAD AND PACE ROAD
 POLK COUNTY, FLORIDA

PRELIMINARY
 NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

PLAN INFORMATION

PROJECT NO. SPEC25390
FILENAME SPEC25390_MASTER
PLAN COVER SHEET
CHECKED BY XXX
DRAWN BY XXX
SCALE #####
DATE 11/13/2025

SHEET

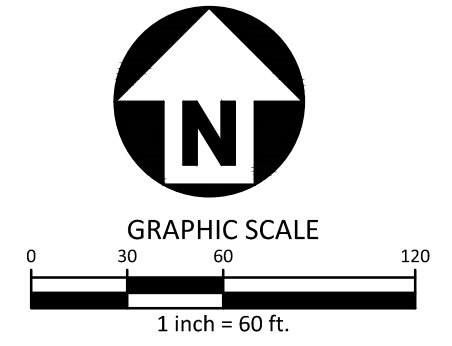
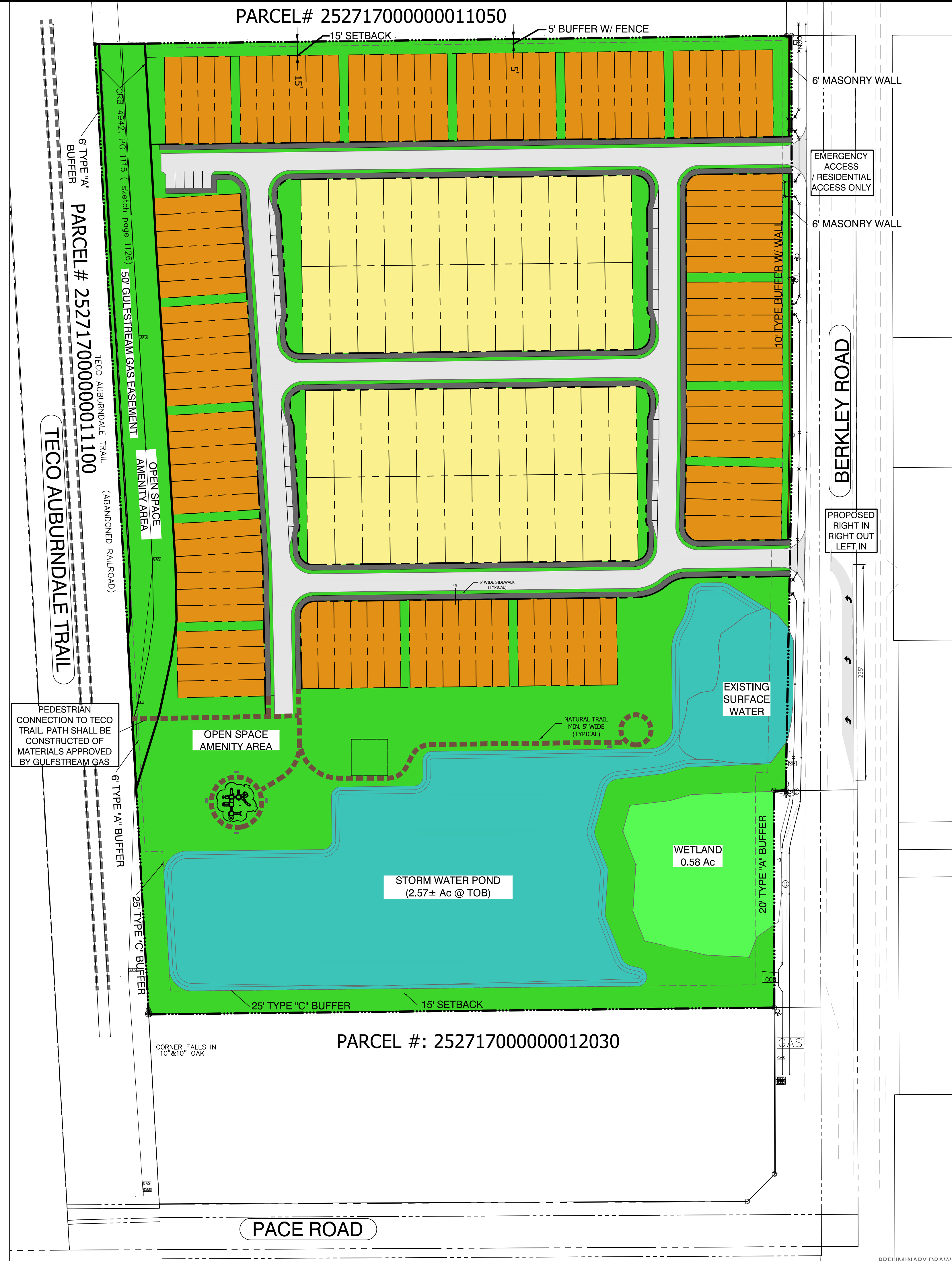
MASTER PLAN COVER SHEET

1

BERKLEY CROSSINGS OVERALL CONCEPT PLAN

RESIDENTIAL UNIT KEY

- DETACHED SINGLE FAMILY HOMES
- ATTACHED SINGLE FAMILY HOMES



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BERKLEY CROSSINGS
BERKLEY ROAD AND PACE ROAD
POLK COUNTY, FLORIDA

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

PLAN INFORMATION

PROJECT NO. SPEC25390
FILENAME
SPEC25390_OVERALL CONCEPT PLAN
CHECKED BY EF
DRAWN BY MJS
SCALE 1" = 60'
DATE 05/05/2026

SHEET

OVERALL CONCEPT
PLAN

2

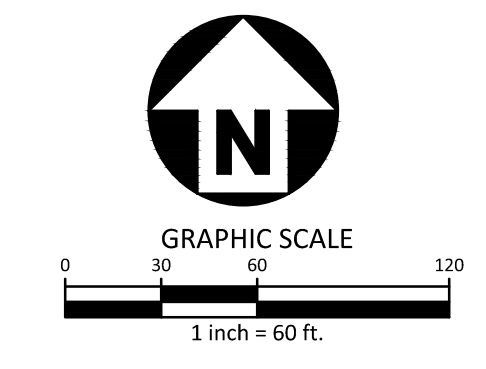
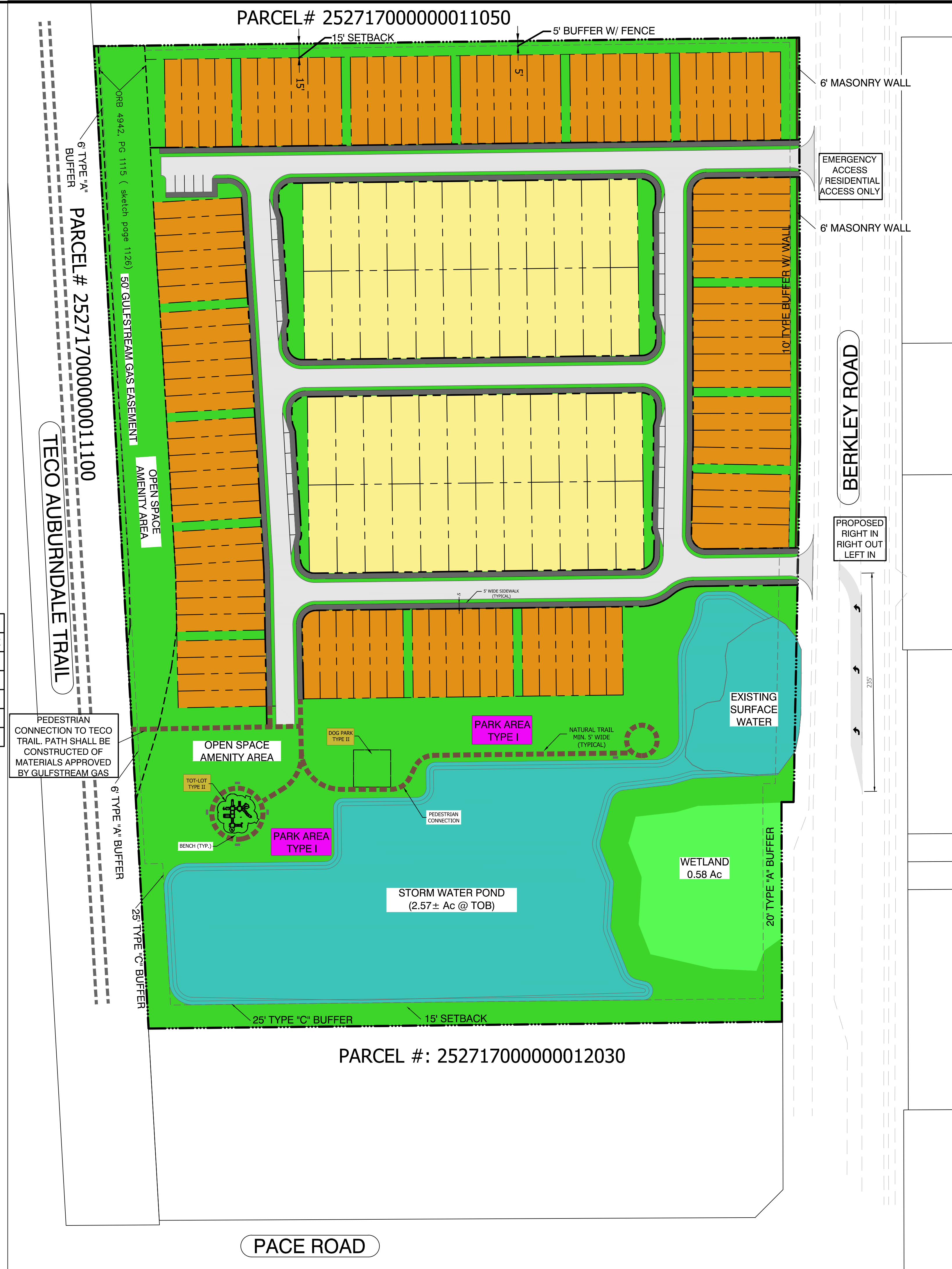
BERKLEY CROSSINGS OVERALL AMENITY PLAN

NOTES:

- ALL LOTS ARE WITHIN 1,300 FEET OF PROPOSED PARKS.
- RETENTION PONDS WILL BE LANDSCAPED WITH TYPE "C" BUFFERS AND HAVE PEDESTRIAN CONNECTIONS.

AMENITY TYPE SUMMARY TABLE			
EACH AMENITY TYPE	NUMBER OF EACH	AMENITY TYPE	AMENITY POINTS PER TYPE
1	1	TYPE I - (25 POINTS EACH LOCATION)	25
2	2	TYPE II - (75 POINTS EACH LOCATION)	150
3	0	TYPE III - (150 POINTS EACH LOCATION)	0
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TOTAL POINTS PROVIDED			175

* NOTE: 170 LOTS SMALLER THAN 80 FEET = 170 AMENITY POINTS REQUIRED*



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BERKLEY ROAD AND PACE ROAD
POLK COUNTY, FLORIDA

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE
1	
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3	
4	
5	
6	

PLAN INFORMATION

PROJECT NO. SPEC25390
FILENAME SPEC25390_OVERALL AMENITY PLAN
CHECKED BY EF
DRAWN BY MJS
SCALE 1" = 60'
DATE 05/05/2026

SHEET

OVERALL AMENITY
PLAN
3

K:\Projects\SPEC2025\SPEC25390_OVERALL AMENITY PLAN.dwg, 6/27/2025 9:59:04 AM, Firm Agree

BERKLEY CROSSINGS OVERALL OPEN SPACE PLAN

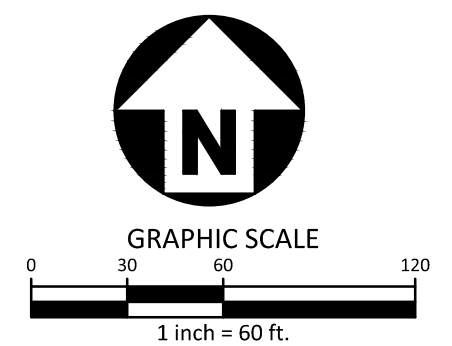
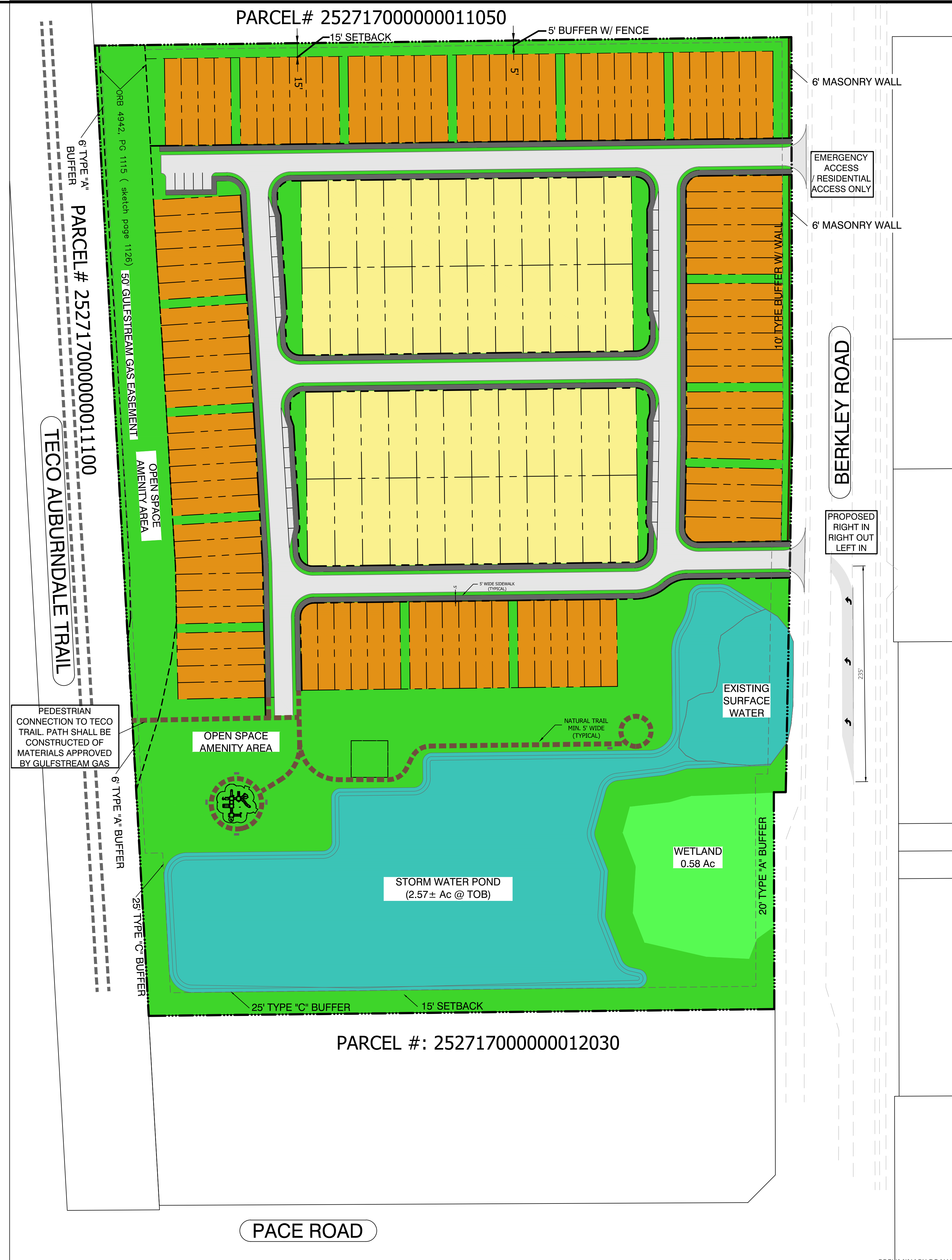
OPEN SPACE AREAS			
EXISTING SURFACE WATER	0.34	ACRES ±	1.99%
WETLAND AREA	0.58	ACRES ±	4.11%
PROPOSED RETENTION AREA	2.57	ACRES ±	15.75%
OPEN SPACE/RECREATION/PARK	3.49	ACRES ±	14.40%
TOTAL EXISTING LAKE, OPEN SPACE/RECREATION, PARK & RETENTION	6.40	ACRES ±	36.25%

MINIMUM REQUIRED OPEN SPACE (LOTS LESS THAN 80FT)
 $17.018 \text{ AC} \times 0.20\% = 3.404 \text{ AC}$
 PROVIDED OPEN SPACE = 3.49 AC

MINIMUM REQUIRED RECREATION SPACE (500 SF PER UNIT)
 $170 \text{ UNITS} \times 500 \text{ SF} = 85,000 \text{ SF} (1.95 \text{ AC})$
 PROVIDED RECREATION SPACE = 2.45 AC

NOTE:

RETENTION POND(S) WILL BE LANDSCAPED WITH TYPE "C" BUFFER PLANTINGS AND HAVE PEDESTRIAN CONNECTIONS.



The John R. McAdams Company, Inc.
 4904 Eisenhower Blvd.
 Suite 350
 Tampa, FL 33634
 phone 727.789.9500
 license number: COA 32893, LB 8290

www.avidgroup.com
 www.mcadamsco.com

CLIENT

MAS DEVELOPMENT
 2874 NE 191ST STREET, SUITE 305
 AVENTURA, FL 33180

IF AVAILABLE

BERKLEY CROSSINGS
BERKLEY ROAD AND PACE ROAD
 POLK COUNTY, FLORIDA

PRELIMINARY
 NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

PLAN INFORMATION

PROJECT NO. SPEC25390
 FILENAME SPEC25390_OVERALL OPEN SPACE PLAN
 CHECKED BY EF
 DRAWN BY MJS
 SCALE 1" = 60'
 DATE 05/05/2026

SHEET

OVERALL OPEN SPACE PLAN

4

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IMPACT ASSESSMENT STATEMENT
5161 Berkley Road

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SECTION H. Maps

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- Map C – Land Use Map
- Map D – Soils Map
- Map E – Traffic Circulation
- Map F – Site Plan
- Map G – Drainage Map

A. Land and Neighborhood Characteristics

- 1) Show how and why the land is suitable for proposed uses:

The subject property is 17.6 +/- acres in size and located north of Berkley Rd. and Pace Rd. intersection in unincorporated Polk County, Florida (the "County") and consists of Parcel ID Numbers 25-27-17-000000-012020; 25-27-17-000000-012040; and 25-27-17-000000-012050 (the "Property"). The Property's existing entitlements have Polk County's Future Land Use Designation of RL-1 and falls within the Transit Supportive Development Area (TSDA) and the Transit Centers and Corridors Overlay (TCCO). The existing Polk County entitlements for the site allow up to 12 dwelling units per acre. The proposed use of the Property includes approximately 164 attached and detached single family dwellings, not to exceed 204 units (the "Project").

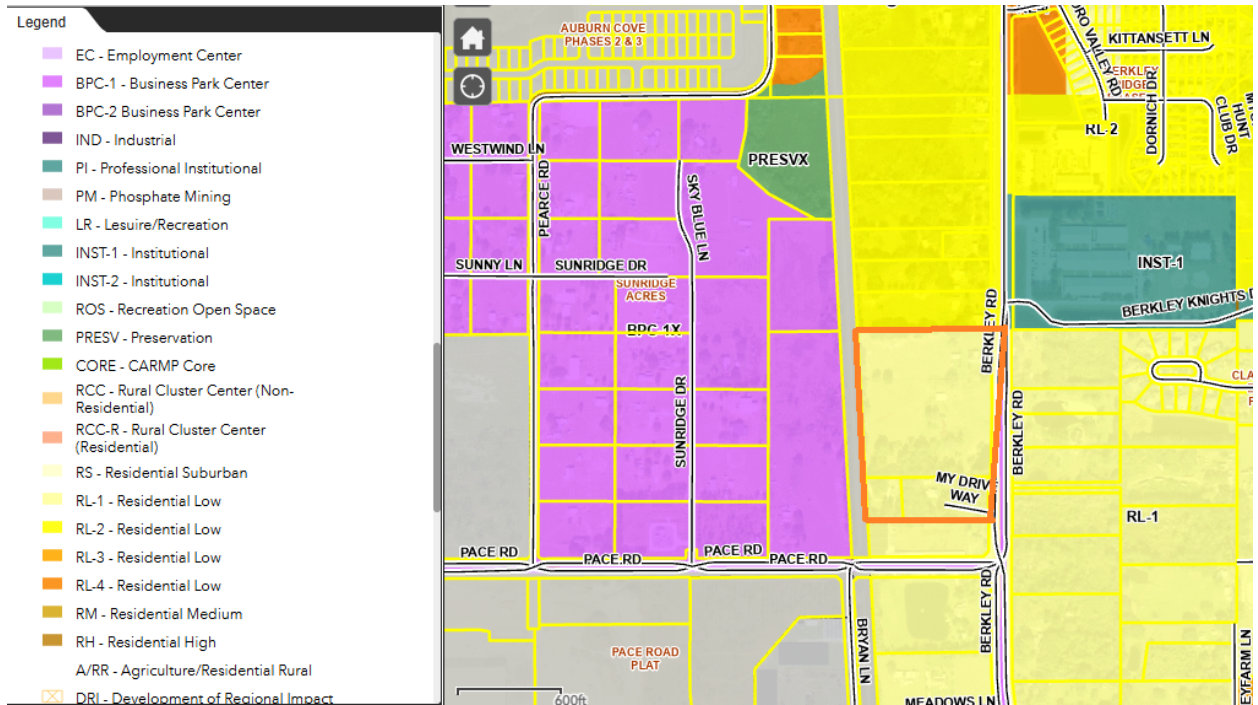
This Property is suitable for the proposed residential community due to its prominent location along Berkley Road, with great visibility and characteristics (lot size, frontage and dimensions), and is located in close proximity to existing utilities.

Pursuant to LDC Section 2.104 the proposed use is suitable for the TSDA as the Project would not exceed the FAR maximum density and is not anticipated to result in a net loss of open space. Additionally, in support of the TCCO (Transit Corridor Overlay) in the TSDA, property frontage lies on Berkley Road, a minor arterial roadway, allowing for ease of access.

The proposed use is also consistent with other uses along Berkley and Pace Road and the surrounding area. There are multiple other industrial, employment and residential uses in the vicinity making the Project entirely consistent with the existing and allowable patterns of development. Moreover, the Project will provide needed, high-quality residential uses to the area.

- 2) Provide a site plan showing each type of existing and proposed land use;

Please see below Land Use Map.



- 3) Describe any incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses.

The Project is compatible with adjacent uses as the Property has a current land use district of RL-1 with RL-1 and RL-2 to the north, south and east, and Business Park Center (BPC-1) to the west. The Property is also a TSDA and TCCO overlay supporting residential development.

- 4) How will the request influence future development in an area.

The Project is consistent with development in the area with other residential, commercial and industrial uses in the immediate and general vicinity, making the Project consistent with the County's Comprehensive Plan as well as existing and allowable development patterns.

- 5) Describe each of the uses proposed in a Planned Development and identify the following:

- a. Density and types of residential dwelling units;

The Project will allow for attached and detached single family dwelling units. The overall density proposed 12 du/ac.

- b. Type of commercial and industrial uses;

N/A

- c. Approximate customer service area for commercial uses;

N/A

- d. Total area proposed for each type of use, including open space and recreation

Please see attached Open Space Plan.

B. Access to Roads and Highways:

- 1) What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Provide a detailed methodology.

A Traffic Impact Analysis will be provided prior to site plan approval for the Project.

- 2) What modifications to the present transportation system will be required as a result of this proposed development?

It is not currently anticipated that modifications to the present transportation system will be required.

- 3) What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code?

In accordance with LDC Section 708.A., parking for the project will meet or exceed minimum parking requirements for vehicles which are anticipated to be 2.0 parking spaces per unit.

- 4) What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?

The site has direct frontage along and access to Berkley Road.

- 5) Indicate the modes of transportation, other than the automobile, that have been considered and describe the modes.

Modes of transportation providing access to the Property will be more fully understood upon the completion of a site plan and will be fully address at Level 2 review.

C. Sewage

- 1) What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development?

The amount of sewage expected to be generated by the Project will be more fully understood and addressed at Level 2 review.

- 2) Describe the proposed method and level of treatment, and the method of effluent disposal for the proposed sewage treatment facilities if on-site treatment is proposed.

N/A.

- 3) Indicate the relationship of the proposed sewage system to Polk County's plans and policies for sewage treatment systems

N/A.

- 4) Identify the service provider

Prior to connection, the Applicant will coordinate with Polk County Utilities and applicable service providers to determine location of lines.

- 5) Indicate the provider's capacity and anticipated date of connection.

Prior to connection, the Applicant will coordinate with Polk County Utilities and applicable service providers to determine capacity and anticipated date of connection.

D. Water Supply

- 1) What is the proposed source of water supply and/or who is the service provider.

The site is in an area served by City of Auburndale for potable water.

- 2) Indicate the provider's capacity and anticipated date of connection.

Prior to connection, the Applicant will coordinate with Polk County Utilities and City of Auburndale to determine capacity and anticipated date of connection.

- 3) What is the estimated volume of consumption in gallons per day (GPD)?

A Utility Impact Assessment will be provided.

E. Surface Water Management and Drainage

- 1) Discuss the impact the proposed development will have on surface water quality.

The stormwater management system for the Project will be designed to meet regulatory requirements and will ensure adequate BMPs are instituted.

- 2) Describe the alteration to the site's natural drainage features, including wetland, that would be necessary to develop the project.

Any potential impacts to the Property's natural drainage features and/or wetlands (if any) will be property mitigated in accordance with federal, state, and local laws and regulations.

- 3) Describe local aquifer recharge and groundwater conditions and discuss the changes to these water supplies which would result from development of the site.

Any groundwater recharge will occur in the stormwater management features and infrastructure of the Project. All changes will comply with applicable federal, state, and local laws and regulations.

- 4) What alterations to the site's natural drainage features, including wetland, would be necessary to develop the project.

The existing wetland on the property will not be altered, and a retention pond will be installed. Any required stormwater impact assessment on the site plan level will be addressed at the appropriate time.

F. Population

- 1) Calculate the projected resident population of the proposed development and the generated population in the case of commercial or industrial uses;

No commercial or industrial uses are being proposed.

At a maximum of 12 du/ac (or 204 maximum units) and based upon 2.5 residents per unit (average household size in Polk County) the projected (and likely maximum) population of the Project is 510 residents.

- 2) Describe, for commercial and industrial projects, the employment characteristics including the anticipated number of employees, type of skills or training required for the new jobs, the percentage of employees that will be found locally or are expected to be drawn from outside the county or state, and the number of shifts per day and employees per shift;

N/A.

- 3) Indicate the expected demographic composition of the additional population

The expected demographic composition will be consistent with typical Polk County demographics.

- 4) Describe the proposed service area and the current population thereof.

N/A.

G. General Information

- 1) List and discuss special features of the proposed development that promote desirability and contribute to neighborhood needs

The Project will provide much needed housing opportunities for Polk County residents while also providing diversity of housing types. The Project provides a residential community in an area already experiencing growth and positioned near established and emerging employment centers. The Project also serves as an appropriate buffer and transition between industrial/employment uses and existing residential neighborhoods. This transition helps preserve neighborhood character while strengthening overall compatibility. The Property's location near schools, healthcare facilities, and emergency services is not only desirable, but also reduces vehicle trips for daily needs and provides an efficient use of existing infrastructure.

- 2) Discuss the demand on provision of the following services:

- a. Parks and recreation.

The Project includes areas for parks and recreation and is in proximity to other recreational areas.

- b. Educational Facilities.

There are a number of educational facilities within close proximity of the Property which include:

Berkley Charter School: Located just about 0.3 miles north at 5240 Berkley Rd.

Berkley Accelerated Middle School: Located approximately 0.4 miles north

Polk Academy: Situated about 1 mile south

Lena Vista Elementary School: Located roughly 4.8 miles south

c. Healthcare.

HCA Florida Auburndale Emergency (approx. 6.5 miles)

Winter Haven Hospital Emergency Department (approx. 8.5 miles)

d. Fire.

Polk County Fire Rescue Station 7: approximately 3.2 miles north

Auburndale Fire Department: Located about 5.2 miles south

Polk County Fire Rescue Station 16: Located approximately 5.8 miles south

e. Police.

Auburndale Police Department: Located approximately 5.4 miles south

Lake Alfred Police Department: Located about 6.1 miles southeast

Winter Haven Police Department: Located approximately 8.5 miles southeast

f. Electrical Power Supply

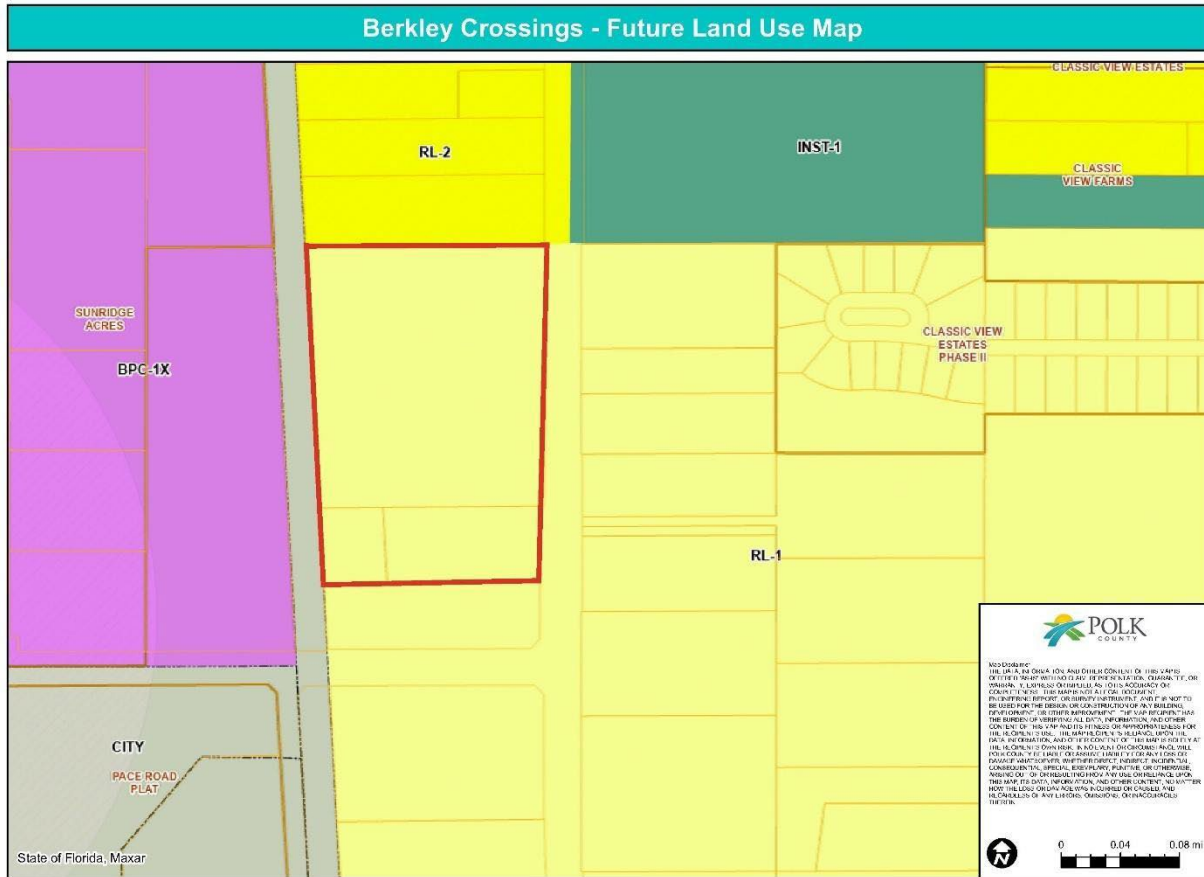
The Applicant will coordinate with appropriate electrical provider for provision of electrical power supply to the Property.

MAP A – LOCATION MAP



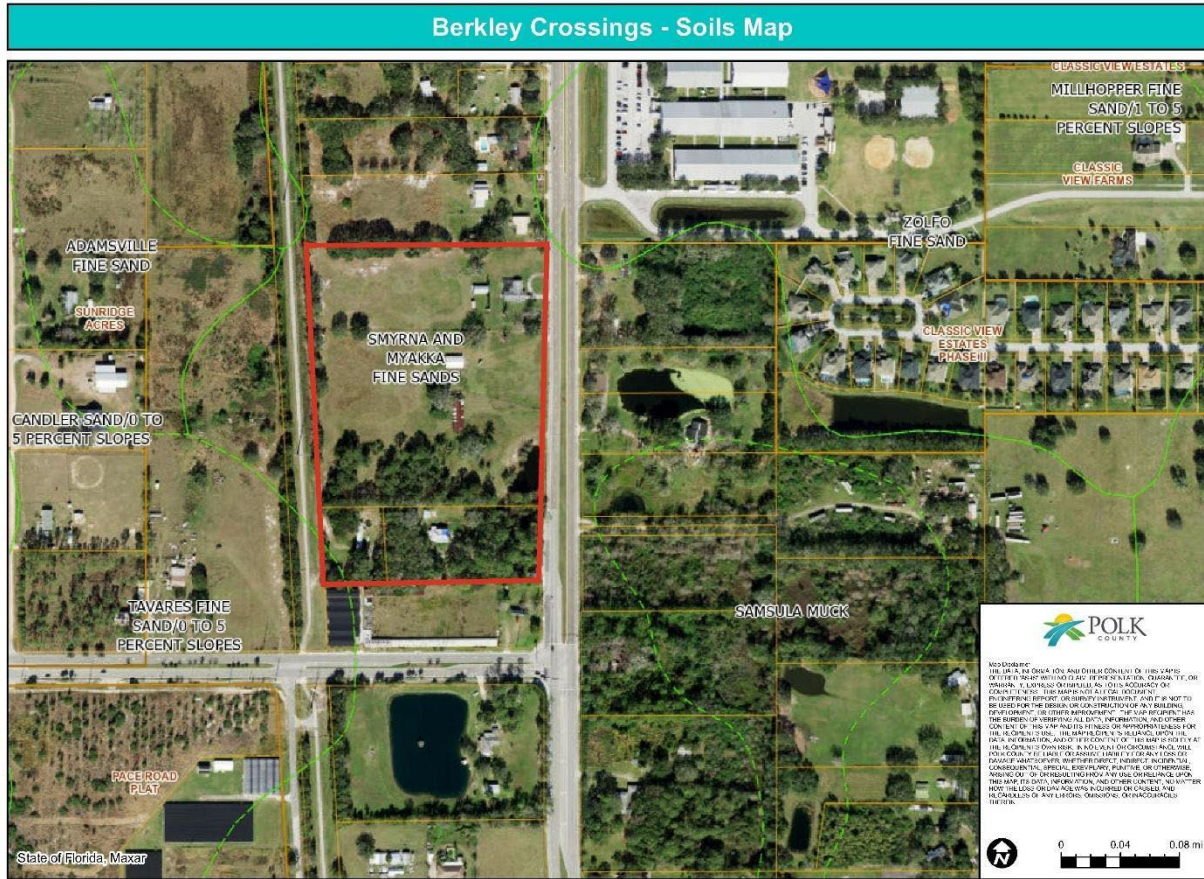
MAP C – EXISTING LAND USE

October 21, 2025



MAP D – SOILS MAP

October 21, 2025

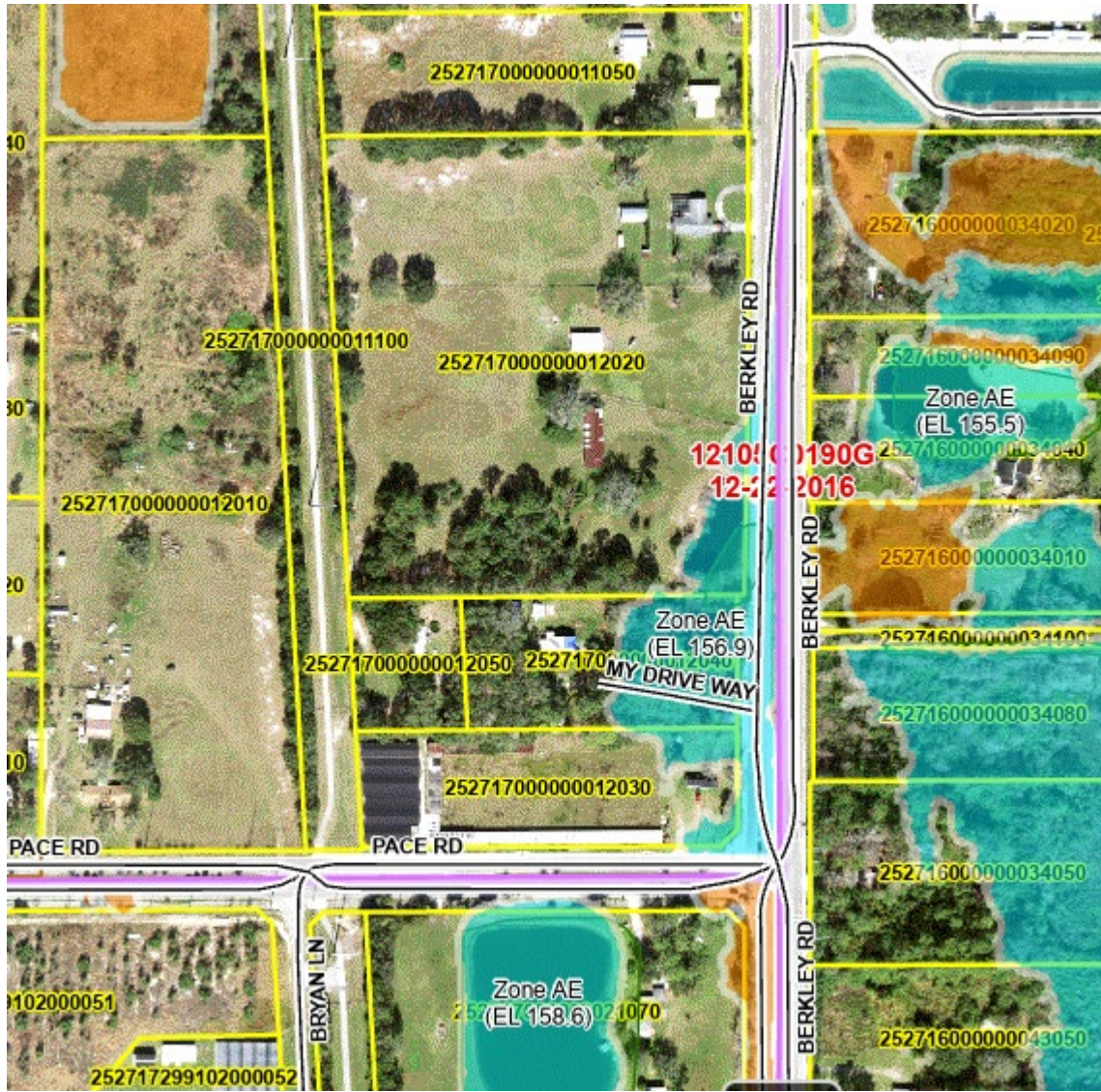


MAP E – TRAFFIC CIRCULATION MAP



MAP F – SITE PLAN

MAP G – DRAINAGE MAP





City of Auburndale
AUBURDALE, FLORIDA 33823

Brad Thomas
Director of Public Utilities

P.O. Box 186
215 Main Street
(863) 965-5500

November 12, 2025

MAS Development
2875 NE 191st Street, Suite 305
Aventura, FL. 33180
Attn: Nika Zyryanova

Re: Parcel ID's: 252717000000012020, ...050, & ...040

Dear Ms. Zyryanova,

The proposed development on Berkely Road, North of Pace is in the City of Auburndale's utility service area. Water and wastewater capacity is available to provide service to the 246 proposed lots.

Any main extensions or lift-station improvements required by this project will be at the expense of the developer.

The City of Auburndale looks forward to this project, and I can provide further information, please call me at 863-837-5078.

Sincerely,

Brad Thomas
Public Utilities Director
City of Auburndale
P: 863-837-5078
E: Bthomas@Auburndalefl.com

**POLK COUNTY PLANNING COMMISSION
FINAL ORDER**

Case Number: LDPD-2026-4 (Berkley Crossings PD)

Applicant: Logan Opsahl, Lowndes Law

Property Owner: Horold R. & Catherine R. Botts, Perrin Clifton & Wayne S. Herder

Hearing Date: July 8, 2026

I. Request:

The applicant is requesting a Planned Development approval for a combined 170 single-family and multi-family units. The purpose of this request is to allow 30-foot-wide single-family detached lots, up to six (6) attached dwelling units, and reduced setbacks.

II. Findings:

The Planning Commission 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:

1. Pursuant to section 906D.7 of the LDC, the Planning Commission shall, in the review of a Level 3 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 303 and 906.
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.

III. Incorporation of the Record

The record is hereby incorporated by reference into this order and is on file with the Land Development Division. The record consists of the following: the Application, Impact Assessment Statement, the DRC staff report, staff’s PowerPoint presentation, and all testimony and evidence presented at the hearing.

IV. Planning Commission’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 Planning Commission 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.

V. Effective Date, Appeals:

This order shall be rendered to the Clerk and becomes effective on the date rendered. The Planning Commission’s decision may be appealed to the Board of County Commissioners by filing an application for de novo review with the Land Development Division within 7 calendar days after the Planning Commission hearing. If a de novo application is timely filed, this order shall not be final and effective until final action of the Board of County Commissioners.

DONE AND ORDERED in Bartow, Polk County, Florida, in regular session this 8th day of July 2026, by the Polk County Planning Commission.

Polk County Planning Commission

ATTEST:

By: _____
Merle Bishop, Chair

By: _____
Lisa Irizarry, Recording Secretary

Date rendered to the Clerk: _____

Exhibits to Planning Commission’s Order

Exhibit A-Staff Report and Exhibits

cc: Land Development Division Official File
Erin Valle, Clerk of Court (under separate cover)

ADDENDUM 1 to FINAL ORDER

The following conditions of approval were agreed upon by the Applicant and approved by the Planning Commission during the public hearing held on July 8, 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:



Polk County
Planning Commission

Agenda Item 7.

7/8/2026

SUBJECT

LDPD-2026-8 (Schoolhouse Road PD)

DESCRIPTION

The applicant is requesting approval for 92 multi-family and single-family units to be located on ±14.83 acres within a Residential Low-3 (RL-3) future land use district. The request includes reduced lot sizes and setbacks. The subject site is located at 940 Schoolhouse Rd, North of Ewell Rd, west of South Florida Ave, east of Old Hwy 37, south of the City of Lakeland in Section 13, Township 29, Range 23.

RECOMMENDATION

Conditional Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Aleya Inglima

Land Development Division

(863) 534-6764

aleyainglima@polkfl.gov

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	April 30, 2026
Planning Commission Date:	July 8, 2026
BoCC Dates:	N/A
Applicant:	Steve Sloan, Sloan Engineering
Level of Review:	Level 3 Review, Planned Development (PD)
Case Number and Name:	LDPD-2026-8 (Schoolhouse Road PD)
Request:	The applicant is requesting approval for 92 multi-family and single-family units to be located on ±14.83 acres within a Residential Low-3 (RL-3) future land use district. The request includes reduced lot sizes and setbacks.
Location:	940 Schoolhouse Rd, North of Ewell Rd, west of South Fl Ave, east of Old Hwy 37, south of the city of Lakeland in Section 13, Township 29, Range 23.
Property Owners:	Susan Curry, David Curry
Parcel Number (Size):	232913-000000-033050 (+/-14.83 acres)
Development Area:	Transit Supportive Development Area (TSDA), Transit Corridor and Center Overlay (TCCO)
Future Land Use:	Residential Low-3 (RL-3)
Case Planner:	Aleya Inglima, Planner II



Summary of Analysis:

The applicant is requesting a Planned Development (PD) to allow 92 dwelling units on the subject site (+/- 14.83 acres) comprised of multi-family and single-family detached “patio home” units. The site is within RL-3 and the TSDA which allows, by right, 7 DU/AC. The site plan density is 8 DU/AC due to wetland density transfer and a portion of the parcel within the TCCO. The TCCO allows up to 10 DU/AC. In areas where the TCCO Overlay coincides with the TSDA, compact, mixed-use development is encouraged.

The Planning Commission's decision is not directly related to density; this case is more about design. However, without approval of design standards relief the planned density cannot physically be reached. Townhomes are considered multi-family development and require a Level 3 Review in RL-3. No more than six units per structure are shown on the site plan. Additionally, the patio home is a single-family detached unit type that the applicant is proposing with a reduction to zero feet on one lot side and two and a half feet on the other. Lot widths will be reduced to 30 feet. There will be five feet of separation for the single-family homes. The reductions of lot width, lot size, and setbacks elevate this beyond a simple Conditional Use into needing to meet the LDC criteria for PDs.

This is a unique project intended to provide different types of housing to the area, but it speaks well to the goals of the TSDA and Planned Development process, namely placing higher density development where services are already established near the City of Lakeland. A full suite of urban services is available, including a sidewalk network that connects to schools, mass transit, and retail and grocery. Employment centers, commercial, personal services, and community center are also within two miles of the site and accessible by collector roadways and mass transit. Utilities, schools, and emergency services are all in the area and have capacity or will in the near future. Additionally, this site is also within the Medulla Redevelopment District, a place identified in the Comprehensive Plan where a variety of affordable and workforce housing is desired.

For compatibility, the greatest direct impact will be along the northern and eastern property line where the site plan calls out landscaping buffering adjacent to the existing Medulla Elementary and apartments. The housing developments in this area vary from single-family detached home subdivisions to apartment complexes.

In summary, this decision is about housing types. Staff finds the site is well-timed and well-located for the development of this intensity with the available utilities and public services near the city, in accordance with Comprehensive Plan and LDC policies. Townhomes and zero-lot line units are compatible with surrounding development. Few environmental impacts are evident that would impact building homes here. Staff recommends approval of this application.

Findings of Fact

- *The applicant is requesting a Planned Development to allow 92 dwelling units within the Transit Supportive Development Area (TSDA) and Residential Low-3 (RL-3) land use district. The PD is necessary to approve the following:*
 - *Multi-family townhomes in RL-3 (LDC Table 2.1).*
 - *Allowing more than four townhome units per structure (LDC Section 303).*
 - *Reducing side setbacks for single-family detached units from seven (7) to zero (0) feet (LDC Table 2.2).*
 - *Reducing the minimum lot size for single-family detached units from 10,000 sq. ft. to 2,850 sq. ft.*
 - *Reducing the lot widths to a minimum of 30 feet (LDC Section 822.B).*

- *LDC Section 204.A.6 states, “the purpose of the RL-3 district is to provide areas for the low-density residential needs of residents in urban areas who desire areas with smaller lots, a minimum of 10,000 square feet.”*

- *POLICY 2.124-A4: OVERLAY WITHIN TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA) - The TSDA is an area where infrastructure and community services are available or planned to support higher densities and intensities of development. In areas where the TCC Overlay coincides with the TSDA, Polk County shall provide incentives for compact, mixed-use development.*

- *The subject site is in the Transit Supportive Development Area (TSDA). Comprehensive Plan Policy 2.101-A1 describes the TSDA as follows:*
 - a. *be those areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development;*

 - b. *be supported by existing or planned urban type services that are programmed or expected for the 10-year planning horizon;*

 - c. *be designated as part of a coordinated land use and transportation strategy that supports the provision of improved and expanded transit services, as identified in the Transportation Planning Organization (TPO) 2060 Transportation Vision Plan and the connecting circulator routes, in order to increase mobility and travel options;*

 - d. *include development criteria that:*
 - 1. *promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities;*

 - 2. *improve access to employment areas, schools, shopping and recreational opportunities;*

- *Comprehensive Plan Policy 2.104.A-A5 states, Development within the Transit Supportive Development Areas shall conform to the following criteria as further specified by the Land Development Code:*
 - a. *provide access to transit facilities;*
 - b. *connect to centralized potable water and sanitary sewer systems;*
 - c. *incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;*
 - d. *implement "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;*
 - e. *integrate pedestrian-oriented features, including sidewalks, trails or walkways into every development including appropriate pedestrian shelters or awnings;*
 - f. *provide access to civic space, parks, green areas, and open space and other amenities;*
 - g. *be supported by public safety (i.e., fire, EMS and law enforcement);*
 - h. *have access to public schools;*
 - i. *provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas.*
 - j. *encourage the inclusion of a variety of housing choices, other than single family detached homes, townhomes, condominiums, and residential units in mixed-use buildings by establishing minimum densities that preclude the exclusive use of single family detached units within designated areas as established in Policy 2.104-A7.***
- *Comprehensive Plan Policy 2.104-A7 allows a density of 7 DU/AC in Residential Low land use designations within the TSDA.*
- ***Polk County Comprehensive Plan Policy 2.102-A3 states, "Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available."***
- *Polk County Comprehensive Plan Policy 2.102-A4 states, "The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system."*
- *The site is within the Medulla Redevelopment District. No plan has been implemented to facilitate incentives in this district.*

- *LDC Section 303 States, “Multi-family development within residential low-density districts (RCC-R, RL-1, RL-2, RL-3, and RL-4) shall:*
 - a. **Consist of structures comprised of no greater than four dwelling units attached,***
 - b. Consist of structures with two above ground level floors or less,*
 - c. Place all non-residential accessory structures in center of the development and separated from property boundaries by residential structures within the development,*
 - d. Position the doorways of at least 50% of the units towards the street,*
 - e. **Resemble single-family style development to the greatest extent possible,***
 - f. Limit fencing within the front setback to no greater than four feet in height,*
 - g. Limit signage to no greater than one 20 square foot sign of less than 4 feet in height, and*
 - h. The items above may be varied by the Planning Commission or the Board through the approval of a Conditional Use within the Transit Supportive Development Area.*
- *Chapter 10 of the LDC defines “Planned Development” as “A land use or uses prepared, constructed, and maintained according to a binding plan as a single entity containing one or more structures and accessory uses. Strict adherence to land use district standards may be relaxed for the purpose of accomplishing a greater objective such as increased internal vehicle trip capture, resource protection, further compatibility with adjacent uses, and more efficient use of public infrastructure. Multiple land uses contained within Planned Development shall have a functional relationship with each other as well as consistency with the land use district.”*
- *LDC Section 303 provides standards for Planned Developments and states, “the PD process is intended to reach a higher development standard than what is prescribed through the LDC by right. PDs may be required for various reasons, such as increases in density, **reduced setbacks, reduced lot sizes, short-term rental, Transitional Area Developments (TADs), and relief from specialized design standards found within the LDC.***
- *All PDs shall adhere to higher development standards and correspond to locational eligibility based on proximity to water and wastewater services along with other infrastructure and environmental conditions according to the requested density.*
- *One access point onto Schoolhouse Road has been identified on the Site Plan.*
- *The zoned schools are Medulla Elementary (+/- 0.1 mile); Lakeland Highlands Middle (+/- 1.8 miles); and George Jenkins High School (+/- 4.4 miles).*

- *This property is served by PCSO Southwest District, located at 4120 US Highway 98 South, Lakeland.*
- *According to the Secretary of State's Department of Historical Resources, the Florida Master Site File lists no historical resources at this location.*
- *The subject site is not located within any of the County's Wellhead Protection Districts.*
- *The property is located within Lakeland's utility service area. A 6-inch potable water main is located adjacent to the subject site within the Schoolhouse Road right-of-way.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of a recent endangered animal species sighting.*
- *No surface water is onsite. Wetlands and flood hazard areas are found onsite. LDC Section 620.E allows for residential densities to be transferred from wetland areas to non-wetland areas at a density of one dwelling unit per acre, or at the base land use density if the base density is less than one dwelling unit per acre, and when there has been no disturbance to wetlands.*
- *The site is within a Height Notification Zone and In-Flight Visual Zone of the Lakeland Airport.*
- *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 Tables 2.1 and Sections 303 and 906 of the LDC.*

Development Review Committee Recommendation: Based on the information provided by the applicant, the findings of fact, recent site visits, and the staff report, the Development Review Committee (DRC) finds that the proposed request **IS COMPATIBLE** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Polk County Comprehensive Plan; therefore, the DRC recommends **APPROVAL of LDPD-2026-8**.

CONDITIONS OF APPROVAL

Based upon the findings of fact, the DRC recommends APPROVAL of LDPD-2026-8 with the following Conditions:

1. Approval of this Planned Development is for up to 92 dwelling units as permitted in the Transit Supportive Development Area (TSDA) with changes to LDC standards as follows: [PLG]
 - Approval of townhomes (multi-family) in RL-3 with no more than six units per structure with reduced side setbacks to five (5) feet on the sides.

- Reducing side setbacks for single-family detached units from seven (7) to zero (0) feet on one side and seven (7) to five (5) feet on the opposite side for zero lot line single-family 30 x 95 lots.
 - Reducing interior side setbacks for single-family detached units from seven (7) to five (5) on one side and from seven (7) to five (5) feet on the opposite side for standard single-family 35 x 95 and 30 x 95 lots.
 - Reducing lot sizes for single-family detached units from 10,000 sq. ft. to 2,850 sq. ft.
 - Reducing the lot widths to a minimum of 30 feet.
2. For the Level 2 Review, single-family lots below 50-feet-wide may replace townhome units through a Minor Modification. Townhome units may replace single-family units, as shown on the site plan, if these changes occur more than 50 feet from the boundary of the Binding Site Plan or more than 50 feet from any part of the Binding Site Plan which has been constructed or sold to any owner or owners different from the applicant requesting the change. [PLG]
 3. The site plan included herein together with the conditions of approval shall be considered the "Binding Site Plan." Any modifications to LDPD-2026-8, except for those listed in Section 906.E of the LDC and within these conditions shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission. [PLG]
 4. Prior to site clearing or grubbing, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state and local law. [PLG]
 5. For the single-family detached units, easements shall be placed on the lot abutting any zero-lot line yard to permit access for maintenance, construction, drainage and other purposes for the benefit of the zero-lot line lot. [PLG]
 6. All units shall meet the requirements of The Florida Building Code Residential 2023 Section R302. [BLG]
 7. During Level 2 review, the applicant shall coordinate with Citrus Connection to see if a transit stop is needed. [PLG]

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: CSX Rail line	North: INST-1 Medulla Elementary	Northeast: RM Wilmington Apartments
West: CSX Rail line	Subject Property: RL-3 Single family home	East: RM Wilmington Apartments
Southwest: CSX Rail line	South: BPC-2 Forest Brook Commercial Park	Southeast: BPC-2 Forest Brook Commercial Park

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

The subject site is located to the east of Old Hwy 37. Staff has reviewed aerial photography dating to 1941. This area of Lakeland has historically been single family homes or orange groves. To the north of the site is Medulla Elementary, which has been there since 1905. The Medulla Resource Center is located to the northwest 0.5 miles away and offers free community events. The center is located at 1049 Parker Rd, Lakeland, FL 33811.

The site is also located within a portion of the County known as the Medulla Redevelopment District. These areas are identified as being low to moderate income as defined by the United States Department of Housing and Urban Development income standards and the County. Currently, though, no plan is in place to implement redevelopment incentives.

Compatibility with the Surrounding Land Uses and Infrastructure:

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.”

Planning staff analyzes a site plan for compatibility by reviewing several factors: the type and intensity of adjacent uses versus the proposed use; how the proposed development interacts with the surrounding area in relation with existing uses; access to roads and where traffic generated from the site will travel; the proximity to retail, employment, emergency services, mass transit, parks, and other public services; and how the applicant addresses possible incompatibilities that might arise from the proposed use by utilizing mitigating strategies found in the Comprehensive Plan or through Conditions of Approval agreed upon by the applicant and staff.

A. Land Uses:

Site Design & Consistency with Comprehensive Plan & LDC

The applicant is requesting a Planned Development to allow 92 dwelling units on the subject site (upland acres). The site is within RL-3 and the TSDA which allows, by right, 7 DU/AC. The LDC Minor Modification Criteria also permits an increase in residential density which results from an increase in the total number of lots by less than two percent (2%) of the total number of approved lots within a project or project phase, or two (2) lots within a project whichever is greater provided the increase is due to more precise engineering via a Level 2 Review application and there is no change to the minimum lot size or setbacks.

The Planning Commissions decision is not directly related to density; this case is more about design. However, without approval of design standards relief the planned density cannot physically be reached. Townhomes are considered multi-family development and require a Level 3 Review in RL-3, Per LDC Table 2.1. The townhomes will consist of structures comprised of greater than four dwelling units attached which also requires Planning Commission approval. They shall resemble single-family style development to the greatest extent possible.

Multi-family uses in the TSDA normally require a Conditional Use approval. What elevates this development into a PD is a request for reduced setbacks and lot widths for single-family homes. According to LDC Section 822.B, lots less than 50 feet in width require PD approval. The setbacks are proposed as 0' and 5' in the side yards. This allows for the compact development desired by the applicant and encouraged by Comprehensive Plan policies.

LDC requires 25-foot setbacks for garages to prevent parking over sidewalks and into the rights-of-way, and this plan achieves that. This is one of many changes to residential developments adopted by the County in recent years and which will be incorporated into this site plan, including:

- Internal sidewalks on both sides of the road.
- Open Space
- Recreation Space
- Landscaped & Curvilinear Stormwater Ponds
- Shielded Pedestrian & Street Lighting
- One Tree per Lot

Regarding the Open Space and Recreation standards, the site plan shows a minimum of 20% of the property dedicated to Open Space. The design does incorporate stormwater ponds that act as activated open space and amenity areas for the residents of the community. There are also two ponds that are planned adjacent to the perimeter of the community which will allow for additional buffering from the internal roadways. There is also one existing wetlands which will be preserved, provided with a minimum 25' buffer that will also act as passive open space and recreation for the residents.

As shown in the Amenity Plan submitted by the applicant (Exhibit 7), the project is planned to feature multiple Type I (ADA approved pedestrian trails, multi-use trails, or their functional equivalent), and Type II (dog park). These amenities may be accessed via car but are also planned to be connected by internal sidewalks. These will connect residents to the preserved wetland spaces and the outer perimeter walkways adjacent to the internal ponds. Stormwater

ponds are to be designed as curvilinear in shape, with canopy and understory tree planting requirements of the Type “C” Buffer.

The project is proposed with a maximum of 92 lots. Where Type II-IV Amenities about residential lots, a Type “C” buffer is required, per Code requirements. The Amenity Plan is conceptual in nature at this stage and subject to the modification criteria in LDC Section 906.

Each dwelling unit is required to have a minimum of two parking spaces, exclusive of the garage and without tandem parking arrangements. The LDC also requires additional parking for PDs with upland densities above three dwelling units per acre or lot widths less than 65 feet in width. Per Table 3.4.A, one additional space is required for every seven (7) units due to the density being over 5 du/acre and having lots that are less than 45’ wide. On-street parking is allowed and provided for in the site plan, but only if the roads are to remain private.

Compatibility Review

Comprehensive Plan POLICY 2.102-A2 states, “Land shall be developed so that adjacent uses are compatible with each other” and provides three options to ameliorate incompatibilities.

The tools for accomplishing higher standards of compatibility, as outlined in the Comprehensive Plan, are as follows:

- Buffering
- Limiting Scale & Intensity
- Transition using innovative techniques

In this instance, the site plan has accomplished these tasks. To the north and the east, the applicant is proposing landscaping buffers with Type “B” plantings. Existing natural vegetation will be incorporated, where possible.

The proposed units are not exceeding two stories and must be designed to resemble single-family housing. In a larger view of the area, this development aligns with the higher density Wilmington Apartments found in the area. Wilmington Apartments is a 200 unit multi-family development consisting of nine buildings on approximately 20 acres.

Finally, conditions of approval have been added that will allow flexibility in the final project that will allow single-family detached lots, for standard homes or the zero-lot line design, to replace townhomes, based on the market at the time of the Level 2 Review.

B. Available Infrastructure & Timeliness of the Development:

Polk County Comprehensive Plan Policy 2.102-A3 states, “Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.”

This project is precisely where the Comprehensive Plan directs higher-density opportunities and as depicted by the Future Land Use Map. It also meets the locational eligibility test set forth by LDC Section 303.

LDC Section 303 states that the intensity and timeliness of a PD shall be determined by the surrounding infrastructure needed to support the residents within that development. The minimum qualifications for residential density (single-family, duplex, and multi-family) shall be based on achieving a locational score for the Future Land Use Map district and the proximity to existing or programed infrastructure and services (the "Locational Eligibility Score").

To reach the proposed density (8 DU/AC), this project requires 36 eligibility points. The applicant has demonstrated it easily exceeds this requirement. A portion of the site is also located within the TCCO, which allows up to 10 du/ac (See Exhibit 8). Utility infrastructure is nearby. There is access to an Urban Collector roadway. Major employers are also in the area, which contributes to the high score, including an elementary school and grocery store.

In summary, the timing of this development based on surrounding infrastructure is excellent. TSDA encourages higher-density development where this infrastructure is in place and encourages a mixture of housing types, as contemplated by the submitted site plan.

Nearest Elementary, Middle, and High School

The zoned schools are Medulla Elementary (+/- 0.1 mile); Lakeland Highlands Middle (+/- 1.8 miles); and George Jenkins High School (+/- 4.4 miles).

Table 2, to follow, provides a breakdown of the estimated demand for student seats for each level of schooling at the requested number of lots, in addition to the current school capacity. For this table, staff utilized rates for single-family uses. Note that this methodology is non-binding and provides a simple estimate.

Table 2

Name of School	Annual Estimated Demand	Driving Distance	2025-26 School Capacity
Medulla Elementary	13 students	±0.1 mile	60%
Lakeland Highlands Middle	8 students	±1.8 miles	84%
George Jenkins High	11 students	±4.4 miles	89%

Source: Polk County School Board, GIS, Google Maps

At the time of the Level 2 Review, the applicant will need to apply for school concurrency.

Nearest Sheriff, Fire, and EMS Station

Polk County Fire Rescue provides Advanced Life Support transport to all residents and visitors of Polk County. It also provides fire suppression, rescue services, and fire prevention services to all of unincorporated Polk County and the municipalities of Eagle Lake, Polk City, Mulberry, Lake Hamilton, and Hillcrest Heights. Emergency response is considered effective if response times are within eight (8) minutes in rural and suburban areas and 13 minutes in urban areas. The nearest fire station is noted below. The response times from June 2026 for emergency services are shown in Table 3, below.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	PCSO Southwest District 4120 US Highway 98 South	±8.3 miles	P1: 9:56 P2: 25:35
Fire/EMS	Lakeland Fire Station 2 2523 Ewell Rd, Lakeland	±2.3 miles	7-9 minutes

*Source: Polk County Sheriff's Office and Public Safety *Response times are based from when the station receives the call, not from when the call is made to 911.*

Priority 1 Calls are true emergencies such as in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered. At any rate, response times are not as much a function of the distance to the nearest substation but more a function of the overall number of patrol officers within the County. Table 2, to follow, provides a breakdown of response times and travel distances for emergency services.

The PCSO is always trying to improve response times, especially for Priority 1 Calls, by employing new technologies such as Emergency 1 Dispatch (E1D) and Live911. E1D is a program designed to alert deputies at the earliest possible moment of a call for service that is being classified as a true emergency. E1D alert notifications are sent to deputies via their agency-issued smart phones as text messages, alerting deputies of the call type and address of the emergency. Similarly, Live911 technology allows deputies to hear emergency calls in real-time as the dispatcher is receiving the information. Both E1D and Live911 enable deputies to self-dispatch to these in-progress, high-risk incidents as dispatchers collect additional information about the call, thus reducing our response time to emergency situations.

Patrol staff in each district also monitors the response times for their areas and tries to manage their shifts according to manpower, hotspots, traffic obstructions/construction sites, etc. Areas that are spread out tend to have slightly longer response times because of the vast land mass of their district and time of travel. Since patrol deputies are not sitting in the office waiting on a call, it is easier for patrol staff to assign them to certain sectors or beats based on areas with higher call volume to reduce response time; however, this cannot be predicted precisely.

Water and Wastewater Demand and Capacity:

A. Estimated Demand and Service Provider:

The property is located outside the County's service area and within Lakeland's utility service area. However, The County will serve wastewater while the City will serve water. In the TSDA, connections to potable water and wastewater services are required. A potable water main and wastewater is located near the subject site at Medulla Elementary.

Table 4, to follow, provides preliminary, generalized estimates of the anticipated utility demands if the property was developed through the standard RL-3 density (3 DU/AC); one that could be developed to its maximum intensity for a single-family development; and the proposed plan. These calculations assume a per-unit demand of 250 gallons per day (GPD) of potable water and will generate 200 GPD for wastewater for single-family detached developments. Multi-family developments, including townhomes, assume 198 GPD of potable water demand and 180 GPD for wastewater generation per unit.

Table 4

Subject Property			
+/- 14.83 RL & TSDA	RL-3 Base (3 DU/AC) SFR	Max. Density 7 DU/AC Single-Family TSDA	Proposed Plan 8 DU/AC Multi-Family/Single Family TSDA/TCCO
Permitted Intensity	44 SF Units	104 Units	92 Units
Potable Water Consumption (GPD)	11,000 GPD	26,000 GPD	23,000 GPD
Wastewater Generation (GPD)	8,800 GPD	20,800 GPD	18,400 GPD

It is important to note that this is a preliminary review. Staff chose to review utility demand based on multi-family uses and believe the zero-lot line units will perform similarly. Still, further analysis and binding capacity determinations for potable water and wastewater will be required during the Level 2 Review process. Utility demands are generally lower in multi-family developments rather than detached single-family subdivisions, as is demonstrated here.

B. Available Capacity:

The water system shall be designed meeting the City of Lakeland and NFPA, Chapter 18 (requirements for single-family and multifamily development requirements for domestic and fire flow).

The sanitary sewer collection and transmission (gravity, lift station and force main) system will be designed to meet FDEP and Polk County standards. Discussions are ongoing with the city of Lakeland to confirm point of connection.

C. Planned Improvements:

There are no planned improvements in this area of the County.

Roadways/ Transportation Network

The Polk County Transportation Planning Organization (TPO) monitors traffic congestion on over 425 roadway segments (950 directional links). The Roadway Network Database contains current traffic data for all arterial and collector roads and includes information on the current traffic volume and level-of-service for these major roads. The report identifies both daily and peak hour traffic volumes. Daily traffic volumes are reported in Annual Average Daily Traffic (AADT) – the typical traffic volume on a weekday over a 24-hour period. Peak hour traffic represents the highest hourly traffic volume for period between 4 – 7 p.m. It is reported as both a two-way volume and as directional volumes (east and west or north and south).

The peak hour traffic volumes are used to estimate the level-of-service for each roadway, in each direction. Level-of-service refers to the quality of traffic flow. It is the primary measure of traffic congestion. Level-of-service (LOS) is measured on a scale of ‘A’ to ‘F’ with LOS ‘A’ being the best (free-flow traffic) and LOS ‘F’ being the worst (severe traffic congestion).

A. Estimated Demand:

Table 5, to follow, provides preliminary, generalized estimates of the anticipated traffic demands if the property was developed through the standard RL-3 density (3 DU/AC); one that could be developed to its maximum intensity for multi-family development; and the proposed plan. These numbers assumed that single-family detached housing creates 7.81 AADT and 1.0 Peak PM Trip

per unit (ITE Code 210); for multi-family (ITE Code 220), the qualifiers are 6.74 AADT and 0.51 Peak PM.

Table 5

Subject Property	RL-3 Base (3 DU/AC) SFR	Max. Density 7 DU/AC Single-Family TSDA	Proposed Plan 8 DU/AC Multi-Family/Single Family TSDA/TCCO
+/- 14.83 RL & TSDA			
Permitted Intensity	44 SF Units	104 Units	92 Units
Average Annual Daily Trips (AADT)	344 AADT	812 AADT	719 AADT
Peak PM Hour Trips	44 Peak PM	104 Peak PM	92 Peak PM

As shown, the applicant is proposing the highest density, but the unit types could change by the time of the Level 2 approval. If the number of trips exceeds 750 AADT, a Major Traffic Study will be required during the Level 2 Review process to provide an analysis of the potential transportation impacts that may result from this development at this location.

B. Available Capacity:

One access point is onto Schoolhouse Road has been identified on the Site Plan. Schoolhouse is classified as an Urban Collector roadway. The segments of this roadway (Link No. 8116 (E/W) abutting the subject site are for concurrency by Polk County’s Transportation Planning Organization.

Table 6, below, provided a generalized estimate of the available capacity on other nearby roadway links.

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
8116 E	Schoolhouse Road Old Hwy 37 to SR 37	C	622	D
8116 W	Schoolhouse Road Old Hwy 37 to SR 37	C	616	D

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database 2026

As shown in the table above, there is capacity available to serve the amount of traffic that will be generated by this project. A proposed connection is onto Schoolhouse Road to the west.

C. Roadway Conditions:

Schoolhouse Road is an Urban Collector roadway. Right-of-way dedication and road improvements will be required. Two-lane Urban Collector roadways require 60-80 feet of right-of-way, according to LDC Table 8.2 with a paved surface width of 24 feet.

D. Sidewalk Network

Sidewalks will be installed within the right-of-way of Schoolhouse Road and will be required to connect to Medulla Elementary.

E. Planned Improvements

Polk County is improving Fitzgerald at SR 37. The project is in coordination with FDOT. During design, the original concept of adding two turn lanes was revised to one additional turn lane after discussions with FDOT. Since the existing signal span wire lacked capacity, the design was modified to add a new signal mast arm/strain pole to support the improved lane configuration. Modification No. 2 was approved on May 19, 2026, and the consultant is completing additional work while finalizing the additional mast arm design.

F. Mass Transit

The closest Citrus Connection mass transit is the Lime Flex Line. The nearest stop is at Old Hwy 37 & School House Rd. A sidewalk will be provided to reach Medulla Elementary. As a condition of approval, the developer will need to coordinate with Citrus Connection on if a stop is warranted along the subject site.

Park Facilities and Environmental Lands:

A. Location:

Christina Park is located at 625 Co Rd 540A, Lakeland, FL 33813, approximately 1.4 miles to the southeast.

B. Services:

Christina Park has a playground area. There also are benches, as well as ADA-accessible trails, pavilions and picnic tables. There is a large, screened-in pavilion is available to rent. Additionally, Christina Park has a five-field softball complex.

C. Multi-use Trails:

No multi-use trails are located within the vicinity.

D. Environmental Lands:

No environmental lands or easements are located within the vicinity.

Environmental Conditions

The Polk County Comprehensive Plan has a Conservation Element. Division 2.300 of the Comprehensive Plan mentions, “The goal, objectives, and policies of the Conservation Element are designed to protect the natural resources which make Polk County a special place while preventing degradation of the environment and allowing development and economic expansion to occur.” There should be no serious environmental conditions that need to be addressed with this subject site.

A. Surface Water:

No surface water is located within the boundaries of this property. The nearest natural body of water is Scott Lake, approximately three miles to the east. This project is not anticipated to have direct impact on Scott Lake.

B. Wetlands/Floodplains:

The site plan has identified wetlands (+/- 2.8 acres). LDC Section 620 governs development around wetlands. No disturbance of wetlands covered by this Section shall be allowed unless authorized or exempted from regulation by the Florida Department of Environmental Protection, the U.S. Army Corps of Engineers, and the applicable Water Management District. Proof of the appropriate permit or exemption shall be required prior to the issuance of a Final Development Order from the County. Also, an undisturbed vegetative buffer adjacent to surface waters with an average width of 25 feet and a minimum width of 15 feet shall be maintained for stormwater treatment and wildlife utilization measured perpendicularly from the OHWL or the jurisdictional wetland line, whichever is greater.

No structures will be constructed on these areas, and no wetland impacts are anticipated. This will be further analyzed through the Level 2 Review process. LDC Section 620.E allows for residential densities to be transferred from wetland areas to non-wetland areas at a density of one dwelling unit per acre, or at the base land use density if the base density is less than one dwelling unit per acre, and when there has been no disturbance to wetlands. One unit is being utilized in the density calculation.

A small area of a flood hazard area has been identified on the property. LDC Section 630 applies to all portions of a project proposed for development within Special Flood Hazard Areas, closed drainage basins, and to all lands lying within 100 feet of the top of bank of a water course in unincorporated Polk County. At the time of the Level 2 Review, the developer will be required to submit a flood study. Any impacts to a flood hazard area requires cup-for-cup compensation.

This site drains to Scott Lake which goes to Poley Creek, an open drainage basin. Treatment of stormwater from new impervious areas shall be properly permitted through the County and SWFWMD.

C. Soils:

The soils onsite are a combination of Candler Sand; Tavares Fine Sand; Placid and Myakka fine sands. All future development is required by the Land Development Code to implement best management practices for erosion-control, and the soils are not of such that would limit compliance with applicable Land Development Code regulations for the proposed use.

Table 7

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Tavares fine sand	Moderate: wetness	Slight	68.1%
Placid and Myakka fine sand	Severe: ponding	Severe: ponding	20.1%
Candler sand	Slight	Slight	11.8%

Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service

D. Protected Species

No endangered species are noted onsite; however, prior to site clearing or grubbing, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state and local law.

This site is not located within the Florida Wildlife Corridor or listed as an existing natural area within the Polk Green District Map. No conservation easements are located adjacent to the subject site, according to the Polk County Property Appraiser.

The Polk Green District overlay was established to guide planning for, and the acquisition or conservation of, an interconnected network of open spaces, natural areas and agricultural lands.

The overlay will provide a framework for land use policies and community investments that provide:

- a. protection of natural resources and wildlife habitat;
- b. habitat corridors through linked open spaces;
- c. protection of historic and cultural resources;
- d. recreational opportunities;
- e. community health benefits;
- f. economic development opportunities; and
- g. multi-use trails connecting population centers to natural areas.

The Florida Wildlife Corridor is statewide network of nearly 18 million acres of connected lands and waters supporting wildlife and people. It is not incorporated in the Comprehensive Plan or LDC at this time.

E. Archeological Resources:

There are no known historical or archeological resources onsite, according to the Secretary of State's Department of Historical Resources Florida Site File.

F. Wells (Public/Private)

This site is not within any of the County's Wellhead Protection Districts.

G. Airports:

The site is within a Height Notification Zone and In-Flight Visual of the Lakeland Airport.

Economic Factors:

A mixture of housing types benefits a community, and a variety can be found in this area of Lakeland, from apartments to standard single-family subdivisions. Townhomes will be newer to the area and provide an affordable price point compared to other ownership options. The zero-lot line patio homes require less land than a standard lot layout with a home centered on the lot, which is also more affordable to homebuyers that may be struggling to afford larger single-family detached lots. The product type does differ from townhomes as there are no shared walls, and there is private yard space.

Consistency with the LDC & Comprehensive Plan:

As noted, this request is consistent with the Land Development Code. Development criteria for Planned Developments are detailed under Section 303 of the LDC. Open Space requirements are shown to have been met and will be analyzed again at the Level 2 Review. There are no indications that this development would be premature in the area.

In addition, this project is consistent with the Comprehensive Plan. Table 7, to follow, outlines the pertinent Comprehensive Plan policies.

Table 8

Comprehensive Plan Policy	Consistency Analysis
<p><i>POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.</i></p>	<p>The proposed PD is surrounded by residential land use districts. There are residential subdivisions near the subject site, which include site-built and apartments. The layout has provided buffering and transitions for existing uses.</p>
<p><i>POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing Communities.</i></p>	<p>The applicant has demonstrated that this development is not premature in the TSDA. The project will connect centralized potable water and wastewater. The cluster design promotes contiguous growth.</p>
<p><i>POLICY 2.102-A3: DISTRIBUTION - Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.</i></p>	<p>The PD is being proposed in an area of the County that contains public utilities and community services which meet what is typically located in the TSDA.</p>
<p><i>POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.</i></p>	<p>There are existing services and physical infrastructure in place to accommodate such development therefore reducing the financial burden of the County. The development is in a location where adequate services are available.</p>
<p><i>POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost-effective response times from the Fire Department, Sheriff's Department, and Emergency Management Service (EMS).</i></p>	<p>The subject property is located within an area of the County that has adequate public safety services as identified in the Staff Report.</p>

The Planning Commission, in the review of development plans, shall consider the following factors listed in Table 8, in accordance with Section 906.D.7 of the LDC.

Table 9

<p>The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:</p>	
<p>Whether the proposed development is consistent with all relevant requirements of this Code;</p>	<p><i>Yes, this request is consistent with the LDC, specifically Section 303 which permits this use upon completion of a Level 3 Review. Many of the conditions required in Section 303 will be enforced after a Level 3 Review.</i></p>
<p>Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;</p>	<p><i>Yes, this request is consistent with the Comprehensive Plan, as reviewed above.</i></p>
<p>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</p>	<p><i>Yes, the request is compatible with surrounding uses and the general character of the area.</i></p>
<p>How the concurrency requirements will be met if</p>	<p><i>This request will require concurrency determinations</i></p>

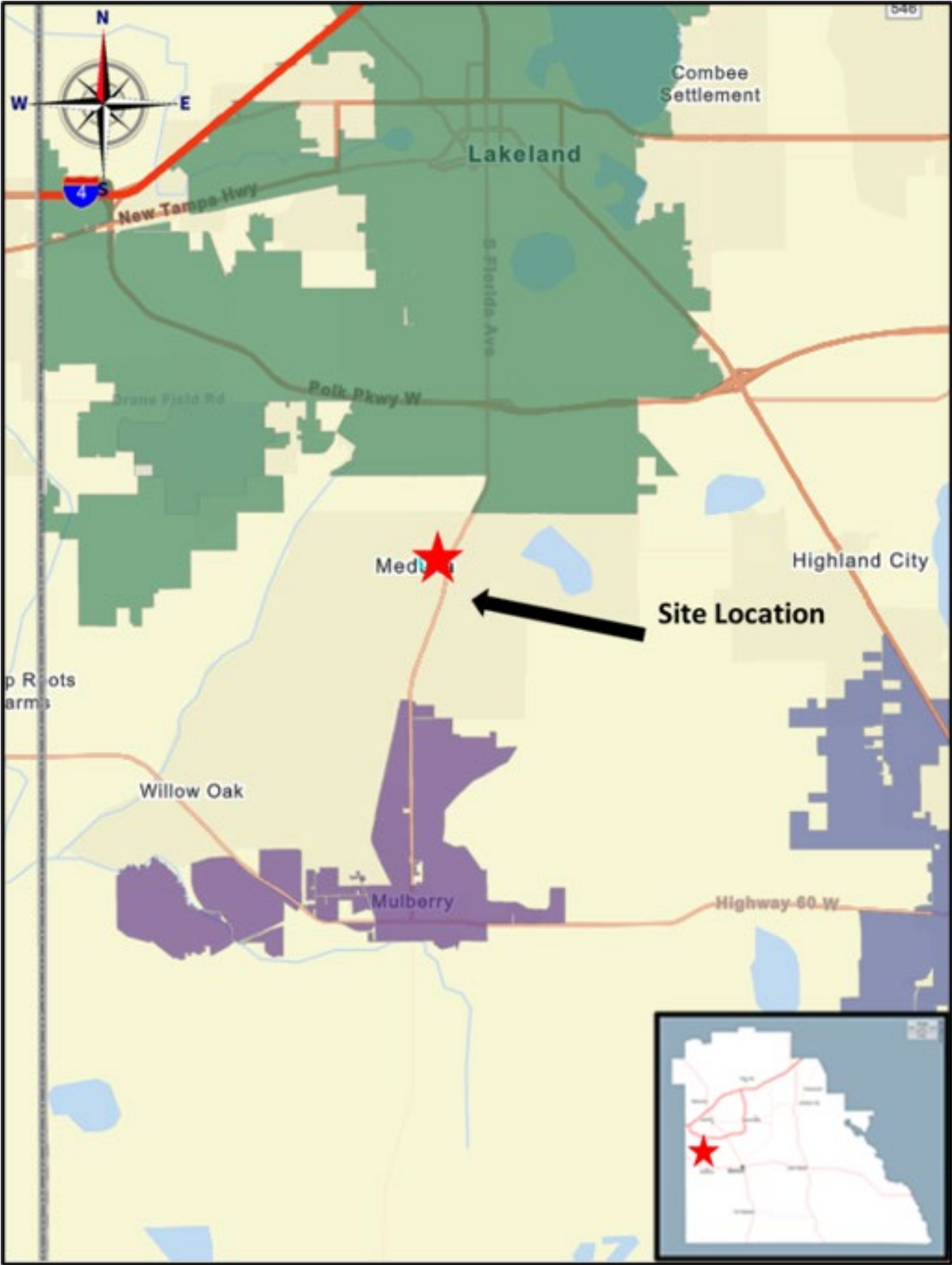
the development were built.

from utilities, the School Board, and TPO. The impact on public services can be found in the analysis found in the staff report.

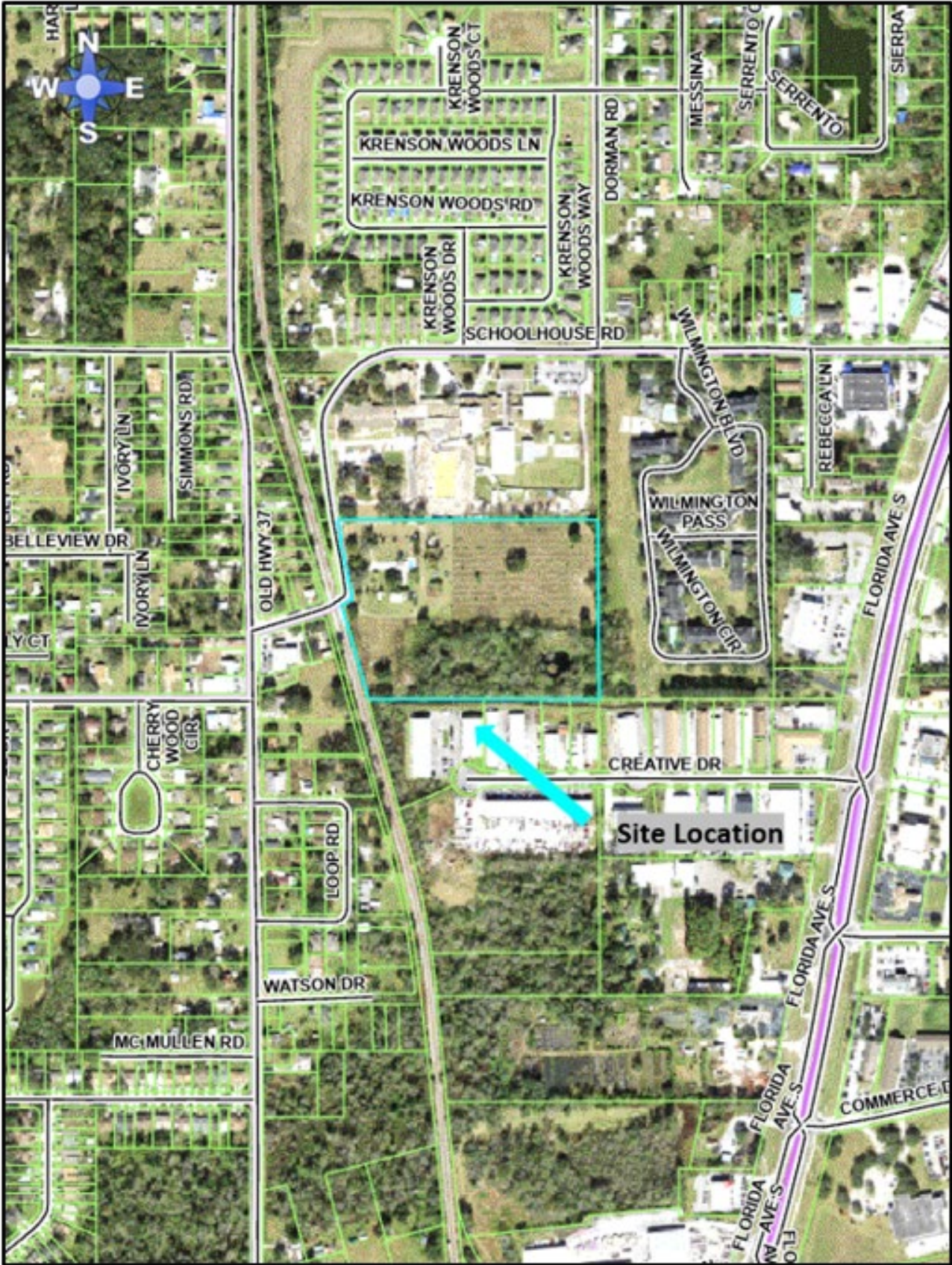
Comments from other Agencies: The City of Lakeland provided input into the design of the site plan. They requested sidewalk connection to Medulla Elementary.

Exhibits:

- Exhibit 1 Location Map
- Exhibit 2 Aerial Image (Context)
- Exhibit 3 Future Land Use Map
- Exhibit 4 Aerial Image (Close)
- Exhibit 5 Site Plan
- Exhibit 6 Typical Lot Sizes
- Exhibit 7 Conceptual Amenity Plan
- Exhibit 8 Site Data



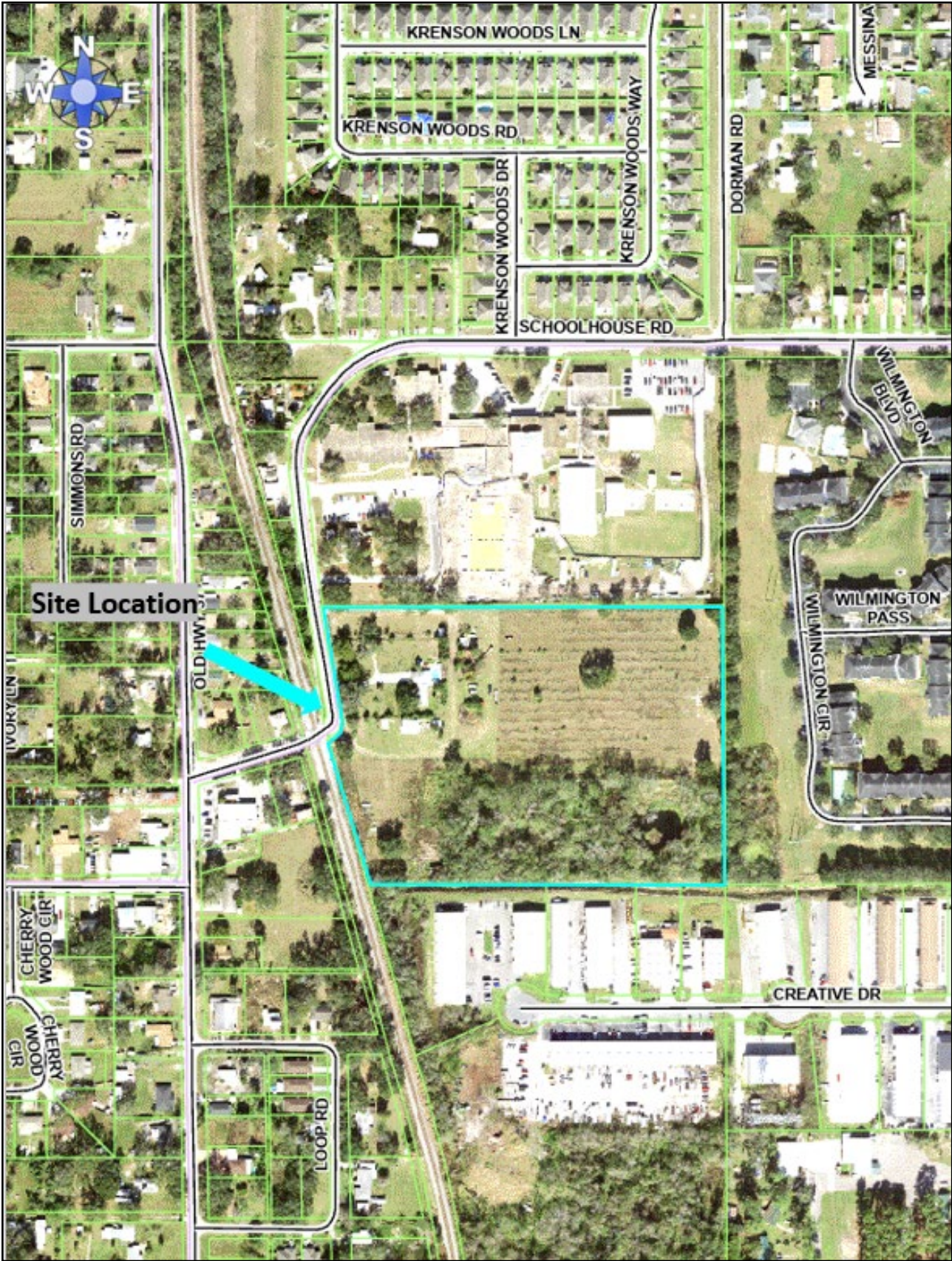
Location Map



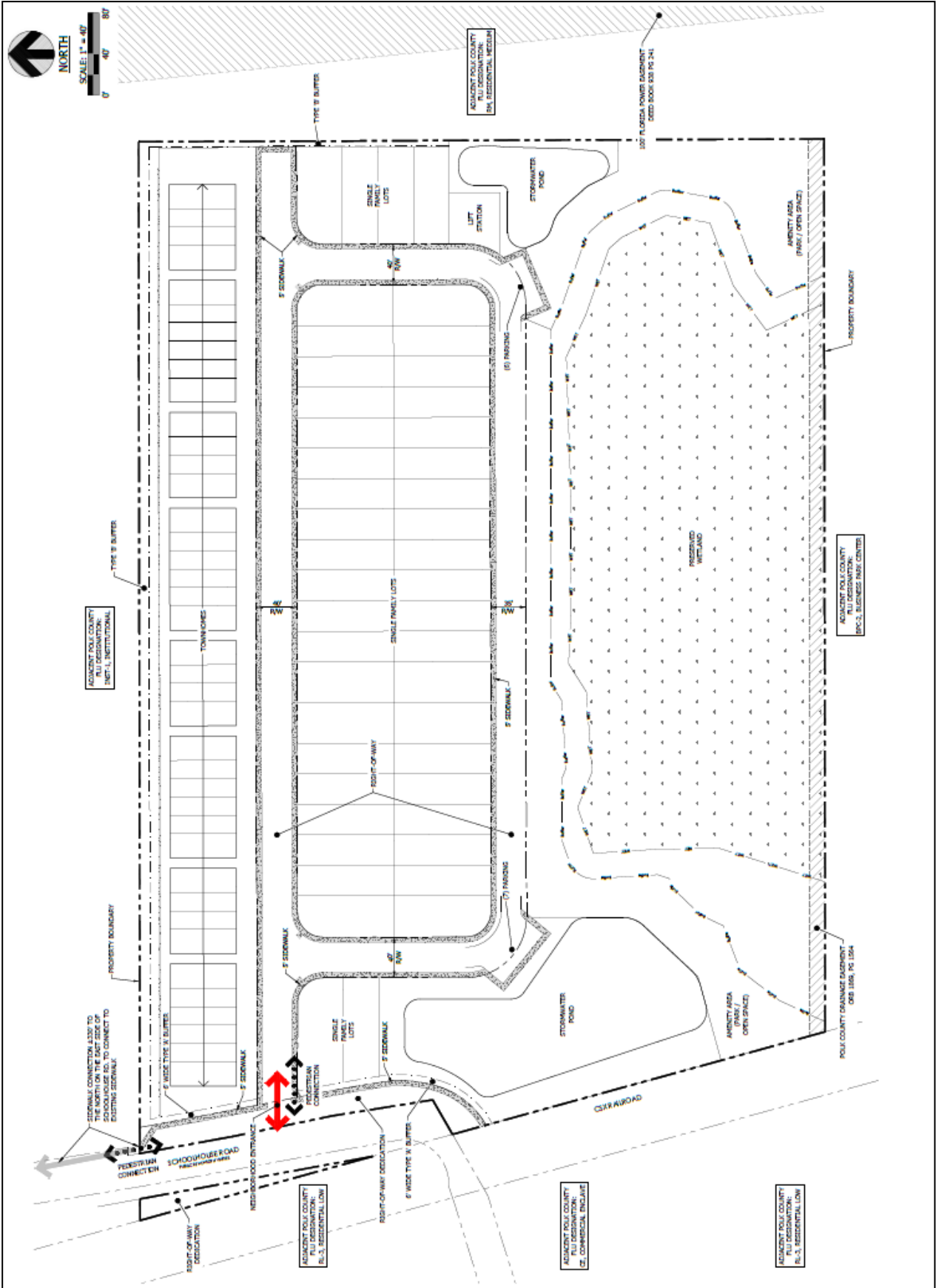
Aerial Image - Context



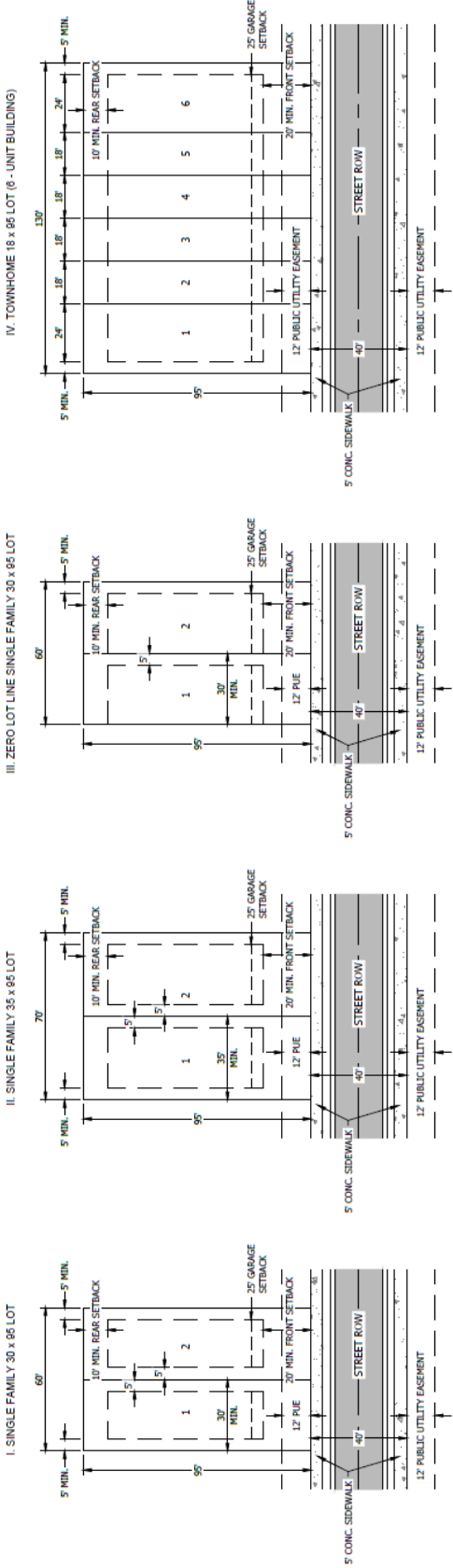
Future Land Use Map



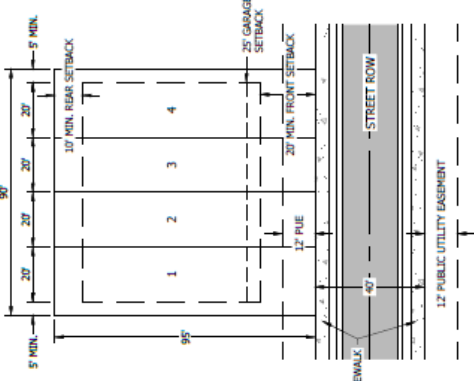
Aerial Image - Close



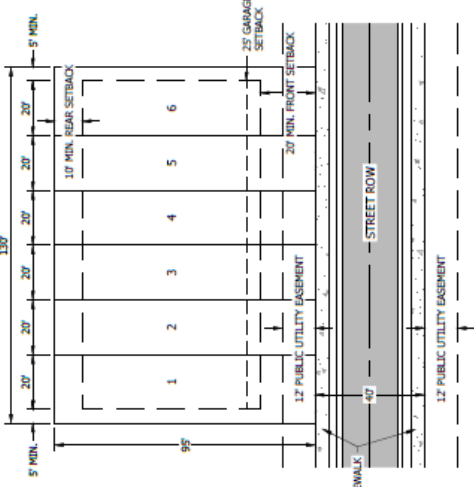
Site Plan



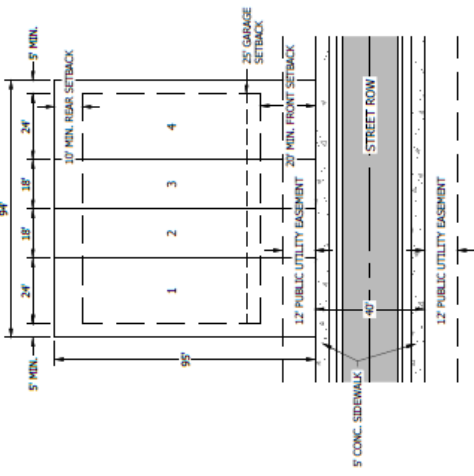
V. TOWNHOME 18 x 95 LOT (4 - UNIT BUILDING)



VI. TOWNHOME 20 x 95 LOT (6 - UNIT BUILDING)



VII. TOWNHOME 20 x 95 LOT (4 - UNIT BUILDING)



Typical Lot Sizes

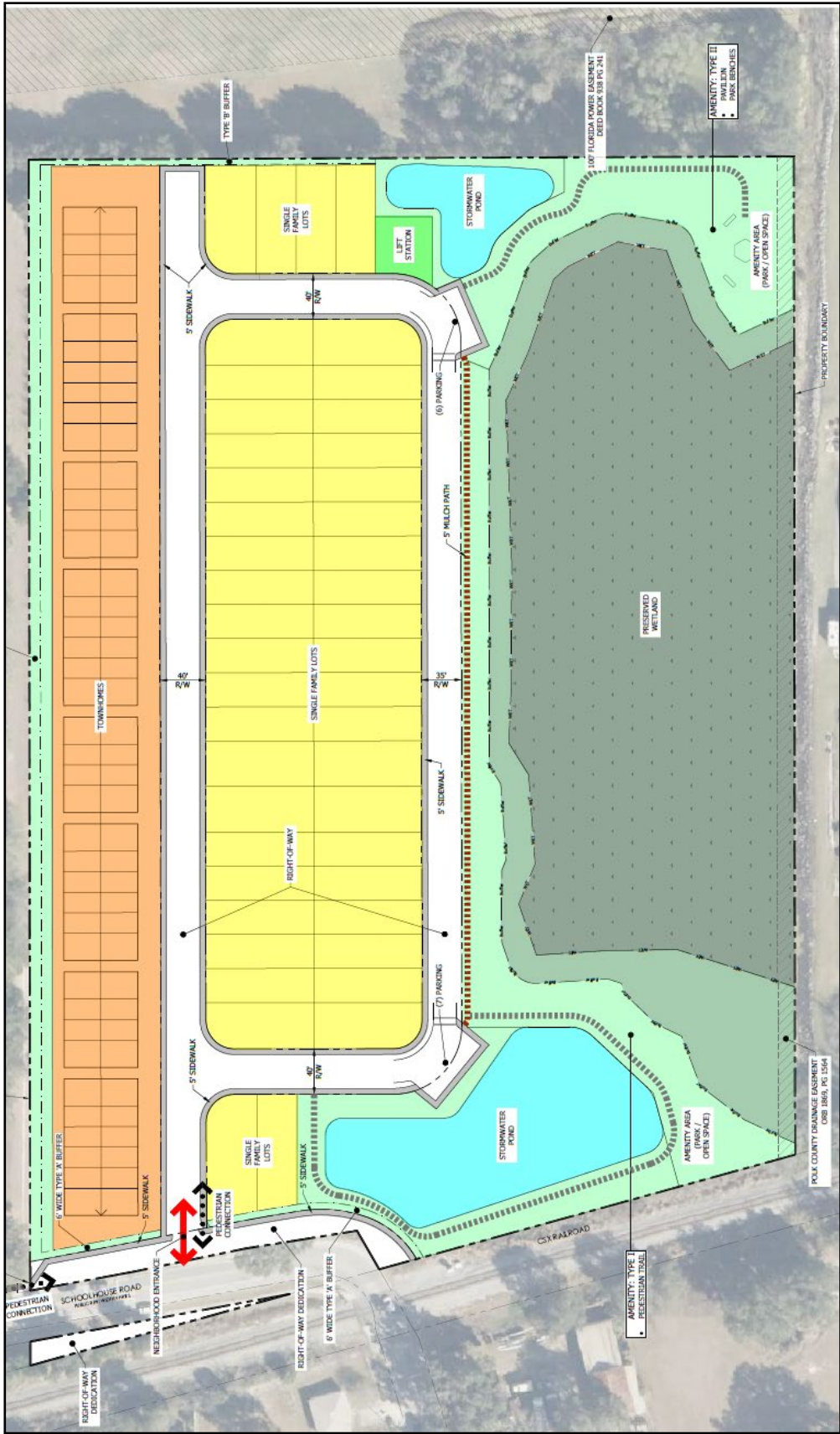


NORTH

SCALE: 1" = 40'



SITE DATE	
OPEN SPACE	
• MINIMUM OPEN SPACE (LOTS LESS THAN 80 FT) IS 20% OF GROSS DEVELOPABLE PROJECT AREA:	11.421 AC x 0.20 = 2.284 AC REQUIRED
RESIDENTIAL	
• MINIMUM RECREATION SPACE (500 SQ FT PER UNIT):	500 SF/UNIT x 92 UNITS = 46,000 SQ FT (1.056 AC)
• MINIMUM AMENITY POINTS (1 POINT PER UNIT):	1 POINT/UNIT x 92 UNITS = 92 POINTS



Amenity Plan

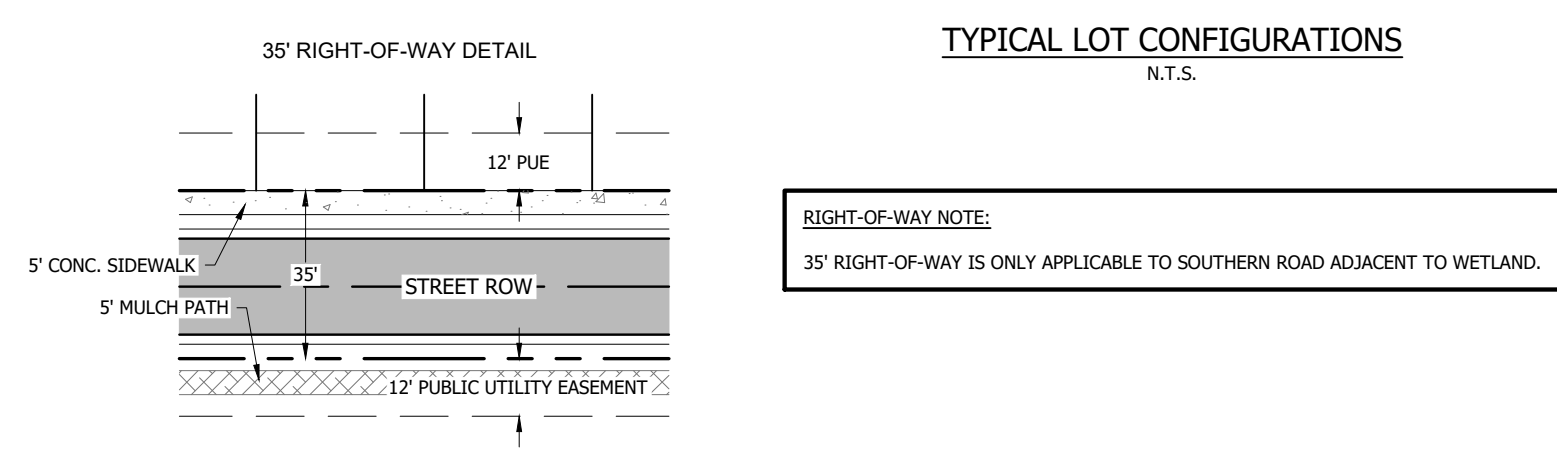
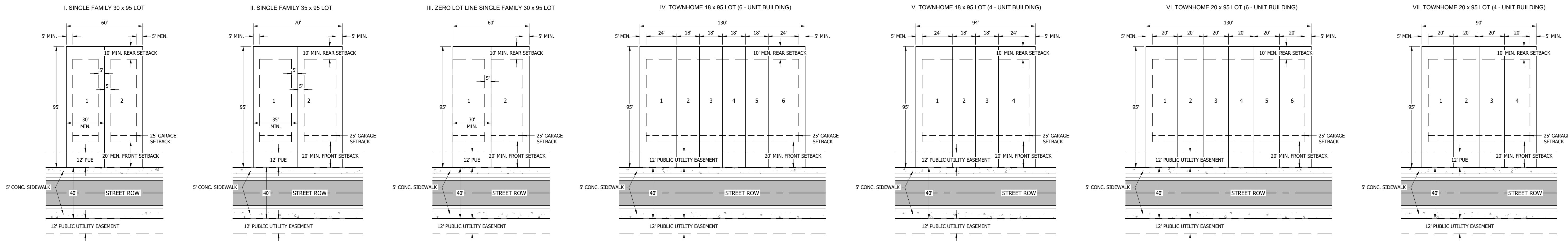
PROPERTY INFORMATION	
PROJECT LOCATION:	940 SCHOOLHOUSE RD. LAKELAND, FL 33813
PARCEL ID:	232913-000000-033050
TOTAL PARCEL AREA:	14.656 AC
WETLAND AREA:	3.235 AC
EXISTING FLU:	RL-3, RESIDENTIAL LOW
CURRENT PROPERTY USE:	SINGLE FAMILY RESIDENCE (SFR 10+ AC)
FLOOD AREA:	ZONE "X" & "AE" (MAP NO. 12105C0480G)
GROSS DEVELOPABLE PROJECT AREA	
(TOTAL PARCEL AREA - WETLAND AREA):	14.656 AC - 3.235 AC = 11.421 AC
TOTAL ALLOWABLE UNITS:	"A" (8.827 AC) x 7 = 61.789 UNITS
(PROJECT AREA MAP BREAKDOWN)	"B" (2.817 AC) x 1 = 2.817 UNITS
	"C" (3.012 AC) x 10 = 30.12 UNITS
	TOTAL UNITS = 94.733 (94)
TOTAL NUMBER OF LOTS:	NOT TO EXCEED 92 LOTS
MAX. DENSITY:	8.055 DU/AC
ADDITIONAL PARKING CALCULATION	
IN ACCORDANCE WITH SECTION 303, PLANNED DEVELOPMENT, D. INTERNAL DESIGN, D.4 ADDITIONAL PARKING REQUIREMENTS:	
THE DEVELOPMENT IS REQUIRED TO PROVIDE ADDITIONAL PARKING AT A RATE OF 1 ADDITIONAL SPACE PER 7 UNITS:	
MAX UNITS = 92; 92/7 = 13.14 ~ 13 SPACES REQUIRED	
-FINAL PARKING SPACE COUNT TO BE DETERMINED BASED ON PROPOSED NUMBER OF UNITS AT TIME OF LEVEL 2.	

- PD DEVELOPMENT NOTES:**
- DEVELOPMENT OF THE PROPERTY MAY BE ACCOMPLISHED IN A SINGLE OR MULTIPLE PHASES;
 - THE LOCATION OF PARKING AREAS, ACCESS POINT, AMENITIES, AND INFRASTRUCTURE IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO STORMWATER PONDS, UTILITIES, AND RELATED FACILITIES) AS SHOWN ON THE CONCEPTUAL PLAN ARE ILLUSTRATIVE ONLY AND SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION PLANS SUBMITTAL;
 - INCREASES IN LOT SIZE AND/OR DECREASES IN THE NUMBER OF LOTS SHALL BE DEEMED TO BE IN SUBSTANTIAL CONFORMANCE WITH THIS PD CONCEPT PLAN;
 - THE FINAL MIX OF RESIDENTIAL PRODUCT TYPES (e.g., ATTACHED SINGLE-FAMILY AND/OR DETACHED SINGLE-FAMILY HOMES) WILL BE DETERMINED AT THE TIME OF CONSTRUCTION PLANS SUBMITTAL IN RESPONSE TO MARKET CONDITIONS;
 - ANY MODIFICATIONS TO THE PD CONCEPT PLAN THAT DO NOT ALTER ITS INTENT OR PURPOSE SHALL BE CONSIDERED MINOR MODIFICATIONS, AND MAY BE APPROVED ADMINISTRATIVELY IN ACCORDANCE WITH THE POLK COUNTY LAND DEVELOPMENT REGULATIONS.
 - PARKING, OPEN SPACE / RECREATION AND AMENITY REQUIREMENTS MAY BE ADJUSTED AT THE LEVEL 2 SUBMITTAL, BASED ON THE FINAL UNIT COUNT, AS LONG AS THE LDC STANDARDS ARE MET.

RESIDENTIAL DESIGN STANDARDS						
LOT TYPE	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. FRONT SETBACK	MIN. GARAGE SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK
SINGLE FAMILY	30'	95'	20'	25'	5'	10'
ZERO LOT LINE SINGLE FAMILY	30'	95'	20'	25'	0'/5'	10'
TOWNHOMES	18'	95'	20'	25'	5'	10'

- PERMITTED USES:**
- ATTACHED AND DETACHED SINGLE-FAMILY LOTS (FOR SALE OR FOR RENT)
 - CUSTOMARY ACCESSORY USES
 - PARKS (TOT LOT/DOG PARK)
 - OPEN SPACE AREAS
 - CLUBHOUSE
- MAX IMPERVIOUS SURFACE: OVERALL DEVELOPMENT SHALL NOT EXCEED 60%
 MAX LOT COVERAGE: 70%
 MAX HEIGHT: 35 FT
 MIN. LIVING AREA: 950 SQ. FT.

Site Data



PROJECT AREA/DENSITY BREAKDOWN MAP
SCALE: 1" = 60'

PROPERTY INFORMATION

PROJECT LOCATION: 940 SCHOOLHOUSE RD. LAKELAND, FL 33813

PARCEL ID: 232813-000000-033050

TOTAL PARCEL AREA: 14.656 AC

WETLAND AREA: 3.235 AC

EXISTING FLU: RL-3, RESIDENTIAL LOW

CURRENT PROPERTY USE: SINGLE FAMILY RESIDENCE (SPR 10+ AC)

FLOOD AREA: ZONE "X" & "AE" (MAP NO. 12105C0486G)

GROSS DEVELOPABLE PROJECT AREA (TOTAL PARCEL AREA - WETLAND AREA): 14.656 AC - 3.235 AC = **11.421 AC**

TOTAL ALLOWABLE UNITS (PROJECT AREA MAP BREAKDOWN):

"A"	(8.827 AC) x 7	= 61.789 UNITS
"B"	(2.817 AC) x 1	= 2.817 UNITS
"C"	(3.012 AC) x 10	= 30.12 UNITS
		TOTAL UNITS = 94.726

TOTAL NUMBER OF LOTS: NOT TO EXCEED 92 LOTS

MAX. DENSITY: 8.055 DU/AC

ADDITIONAL PARKING CALCULATION

IN ACCORDANCE WITH SECTION 303, PLANNED DEVELOPMENT, D. INTERNAL DESIGN, D.4 ADDITIONAL PARKING REQUIREMENTS:

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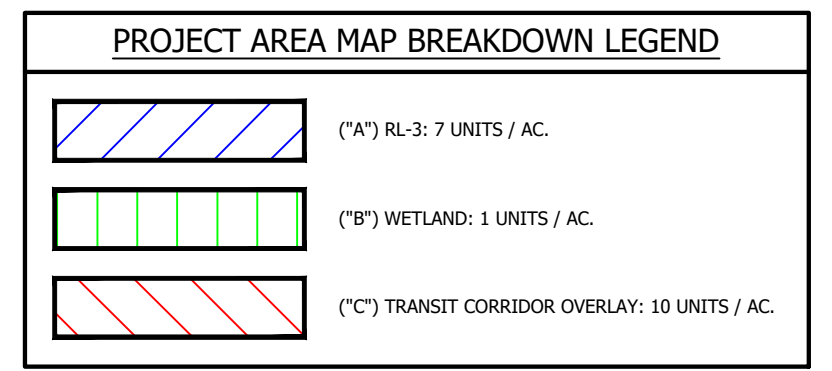
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- MAX IMPERVIOUS SURFACE: OVERALL DEVELOPMENT SHALL NOT EXCEED 60%
- MAX LOT COVERAGE: 70%
- MAX HEIGHT: 35 FT
- MIN. LIVING AREA: 950 SQ. FT.



NO.	DATE	DESCRIPTION
REVISION BLOCK		
DESIGNED BY: SM	DRAWN BY: DH	CHECKED BY: SM
SLOAN Engineering Group 150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830 PHONE: (883) 800-3046 - FAX: (883) 800-1159 REGISTRY #26247		
CLIENT: MAS DEVELOPMENT	PROJECT: HIGHLANDS CROSSINGS	
PROJECT NO. 3001		SHEET C200

PROJECT LOCATION: 940 SCHOOLHOUSE RD. LAKELAND, FL 33813
 PARCEL ID: 232813-000000-033050
 TOTAL PARCEL AREA: 14.656 AC
 WETLAND AREA: 3.235 AC
 EXISTING FLU: RL-3, RESIDENTIAL LOW
 CURRENT PROPERTY USE: SINGLE FAMILY RESIDENCE (SPR 10+ AC)
 FLOOD AREA: ZONE "X" & "AE" (MAP NO. 12105C0486G)
 GROSS DEVELOPABLE PROJECT AREA (TOTAL PARCEL AREA - WETLAND AREA): 14.656 AC - 3.235 AC = 11.421 AC
 TOTAL ALLOWABLE UNITS (PROJECT AREA MAP BREAKDOWN):
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 "B" (2.817 AC) x 1 = 2.817 UNITS
 "C" (3.012 AC) x 10 = 30.12 UNITS
 TOTAL UNITS = 94.726
 TOTAL NUMBER OF LOTS: NOT TO EXCEED 92 LOTS
 MAX. DENSITY: 8.055 DU/AC
 IN ACCORDANCE WITH SECTION 303, PLANNED DEVELOPMENT, D. INTERNAL DESIGN, D.4 ADDITIONAL PARKING REQUIREMENTS:
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 CUSTOMARY ACCESSORY USES
 PARKS (TOT LOT/DOG PARK)
 OPEN SPACE AREAS
 CLUBHOUSE
 MAX IMPERVIOUS SURFACE: OVERALL DEVELOPMENT SHALL NOT EXCEED 60%
 MAX LOT COVERAGE: 70%
 MAX HEIGHT: 35 FT
 MIN. LIVING AREA: 950 SQ. FT.

PROJECT AREA MAP BREAKDOWN LEGEND
 (A) RL-3: 7 UNITS / AC.
 (B) WETLAND: 1 UNITS / AC.
 (C) TRANSIT CORRIDOR OVERLAY: 10 UNITS / AC.

PROJECT LOCATION: 940 SCHOOLHOUSE RD. LAKELAND, FL 33813
 PARCEL ID: 232813-000000-033050
 TOTAL PARCEL AREA: 14.656 AC
 WETLAND AREA: 3.235 AC
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X:\Engineering\1001-HKS Development\Schoolhouse Road\1001 - Base Pd.dwg, C200-PDStandards, 6/30/2026 1:13:03 PM, dhaner, 1:1

Project: Highlands Crossing PD
Parcel Id: 232913-000000-033050 & 232913000000033210

Project Narrative

This request is for a Planned Development (PD) to allow for a maximum of 92 dwelling units on the subject site (± 14.656 acres). Allowable uses are townhome and single-family detached “patio home” units. The site has a Future Land Use (FLU) classification of RL-3 and is located within the Transit Supportive Development Area (TSDA), with the eastern portion of the site also overlaid with the Transit Corridor Overlay (TCCO). Pursuant to Comprehensive Plan Policy 2.104-A7, Table 2.104.1, the TSDA allows up to a maximum density of 7 du/ac and the TCCO allows up to a maximum density of 10 du/ac. The subject site also contains (± 3.235 ac) wetlands which in accordance with LDC Section 620 D. allows a density transfer of 1 du/ac. The total allowable density for the subject site is 94 units (8.06 du/ac). Refer to the Project Area/Density Breakdown Map and calculations shown on the PD Standards Sheet.

While the density of the project is important, equally essential is the ability via the PD to allow for flexible and unique product types. The multi-family townhomes could be achieved through the Conditional Use process; however, the patio home product requires reducing the minimum lot square footage and setbacks from those allowed in the RL-3 district. The different product type options also provide flexibility to adjust to ever-changing market conditions to meet the needs of the area. The land development code allows for PD’s where there is a need for relaxed standards in exchange for higher development standards. The PD is also intended to provide flexibility for the development to be constructed as all townhomes, all single-family detached “patio homes”, or a combination of both product types, depending on market demand and final design considerations.

Pursuant to LDC Section 303, PDs are also to be considered only when the timing of development and locational eligibility meet the minimum Eligibility Score associated with the proposed maximum density. Table 3.4 within LDC Section 303 specifies a minimum Eligibility Score of 36 points for a maximum density of 8.0 du/ac. The calculated Eligibility Score for this project is 38 and indicates that the project is appropriately timed as it relates to surrounding infrastructure. Refer to the Locational Eligibility Score Table shown on the PD Standards Sheet.

The proposed development will meet the minimum requirements for open/recreation space and amenity requirements as required in LDC Section 303, in accordance with the final unit types and mix. Refer to the PD Open Space and Amenity Plan.

In regard to compatibility with adjacent properties, the project area is directly south of Medulla Elementary School, which requires a Type B buffer and is being provided. To the east of the project is Wilmington Apartments. When multi-family is adjacent to single-family, a Type B buffer is required; however, between the project area and the developed apartment site exists a 100’ electric easement. Due to this existing substantial buffer, the project proposes a modified Type B buffer of 5’ without a fence. To the south of the project exists multiple commercial businesses within the BPC-2 district. Since the preserved wetlands onsite create a natural buffer to the south, additional buffering is not proposed. To the west of the project are Schoolhouse Road and CSX railroad right of way. A proposed 6’ Type A buffer is proposed adjacent to Schoolhouse Road and proposed stormwater will buffer the CSX railroad right of way.



The subject site has infrastructure available within the vicinity to meet the demands of the proposed development. Estimated project impact data is summarized as follows:

Estimated Traffic Generation: 92 MF units x 6.74 = 620 trips or
80 SF units x 7.81 = 625 trips

Estimated Sanitary Sewer Generation: 92 MF units x 270 gpd = 24,840 gpd or
80 SF units x 270 gpd = 21,600 gpd

Estimated Potable Water Generation: 92 MF units x 244 gpd = 22,448 gpd or
80 SF units x 325 gpd = 26,000 gpd

The proposed development will preserve existing onsite wetlands and will provide appropriate buffers to accommodate the minimum and average width requirements of Polk County and the Southwest Florida Water Management District (SWFWMD). Stormwater is to be handled onsite and will be designed for the 100yr/24hr storm event.

We believe this PD application request is consistent with the Polk County Comprehensive Plan and Land Development Code and ask for your favorable recommendation to the Planning Commission.

LOCATIONAL ELIGIBILITY SCORE					
Infrastructure Item	Description	Proximity			Achieved Points
		1/4 mile	1/2 mile	3/4 mile	
Collector Road	Schoolhouse Road (Urban Collector)	3	2	1	3
Sidewalk connection to School	Medulla Elementary School	2	1		2
Sidewalk connection to retail commercial	Lay's Western Wear & Feed (5530 Old Rd 37, Lakeland, FL 33811)	2	1		2
Sidewalk connection to transit stop	Citrus Connection Lime Flex Line (Stop #1192)	2	1		2
≥6" potable waterline	6" City of Lakeland waterline (adjacent to NW corner of site)	1			1
≥4" sanitary sewer line	6" Polk County force main (south side of Schoolhouse Rd)	1			1
Infrastructure Item	Description	Proximity			
		1 mile	2 mile	3 mile	
Fire Rescue Station	Station #2 Medulla (±2.3 miles)	3	2	1	1
Emergency Medical Care	Lakeland Regional Health Emergency, 6150 S. Florida Ave (±1.5 miles)	3	2	1	2
Elementary School	Medulla Elementary School (directly adjacent)	2	1		2
Middle School	Lakeland Highlands Middle School (±1.7 miles)	3	2	1	2
CC district	Family Dollar, 1090 W. Pipkin Road (±0.8 mile)	1			1
General Mercantile	Family Dollar, 1090 W. Pipkin Road (±0.8 mile)	2	1		2
NAC district	Marathon Gas, 933 W. Pipkin Road (±1 mile)	2	1		2
Grocery > 40,000 sq. ft.	Publix-Lake Miriam Square (±1.4 mile)	2	1		1
CAC district	Begins at East side of intersection of S. Florida Ave. & CR 540A (±1.5 miles)	2	1		1
CAC district > 50% dev.	Begins at East side of intersection of S. Florida Ave. & CR 540A (±1.5 miles)	3	2	1	2
Regional Park	Christina Park, (±1.5 miles)	3	2	1	2
Community Park	Medulla Resource Center & Park, (±0.5 miles)	2	1		2
Employer (>100 FTE)	Home Depot (±1.25 mile)	3	2	1	2
Employer (>300 FTE)	Publix-Lake Miriam Square & Greenwise Stores (±1.4 mile)	3	2	1	2
Environmental Infrastructure	Description	YES			
Open Drainage Basin	Site drains to Scott Lake Drain-->Poley Creek	1			1
Positive Outfall	Site drains to Scott Lake Drain-->Poley Creek	1			1
No adverse wetland disturbance	No proposed wetland impacts	1			1
				Total Score	38

LDPD-2026-8 - Highlands Crossings

Menu Reports Help

Application Name: [Highlands Crossings](#)

File Date: [03/30/2026](#)

Application Type: [PC-Planned Development](#)

Application Status: [Approved For Hearing](#)

Application Comments: View ID Comment Date

Description of Work: [This request is to request a Planned Development to allow the option of either townhomes or single family homes on parcels 232913-000000-033050 & 232913-000000-033050](#)

Application Detail: [Detail](#)

Address: [940 SCHOOLHOUSE RD, LAKE LAND, FL 33813](#)

Parcel No: [232913000000033050](#)

Owner Name: [CURRY DAVID L JR](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Steve Sloan	Sloan Engineeri...	Engineer	Mailing_P.O. Box 253...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$4,473.00](#)

Total Fee Invoiced: [\\$4,473.00](#)

Balance: [\\$0.00](#)

Custom Fields: LD_GEN_PUB

PUBLIC HEARINGS

Development Type
[Planning Commission](#)

Application Type
[Planned Development New](#)
Brownfields Request

Affordable Housing

GENERAL INFORMATION

Expedited Review	Number of Lots	
Will This Project Be Phased	Acreage	14.834
DRC Meeting	DRC Meeting Time	12:00 PM
Rescheduled DRC Meeting	Rescheduled DRC Meeting Time	
Green Swamp	Number of Units	
Case File Number	Is this Polk County Utilities	Is this Application a result of a Code Violation
One Year Extension	FS 119 Status	No
	Non-Exempt	Code Violation Case Number

ADVERTISING

Legal Advertising Date	BOCC1 Advertising Date
BOCC2 Advertising Date	Advertising Board
	Planning Commission

MEETING DATES

Community Meeting	Planning Commission Date
Land Use Hearing Officer 3	1st BOCC Date
2nd BOCC Date	LUHO-Level 3

HEARING

PC Hearing Results	PC Vote Tally
BOCC 1st Hearing Results	BOCC 1st Vote Tally

BOCC 2nd Hearing Results

BOCC 2nd Vote Tally

-

-

FINAL LETTER

Denovo Appeal

Denovo Results

-

-

Denovo Tally

-

LD_GEN_PUB_EDL

[Opening DigEplan List...](#)

DigEplan Document List

-

PLAN REVIEW FIELDS

TMPRecordID

[POLKCO-26EST-00000-16785](#)

RequiredDocumentTypesComplete

[Yes](#)

DocumentGroupforDPC

[DIGITAL PROJECTS LD](#)

AdditionalDocumentTypes

[Applications, AutoCad File Binding, Site Plans \(PDs, Yes](#)

[and CUs\), CSV, Calculations, Correspondence, Desig](#)

[n Drawings, Flood/Traffic Studies, Impact Statement,](#)

[Inspections, Miscellaneous, Plats, Record Drawings,](#)

[Response Letter Resubmittal Complete, Staff Repor](#)

[t/Approval Letter, Survey, Title Opinion](#)

[DigitalSigCheck](#)

[Yes](#)

RequiredDocumentTypes

-

Activate DPC

Activate FSA

[Yes](#)

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

[√](#)

SELECTED AREA PLANS

[Selected Area Plans](#)

LAND USE

[Selected Area Plan LU Code](#)

DEVELOPMENT AREA

[Development Area](#)

NOR

[Neighborhood Organization Registry \(NOR\)](#)

PUBLIC MAILERS

Posting Board Number of Boards (Number) Number of Mailers (Number) Date Mailed Date Posted NOR

PC	2		06/19/2026	06/23/2026	

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	04/03/2026	Lyndsay Rathke
Engineering Review				
Fire Marshal Review	Kim Turner	Not Required	04/20/2026	Kim Turner
Surveying Review	Mike Benton	Not Required	04/17/2026	Mike Benton
School Board Review	School District	Approve	04/07/2026	School District
Roads and Drainage Review	Phil Irven	Approve	04/08/2026	Phil Irven
Planning Review	Aleya Inglima	Approve	05/29/2026	Aleya Inglima
Review Consolidation	Lyndsay Rathke	Approved for...	05/29/2026	Lyndsay Rathke
Staff Report				
Public Notice				
Hearing				
BOCC Hearing				
Final Letter				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
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Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments
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**POLK COUNTY PLANNING COMMISSION
FINAL ORDER**

Case Number: LDPD-2026-8 (Schoolhouse Road PD)

Applicant: Steve Sloan, Sloan Engineering

Property Owner: Susan Curry, David Curry

Hearing Date: July 8, 2026

I. Request:

The applicant is requesting approval for 92 multi-family and single-family units to be located on ±14.83 acres within a Residential Low-3 (RL-3) future land use district. The request includes reduced lot sizes and setbacks.

II. Findings:

The Planning Commission 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:

1. Pursuant to section 906D.7 of the LDC, the Planning Commission shall, in the review of a Level 3 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 303 and 906.
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.

III. Incorporation of the Record

The record is hereby incorporated by reference into this order and is on file with the Land Development Division. The record consists of the following: the Application, Impact Assessment Statement, the DRC staff report, staff's PowerPoint presentation, and all testimony and evidence presented at the hearing.

IV. Planning Commission'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 Planning Commission 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.

V. Effective Date, Appeals:

This order shall be rendered to the Clerk and becomes effective on the date rendered. The Planning Commission's decision may be appealed to the Board of County Commissioners by filing an application for de novo review with the Land Development Division within 7 calendar days after the Planning Commission hearing. If a de novo application is timely filed, this order shall not be final and effective until final action of the Board of County Commissioners.

DONE AND ORDERED in Bartow, Polk County, Florida, in regular session this 8th day of July 2026, by the Polk County Planning Commission.

Polk County Planning Commission

ATTEST:

By: _____
Merle Bishop, Chair

By: _____
Lisa Irizarry, Recording Secretary

Date rendered to the Clerk: _____

Exhibits to Planning Commission's Order

Exhibit A-Staff Report and Exhibits

cc: Land Development Division Official File
Erin Valle, Clerk of Court (under separate cover)

ADDENDUM 1 to FINAL ORDER

The following conditions of approval were agreed upon by the Applicant and approved by the Planning Commission during the public hearing held on July 8, 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:



Polk County
Planning Commission

Agenda Item 8.

7/8/2026

SUBJECT

LDCPAS-2026-6 (Eloise Main Street Corridor CPA)

DESCRIPTION

This is a County-initiated Comprehensive Plan Amendment to change the Future Land Use Map from Residential-Low (RL) to Main Street Corridor (MSC), Community Activity Center (CAC), and Institutional (INST) and change the text of Section 2.135 of the Comprehensive Plan to provide additional development standards and list specific uses in the MSC Land Use District. This case is related to LDCT-2026-13, an LDC text amendment for the same property. The property is south of US 17, west of Snively Avenue, between 6th Street and the US 17/Snively Avenue intersection, southwest of the City of Winter Haven, northeast of the City of Eagle Lake, in Section 5, Township 29 South, Range 26 East.

RECOMMENDATION

Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Mark J. Bennett, AICP, FRA-RA, CNU-A

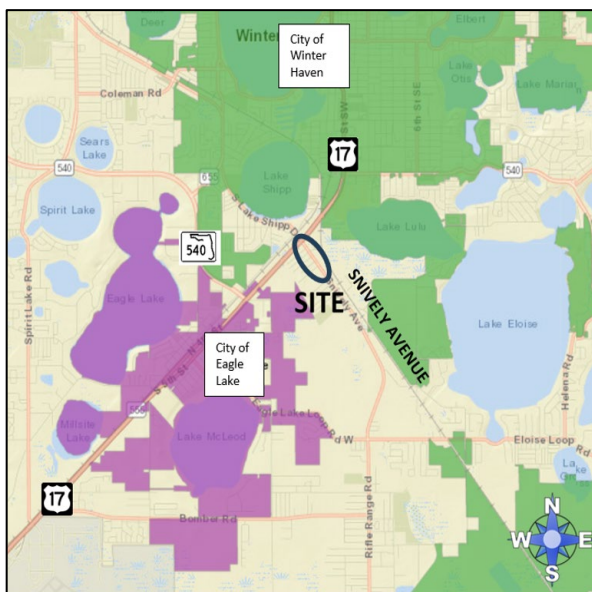
Senior Planner

markbennett@polkfl.gov <mailto:markbennett@polkfl.gov>

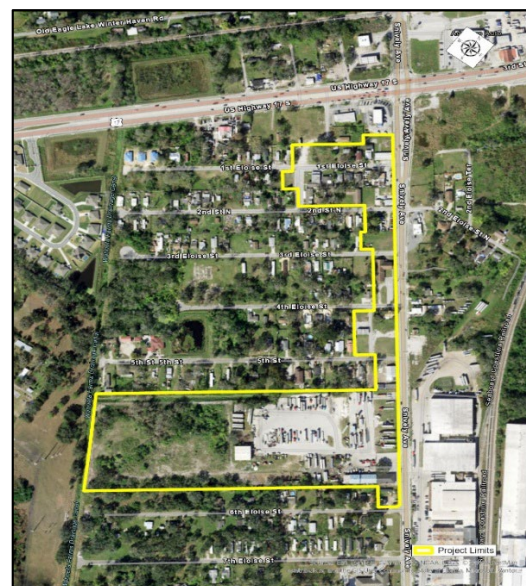
(863) 534-6455

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	February 26, 2026
Planning Commission Date:	July 8, 2026
BoCC Dates:	August 18, 2026
Applicant:	County-Initiated
Level of Review:	Level 4 Review, Small-Scale Comprehensive Plan Amendment
Case Number and Name:	LDCPAS-2026-6 (Eloise Main Street Corridor CPA)
Request:	Amend the Comprehensive Plan Future Land Use Map from Residential-Low (RL) to Main Street Corridor (MSC), Community Activity Center (CAC), and Institutional (INST) and change the text of Section 2.135 of the Comprehensive Plan to provide additional development standards and list specific uses in the MSC Land Use District. This case is related to LDCT-2026-13, an LDC text amendment for the same property.
Location:	South of US 17, west of Snively Avenue, between 6 th Street and the US 17/Snively Avenue intersection, southwest of the City of Winter Haven, northeast of the City of Eagle Lake, in Section 5, Township 29 South, Range 26 East.
Property Owner:	Numerous
Parcel Size:	25.96 acres
Development Area:	Transit-Supportive Development Area (TSDA)
Future Land Use:	Residential-Low (RL)
Nearest Municipalities:	Winter Haven, Eagle Lake
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Florida Commerce:	Not Applicable
Case Planner(s):	Mark J. Bennett, AICP, FRA-RA, CNU-A, Senior Planner



Location Map



Aerial Photo

Summary:

This is a County-initiated request to change 25.96 acres from Residential-Low (RL) to Main Street Corridor (MSC) (21.62 acres), Community Activity Center (CAC) (2.79 acres), and Institutional (INST) (1.55 acres). The request is to also change the text of Section 2.135 of the Comprehensive Plan to provide additional development standards and list specific uses in the MSC Land Use District. This case is related to LDCT-2026-13, an LDC text amendment for the same property.

Compatibility Summary

This request will recognize existing commercial and institutional uses through the proposed CAC and INST land use designations. The requested MSC designation is only allowed in areas that have an approved redevelopment plan. Because Eloise is in a Community Redevelopment Area (CRA) and has an adopted Community Redevelopment Area Plan per Chapter 163, Florida Statutes, this request is consistent with the MSC policies. The MSC could also lead to the redevelopment and revitalization of properties in Eloise, furthering the goals of the Eloise CRA.

The proposed designations will promote a gradual transition of uses between the more intensive industrial uses on the east side of Snively Avenue and the lower-density residential uses on the west side of Snively Avenue. A similar effect will occur with the proposed CAC expansion and INST designation locating between the more intensive uses along US 17, and the lower density residential uses south of 1st and 2nd Streets. For these reasons, this request is compatible and consistent with the applicable policies in the Comprehensive Plan.

Infrastructure Summary

The site is in the City of Winter Haven utility service area, with sufficient capacity available. Because this amendment is primarily for non-residential uses, schools will not be impacted. There is sufficient roadway capacity. Public safety facilities and services are available.

Environmental Summary

Some portions of the site contain wetlands and are within the 100-year floodplain. A drainage canal is on the west edge of the Eloise neighborhood. No adverse environmental impacts are expected due to the redevelopment of this area.

Comprehensive Plan

Listed below are the relevant sections of the Comprehensive Plan that are applicable to this request:

- Policy 2.102(A1-A15): Growth Management Policies
- Policy 2.104(A1-A9): Transit-Supportive Development Areas (TSDAs)
- Policy 2.110-E(E1-E5): Community Activity Centers (CAC)
- Policy 2.116(A1-A5): Institutional (INSTI)
- Section 2.12F(F1-F5): Redevelopment Districts

Findings of Fact

Request and Legal Status

- LDCPAS-2026-6 is a County-initiated request for a Comprehensive Plan Amendment Future Land Use Map change from Residential-Low (RL) to Main Street Corridor (MSC), Community Activity Center (CAC), and Institutional (INST).
- The request is to also change the text of Section 2.135 of the Comprehensive Plan to provide additional development standards and list specific uses in the MSC Land Use District.
- This case is related to LDCT-2026-13, an LDC text amendment for the same property.
- The subject site is in the Transit-Supportive Development Area (TSDA).
- The subject area is mostly developed with residential uses and some auto-oriented commercial uses. Institutional uses, such as social service facilities (Freedom Tour), churches, Snively Elementary, and the Brooks Community Center, are in the area also. There is also a trucking facility that is grandfathered for agricultural trailer storage.
- The subject property is in the Eloise Community Redevelopment Area (CRA). This CRA was established in 1999.

Compatibility

- 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.”
- The proposed request is for a Community Activity Center (CAC), Institutional (INST), and the Main Street Corridor (MSC) land use classifications.
- The subject properties are in the Transit Supportive Development Area (TSDA).
- The CAC, INST, and MSC designations are allowed in the TSDA.
- The Eloise community is characterized by a mixture of different land uses. The east side of Snively Avenue is dominated by industrial uses and has both Business Park Center and Industrial land use classifications. On the west side of Snively Avenue, the community is designated as Residential-Low (specifically, RL-4) and is characterized by institutional industrial, residential, commercial, and vacant lands.

Infrastructure

- The property is zoned for Snively Elementary, Denison Middle School, and Winter Haven Senior High School.

- Fire and ambulance response is from Polk County Fire Rescue Station 17, located at 185 S 3rd Street, Eagle Lake. The estimated response time from this station is about ten to twelve minutes.
- Sheriff's response to the site is served by the Northcentral District, located at 3635 Avenue G, NW, Winter Haven. The response times are as follows: Priority One: 9:56 minutes; Priority Two: 26:35 minutes.
- The subject parcel is next to Snively Avenue. Snively Avenue is an Urban Collector, according to the Polk County TPO Roadway Network Database, and is the closest road to the site that is monitored for concurrency.
- There are no known improvements for Snively Avenue at this time.
- Once the Thompson Nursery Road extension is completed and traffic patterns have readjusted, there may be a reassessment of Snively Avenue.
- Route 40/44, Winter Haven Southside, serves Eloise with mass transit.
- There is a sheltered bus stop located between 7th and 8th street, in front of the Brooks Community Center.
- There are sidewalks along the west side of Snively Avenue.
- The site is located within the City of Winter Haven utility service area.

Environmental

- There are wetlands on the site.
- Portions of the site are within a Zone "AE" floodplain (Elevation 131.5).
- The site is comprised of Pomona-Urban Land Complex, Urban Land, Smyrna and Myakka Fine Sands, and Kaliga Muck soils. These soils have severe limitations for septic tanks and dwellings without basements.
- According to the Polk County Protected Species Observations Map dated July 22, 2021, there is an eagle nest within one mile of the site.
- The PolkGreen Map displays this site as in a potential connection of an overall natural network.
- Eloise does not have conservation easements. The closest conservation area is 1,735 feet south of the site, part of a 295-acre tract as part of the Thompson Nursery Road extension.
- East of Eloise and the CSX railroad is a 120.68-acre parcel owned by Polk County, called Lake Lulu Wetlands.
- Eloise is not in the Florida Wildlife Corridor.

- This property is within the Height Notification Zone for the Bartow Municipal Airport Impact District.
- The site is not within a Wellfield Protection District.
- Based on information received from the Secretary of State's Department of Historical Resources office, there are no archeological or historic resources on the site.

Comprehensive Plan Policies

- POLICY 2.102-A1 DEVELOPMENT LOCATION, states that Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.
- POLICY 2.102-A2 COMPATIBILITY, states that land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished:
 - a. there have been provisions made which buffer incompatible uses from dissimilar uses;
 - b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use;
 - c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.
- POLICY 2.102-A3 DISTRIBUTION, states that development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.
- POLICY 2.102-A4 TIMING, states that development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.
- POLICY 2.102-A10 LOCATION CRITERIA, states the following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:
 - a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided;
 - b. nearness to agriculture-production areas;
 - c. distance from populated areas;

d. economic issues, such as minimum population support and market-area radius (where applicable);

e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:

1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;
2. sanitary sewer and potable water service;
3. storm-water management;
4. solid waste collection and disposal;
5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;
6. emergency medical service (EMS) provisions;
7. other public safety features such as law enforcement;
8. schools and other educational facilities; and
9. parks, open spaces, civic areas and other community facilities.

f. environmental factors, including, but not limited to:

1. environmental sensitivity of the property and adjacent property;
2. surface water features, including drainage patterns, basin characteristics, and flood hazards;
3. wetlands and primary aquifer recharge areas;
4. soil characteristics;
5. location of potable water supplies, private wells, public well fields; and
6. climatic conditions, including prevailing winds, when applicable.

- POLICY 2.104-A1: DESCRIPTION - Transit Supportive Development Areas shall meet the following criteria:
 - a. be those areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development;
 - b. be supported by existing or planned urban type services that are programmed or expected for the 10-year planning horizon;
 - c. be designated as part of a coordinated land use and transportation strategy that supports the provision of improved and expanded transit services, as identified in the Transportation

Planning Organization (TPO) 2060 Transportation Vision Plan and the connecting circulator routes, in order to increase mobility and travel options;

d. include development criteria that:

1. promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities;
2. improve access to employment areas, schools, shopping and recreational opportunities;

- POLICY 2.110-E1, CHARACTERISTICS - Community Activity Centers, states that they are intended to accommodate the shopping needs of residents living within the community and generally contain a shopping center and other commercial and office uses within close proximity. General (approximate) characteristics of Community Activity Centers are:

Usable Area: Over 20 acres to 60 acres

Gross Leasable Area (GLA): 150,000 to 500,000 square feet

Minimum Population Support: 20,000 to 80,000 people

Market-Area Radius: 2 miles or more

Typical Leading Tenant: Variety, Discount, or Department Store

Other Typical Tenants: Supermarket, Theater, Offices, Restaurant, Drug Store, Professional Services.

- POLICY 2.110-E4: DEVELOPMENT CRITERIA - Development within a Community Activity Center shall conform to the following criteria:
 - a. Community Activity Centers shall have frontage on, or direct access to, an arterial or collector roadway, or a frontage road or service drive which directly serves an arterial or collector roadway.
 - b. Different uses within a Community Activity Center shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.
 - c. Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.
 - d. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.

- e. New residential shall be limited to Special Residential and shall not exceed 30 percent of the total area of the community activity center. Location of residential units above stores shall be encouraged by not considering such units against the maximum residential percentages.
 - f. There shall be no limits on the mix of office and commercial uses within a Community Activity Center.
 - g. The maximum floor area ratio shall not exceed 0.30 unless developed as a Planned Development.
 - h. Planned Developments within the Community Activity Center may be permitted a maximum floor area ratio up to 1.0 and a maximum residential density of 25 dwelling units per acre. Intensity and density increases shall only be awarded to innovative, efficient, and compatible Planned Development proposals that are consistent with the general district characteristics and are located within the TSDA and UGA. The Land Development Code shall establish specific development standards and criteria for Planned Developments within activity centers.
- POLICY 2.116-A1: CHARACTERISTICS - Institutional areas are primarily characterized by private and public-service structures.
 - POLICY 2.116-A4: DEVELOPMENT CRITERIA - Institutional development shall conform to the following criteria:
 - a. Institutional uses include, but are not limited to: private and public-service structures. These commonly include:
 1. public and private educational facilities;
 2. government-administration buildings;
 3. public-safety structures (e.g. police and fire);
 4. cultural facilities (e.g. libraries, museums, and performing-arts theaters);
 5. health-care facilities e.g. hospitals, medical centers, clinics, nursing homes, adult day care centers, group homes, group living facilities, emergency shelters, residential treatment facilities ^[1].
 - b. Large institutional areas should be designed so that the more intensive uses are at the center of the development, with less intensive uses near the fringes.
 - c. Prior to site planning, the School Board, independent special districts and other governmental entities shall communicate to one another to pursue potential colocation of government services.
 - d. Commercial uses within institutional areas mapped on the Future Land Use Map Series shall be primarily for the purpose of serving the institutions within the area and shall be limited to a scale appropriate for that purpose.

- e. Institutional sites shall be designed to provide for:
 1. Adequate parking to meet the present and future demands of the use.
 2. Buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.
- f. Multi-family residential uses may be permitted at densities up to and including 15 dwelling units per acre as part of a Planned Development. Residential uses may be permitted according to the following:
 1. Residential uses shall only be established adjacent to or in conjunction with a university, college, vocational school or other similar educational institution.
 2. Residential development shall be intended to primarily meet the housing needs for students and faculty members of the nearby educational institution.
- g. Recreational uses accessory to the institutional use or compatible with the location of the institutional district.
- POLICY 2.124-F1: DESIGNATION AND PURPOSE - Redevelopment Districts, and Redevelopment District Revitalization Plans, are intended to:
 - a. utilize a comprehensive, strategic approach to identify the special needs of unincorporated communities comprised of predominantly low and moderate income residents;
 - b. involve neighborhood residents in every phase of the planning process;
 - c. develop action plans to meet the identified needs including, but not limited to, social and community services, infrastructure, transportation, economic development, law enforcement, and affordable housing;
 - d. promote an enhanced living environment for the community, and a higher quality of life for community residents;
 - e. promote the economic vitality of the community through the development of employment and business opportunities for community residents;
 - f. encourage multi-modal transportation options, particularly pedestrian and bicycle travel; and
 - g. encourage community cohesion by promoting opportunities for the interaction of community residents, thereby engendering community pride, empowerment of residents, identification with, ownership of and participation in revitalization efforts, and a "sense of place."

- POLICY 2.124-F4: REDEVELOPMENT ACTIVITIES states that Redevelopment District Revitalization Plans shall implement the purpose and intent of Policy 2.124-F1 and shall conform to the following requirements:
 - a. PERMITTED USES: In keeping with the purpose and intent of this section, the following uses may be permitted within a Redevelopment District Revitalization Plan:
 1. Residential (single-family and multi-family)
 2. Commercial
 3. Institutional
 4. Recreation and Open Space
 5. Preservation
 6. Specialized Uses, subject to the provisions of Section 2.125
 7. Housing for workers (agricultural, industrial, construction and hospitality trades)
 - b. DEVELOPMENT CRITERIA:
 1. Non-residential uses should be limited to a size, scale, and intensity necessary to provide the residents of the community and surrounding area with retail, personal, and community services. Where permitted by the Redevelopment District Revitalization Plan, non-residential uses may include, but are not limited to, grocery stores, personal service shops, gas stations, restaurants, specialized and general retail, medical and professional offices, and community facilities such as neighborhood centers, churches, schools, community-oriented policing substations, and day care centers.
 2. Non-residential uses should be centrally located within the community and within comfortable walking distance for a majority of the area's residents.
 3. Non-residential uses shall have direct access to a collector or arterial roadway.
 4. Appropriate mixes of housing types shall be permitted where such mixes will be compatible with immediate adjacent existing residential development. Development incentives shall be provided to encourage and stimulate workforce housing, affordable housing and housing for special needs groups. Such incentives shall include, but not be limited to:
 - (a) Density and intensity increases up to 150% of the district standards,
 - (b) Expedited permitting; and
 - (c) Design flexibility, additionally
 - (d) May include special impact fee consideration in such circumstances as adopted and codified by the BoCC.

Such incentives shall be linked directly to the provision of affordable, workforce or special needs housing on a case-by-case basis and require that the housing remain dedicated to the particular housing type for which the incentive was awarded for a minimum of twenty years through a deed restriction or similar measure. Furthermore, no increase in density or intensity can occur unless adequate water, sewer, roadway and public-school capacity exists or are planned to be available to meet the need of additional development.

5. Commercial and office uses shall be permitted in Redevelopment District Revitalization Plans. Redevelopment District Revitalization Plans may include up to 10% of the total area of redevelopment district for commercial and office uses. Designation of an area exceeding the additional 10% shall require a Comprehensive Plan amendment.
6. It is fundamental to all revitalization plans those commercial uses, if included in the land use design, shall be oriented toward the historically established town center, main street, or placed in isolated neighborhood market sites that are restricted to a very limited scale of commercial activity and located only at the intersection of major collector roads. Linear commercial development shall not be allowed, unless it is clearly evident that it is consistent with the traditional development pattern of the community.
7. Appropriate buffering shall be provided between non-residential uses and residential uses.

PROPOSED MAIN STREET CORRIDOR (MSC) POLICIES (LDCPAL-2026-2):

POLICY 2.109-A1: LAND USE CATEGORIES ESTABLISHED - The following land use categories are hereby established for the Polk County Comprehensive Plan:

	Map Symbol	Maximum Standard Residential Density	Maximum Planned Development Density	Standard Non-residential FAR	Maximum Planned Development FAR
<u>Main Street Commercial</u>	<u>MSC</u>	<u>15.0</u>	<u>15.0</u>	<u>1.0</u>	<u>1.0</u>

POLICY 2.109-A30: The purpose of the Main Street Commercial (MSC) land use is to provide for promote the redevelopment and infilling of linear concentrations of all types of commercial, office, residential, and institutional uses along a roadway that are located within a Redevelopment District.

SECTION 2.11X MAIN STREET COMMERCIAL CORRIDOR

OBJECTIVE 2.11X-A: Polk County shall recognize existing "Main Street Commercial Corridors" by their designation and mapping on the Future Land Use Map Series as Main Street Commercial Corridors (MSC) and shall promote the redevelopment and infilling of such areas through the establishment of criteria for the development of lands within Main Street Commercial Corridors.

POLICY 2.11X-A1: CHARACTERISTICS – Main Street Commercial Corridors are characterized by linear concentrations of all types of commercial, office, residential, and institutional uses along

a roadway that are located within a Redevelopment District, pursuant to Section 2.124-F. Some Main Street Commercial Corridors may contain existing industrial uses.

POLICY 2.11X-A2: DESIGNATION AND MAPPING - Existing linear corridors in Redevelopment Districts with non-residential areas shall be designated and mapped on the Future Land Use Map Series as "Main Street Commercial Corridors" (MSC).

POLICY 2.11X-A3: LOCATION CRITERIA – MSCs shall be allowed in all Development Areas, subject to the other locational criteria in this policy. MSCs shall only be located within Redevelopment Districts, as outlined in the Future Land Use Element of the Comprehensive Plan. The establishment of new MSCs or the expansion, extension (along the road), or increase in depth of an existing MSC shall only permitted if the Redevelopment District where the MSC is to be located has an approved Redevelopment District Revitalization Plan pursuant to Policy 2.124-F3 of the Future Land Use Element, an Urban Infill and Redevelopment Area Plan and/or a Community Redevelopment Area (CRA) Plan, per Chapter 163, Florida Statutes, and the expansion is consistent with the applicable plan.

POLICY 2.11X-A4: DEVELOPMENT CRITERIA - Development or redevelopment within a Main Street Commercial Corridor shall conform to the following criteria:

a. Permitted uses include all types of neighborhood commercial, office, and institutional uses typically located along a roadway.

b. Existing single-family residential development is protected by the Vested Rights and Non-conformities provisions in Chapter 1 of the Land Development Code.

c. New residential development within the MSC shall only consist of duplex, triplex, quadraplex, and multi-family units.

d. Industrial and High-Impact-Commercial-type (HIC) development shall be limited to infilling existing industrial/HIC areas, and new industrial/HIC development shall not extend or expand these industrial/high-impact areas.

e. New development or redevelopment within a Main Street Commercial Corridor shall incorporate the use of frontage roads wherever there is adequate public right-of-way or there is property available for the expansion of the right-of-way or the establishment of frontage-road easements to facilitate such roads in accordance with recognized highway safety standards. Whenever the placement of frontage roads is not practical, shared ingress/egress facilities shall be used. Cross-access easements connected parking lots, and/or alternate methods of property connection shall be required.

f. Interior traffic circulation shall facilitate safe bicycle and pedestrian movement.

g. Where the MSC abuts residential areas, new development or redevelopment of non-residential development shall be compatible with adjacent existing uses.

h. The Land Development Code shall contain regulations that are context-sensitive to their location in existing, developed areas. The Land Development Code shall also promote the redevelopment and/or revitalization of these corridors through the creation of regulations that promote an urban-oriented design, encourage the safe bicycle and pedestrian movement and

provide flexibility and creativity in site and building design, and encourage uses that meet the immediate needs of the surrounding residential areas.

i. To promote revitalization in MSCs, the maximum floor area ratio shall not exceed 1.0 for non-residential development, or Table 2.104.2 of the Future Land Use Element for MSCs located in the Transit Corridors and Centers Overlay (TCCO).

j. Residential development shall be limited to the range provided in the Residential High (RH) land use designation described in Policy 2.109-A1 or Table 2.104.1 of the Future Land Use Element for MSCs located in the Transit Corridors and Centers Overlay (TCCO).

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 (DRC) finds that 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 LDCPAS-2026-6**.

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: 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.

Background

This is a County-initiated request to the Comprehensive Plan Future Land Use Map for property in the Eloise Community Redevelopment Area (CRA). This request came about due to Land Development staff receiving a directive this past summer to examine the current land uses around the Freedom Tour property. The Freedom Tour, located west of Snively Avenue, between 1st and 2nd Streets next to the recently closed Florence Avenue, is an organization that provides food and disaster relief assistance.

Based on a review of existing land use and development trends in the area, staff prepared a proposal to designate portions of the block bounded by 1st & 2nd Streets, Snively Avenue, and the former Florence Avenue as Institutional. This was based on not only the existing Freedom Tour property, but also another church (the Eloise Church of Christ) located on 2nd Street. The remaining residentially used parcels on this block are also proposed to be designated as Institutional to allow for the eventual transition of those uses at such time as those property owners may wish to sell or convert to a different use. For the remainder of the block, along Snively Avenue, the proposal is to designate the existing auto-related commercial uses as Community Activity Center.

After creating the proposal for the Freedom Tour property and the remaining block, the surrounding properties were then examined. Based on this review, it was determined that because the existing residential uses on the north side of 1st Street would then be located between two non-residential areas (the existing commercial businesses along US 17 and the existing/proposed institutional uses on the south side of 1st Street). To allow for the eventual transition of the existing residential uses, an expansion of the existing Community Activity Center (CAC) designation is proposed.

Upon completing this proposal, staff presented it to the Eloise Community Redevelopment Agency Advisory Committee on September 2, 2025. At this meeting, the Committee not only endorsed the concept, but also requested staff to expand the scope of the proposal to include the entire Snively Avenue corridor. Based on this request, staff completed a study of the west side of Snively Avenue, from US 17 down to the property just south of Snively Elementary. As part of this request, a new land use district, to be called the Main Street Corridor, is proposed. A corresponding Plan Amendment (LDCPAL-2026-2) is in process to consider inclusion of this new land use into the Comprehensive Plan. The Planning Commission recommended approval of this request at their May 6, 2026 meeting. On June 2, 2026, The County Commission approved this request on first reading, which is also known as the Transmittal Hearing.

Staff then presented the revised proposal at the December 1st CRA Advisory Committee meeting. The Committee approved this proposal. Based on this action, a Community Meeting was held on Thursday, February 26th at the Brooks Community Center. At this meeting, Land Development staff, along with support from the Central Florida Regional Planning Council staff, gave a presentation to members of the Eloise Community. Many questions were answered, and the proposal seemed to be well received.

However, at the following Advisory Committee meeting that was held on March 2nd, both members of the community and committee members expressed concerns about the proposal. Their specific concerns were regarding potential development of the large tract (known as the Smith property). Additionally, some of the property owners that reside near Snively Elementary were concerned about the proposed MSC designation. As a result of community feedback, the MSC was modified to end at the 5th Street/Snively Avenue intersection.

After further review by staff based on the potential redevelopment opportunities for the Smith property, a special meeting was held on Monday April 13th with the Advisory Committee. At this meeting, the revised Future Land Use Map proposal was submitted to the Committee for review and comment. The change to this map was to include the Smith property, along with property fronting Snively Avenue between the Smith property and 6th Street. The maps included in this report reflect the new proposal. An additional meeting of the Eloise CRA Advisory Committee was held on June 1st to further discuss and refine the proposal. In addition to presenting the proposed land use changes, a detailed discussion of the proposed list of uses for the MSC land use district was included. The list of uses will be considered in the corresponding Land Development Code Text Amendment (LDCT-2026-13).

Compatibility with the Surrounding Uses

According to *Policy 2.102-A2* of Polk County’s Comprehensive Plan, “land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; and c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.” The “development criteria” and the “density and dimensional regulations” of a land use district are often the measuring tools used by staff to determine compatibility and the appropriateness of locating differentiating uses. Compatibility is defined in the Comprehensive Plan 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.”

A. Land Uses

The site is within a Transit Supportive Development Area (TSDA). TSDAs are areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development; be supported by existing or planned urban type services that are programmed or expected for the 10-year planning horizon; be designated as part of a coordinated land use and transportation strategy that supports the provision of improved and expanded transit services, as identified in the Transportation Planning Organization (TPO) 2060 Transportation Vision Plan and the connecting circulator routes, in order to increase mobility and travel options; include development criteria that promotes the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities; and improves access to employment areas, schools, shopping and recreational opportunities.

Currently, the site has a Future Land Use designation of Residential-Low (RL). The purpose of the Residential Low (RL) land use district is to provide areas for the low-density residential development in the urban areas of unincorporated Polk County. RL allows residential development at densities up to, and including, 5.00 DU/AC. The Residential-Low classification is characterized by single-family dwelling units, duplex units, and small-scale multi-family units.

There are three proposed designations as part of this request:

Community Activity Center (CAC) - The purpose of the Community Activity Center (CAC) land use district is to provide for shopping needs of residents living within a surrounding community. The CAC district permits special residential development, non-residential uses such as offices, department stores, supermarkets, restaurants and community facilities. A typical CAC is approximately twenty (20) to sixty (60) acres with approximately 150,000 to 500,000 square feet.

Institutional (INSTI) - Institutional areas are primarily characterized by private and public-service structures. These commonly include public and private educational facilities, government-administration buildings, public-safety structures (e.g. police and fire), cultural facilities (e.g. libraries, museums, and performing-arts theaters), and health-care facilities (e.g. hospitals, medical centers, clinics, nursing homes, adult day care centers, group homes, group living facilities, emergency shelters, residential treatment facilities).

Main Street Corridor (MSC) – The MSC land use district is a proposed new category that is currently under review (LDCPAL-2026-2). This case has received a recommendation of approval by the Planning Commission and has been approved for Transmittal to the Florida Department of Commerce. The purpose of the Main Street Commercial (MSC) land use is to provide for the redevelopment and infilling of linear concentrations of all types of commercial, office, residential, and institutional uses along a roadway that are located within a Redevelopment District. where the MSC is to be located has an approved Redevelopment District Revitalization Plan pursuant to Policy 2.124-F3 of the Future Land Use Element, an Urban Infill and Redevelopment Area Plan and/or a Community Redevelopment Area (CRA) Plan, per Chapter 163, Florida Statutes, and the expansion is consistent with the applicable plan.

The Eloise community is characterized by a mixture of different land uses. The east side of Snively Avenue is dominated by industrial uses and has both Business Park Center and Industrial land use classifications. On the west side of Snively Avenue, the area is predominantly residential (single—family and mobile homes), except for a 19.25-acre site. This property is grandfathered for agricultural trailer storage, and is currently used for vehicle storage, and related accessory uses.

Property fronting the west side of the Snively Avenue corridor, there are a mixture of uses between 1st Street and south of 9th Street. These uses include the following:

- Institutional lands (church, non-profit organization, community center, and Snively Elementary);
- Industrial (vehicle storage and accessory uses);
- Residential (single-family and mobile homes);
- Commercial property (auto sales and repair, plus retail); and
- Vacant lands.

There are several reasons why this request is considered to be compatible, and consistent with the Comprehensive Plan and Land Development Code.

Eloise is located within a Transit-Supportive Development Area. The proposed CAC, INST, and MSC designations are allowed in the TSDA.

The proposed CAC designation will recognize existing uses (retail sales, convenience store, auto sales/service). The request will also for the eventual transition of existing residences (next to the existing CAC designated property along US 17), on the north side of 1st Street, to a non-residential use.

Similar to the proposed CAC designation, the proposed INST area will recognize the existing institutional uses (The Freedom Tour facility and a church). It will also allow for the eventual transition of three single-family residences on the south side of 1st Street to non-residential uses as the area is redeveloped.

The most significant land use change is proposed for 21.62 acres of the 25.96-acre request to change from Residential-Low to Main Street Corridor (MSC). As previously mentioned, this 19.25-acre site is grandfathered for agricultural trailer storage, and is currently used for vehicle storage, and related accessory uses.

This property previously received approval of a Comprehensive Plan Amendment in 2003-2004 from Residential-Low (RL) to Industrial (IND) by the Board of County Commissioners (BoCC). However, after the CRA Board (which at that time, was comprised of citizens and not the BoCC, which is currently the case today), appealed the decision of the BoCC. As a result, the Amendment was overturned, and the property changed back to its current residential use.

The proposed designation of the site as part of the Main Street Corridor will allow for the transition of the site from industrial use to a more compatible residential, commercial, or institutional use, all of which are contemplated in the MSC designation. Redevelopment of this site could also facilitate the revitalization of the community and will further advance the goals of the Eloise CRA.

This request will recognize existing commercial and institutional uses through the proposed CAC and INST land use designations. The requested MSC designation is only allowed in areas that have an approved redevelopment plan. Because Eloise is in a Community Redevelopment Area (CRA) and has an adopted Community Redevelopment Area Plan per Chapter 163, Florida Statutes, this request is consistent with the MSC policies. The MSC could also lead to the redevelopment and revitalization of properties in Eloise, furthering the goals of the Eloise CRA.

The proposed designations will promote a more gradual transition of uses between the more intensive industrial uses on the east side of Snively Avenue and the lower-density residential uses on the west side of Snively Avenue. A similar effect will occur with the proposed CAC expansion and INST designation locating between the more intensive uses along US 17, and the lower density residential uses south of 1st and 2nd Streets. For these reasons, this request is compatible and consistent with the applicable policies in the Comprehensive Plan.

The corresponding Land Development Code (LDC) Text Amendment provides a list of permitted, conditional, and prohibited uses in the MSC District. More specifically, it prohibits industrial, automotive-related, and alcohol-related uses (at the request of the Eloise community). contains restrictions and limitations on industrial and automotive-related uses. These restrictions are proposed to minimize the potential for adverse impacts to occur on adjoining residential uses and will further ensure compatible development of the area. Combined with additional development restrictions for multi-family uses (to address concerns raised by the community), these changes are intended to promote the redevelopment and revitalization of Eloise, which is a Community Redevelopment Area (CRA).

B. Infrastructure:

According to Comprehensive Plan POLICY 2.102-A1: DEVELOPMENT LOCATION, “Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.”

The site is located in the Transit-Supportive Development Area (TSDA), where connection to water and sewer is required.

The following table provides a reference point for notable and pertinent Future Land Use Map districts and existing land uses upon them.

Table 1 Future Land Use Map Districts and Existing Uses

<p>Northwest Linear Commercial Corridor (LCC) Community Activity Center (CAC) Convenience store, retail plaza, & service/repair shops</p>	<p>North Community Activity Center (CAC) Auto parts store</p>	<p>Northeast Business Park Center (BPC) Vacant</p>
<p>West Residential-Low (RL) Single-family and mobile homes</p>	<p>Subject Site Residential Low (RL) Institutional (churches, social service facilities), commercial (retail, auto sales), miscellaneous industrial facilities</p>	<p>East Business Park Center (BPC); Industrial (IND) Cold storage, convenience store, residential</p>
<p>Southwest Residential -Low (RL), City of Eagle Lake Single-family residential</p>	<p>South Residential Low (RL) Single-family residential and mobile homes</p>	<p>Southeast Industrial (IND) Cold storage</p>

Nearest and Zoned Elementary, Middle, and High School

The schools zoned for the subject property are listed in Table 2 below. Because the request is for non-residential uses, the request will not impact school concurrency.

Table 2: School Information

School	Annual Estimated Demand	Distance from Subject Site
Snively Elementary	0	0 mile
Denison Middle School	0	2.2 miles
Winter Haven Senior High School	0	1.85 miles

Source: Polk County School Board website

Nearest Sheriff, Fire, and EMS Station

Polk County Fire Rescue provides Advanced Life Support transport to all residents and visitors of Polk County. Emergency response is considered effective if response times are within eight (8) minutes in rural and suburban areas and 13 minutes in urban areas.

Sherriff response times are not as much a function of the distance to the nearest sheriff's substation rather more a function of the overall number of patrol officers within the County. Priority 1 Calls are considered true emergencies, in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered.

Fire Rescue staff also offered the following comments regarding this project: "Optimal response times are estimated to be between 10 and 12 minutes but can vary significantly based on many factors. Station 17 is staffed 24/7 with career firefighters and augmented by response from other county fire and ambulance stations and through an automatic aid interlocal agreement. Note that Station 17 is scheduled to be rebuilt at a new location on Cameron Road. Once completed and operational, the travel distance will decrease to 1.7 miles, and response times should be reduced by one to two minutes."

Table 3 provides a breakdown of response times and travel distances for emergency services.

Table 3 Public Safety Information

	Name of Station	Distance	Response Time*
Sheriff	Northcentral District, located at 3635 Avenue G., NW, Winter Haven	4.50 miles	P1: 09:56 minutes P2: 26:35 minutes
Fire/ EMS	Polk County Fire Rescue Station 17, located at 185 S 3 rd Street, Eagle Lake.	2.6 miles	10-12 minutes

*Source: Polk County Sheriff's Office and Public Safety *Response times are based on when the station receives the call and not from when the call is made to 911.*

Water and Wastewater

The subject property is in a Transit-Supportive Development Area (TSDA), where connection to public water and sewer is required. The City of Winter Haven provides water and sewer service in Eloise.

A. Estimated Demand:

The development of the property under the proposed land use designation should not negatively impact the minimum LOS for the existing facilities, due to the relatively low consumption and generation rates, plus the presence of flows from existing development.

The following analysis is based on only the 21.62 acres proposed to be designated as Main Street Corridor (MSC). Because the other proposed land use designations (CAC and INST) reflect existing uses, it is not anticipated that there will be significant redevelopment. In contrast, the lands proposed for the MSC designation (mainly residential, vacant, or industrial) could be redeveloped to a different use. Using the 21.62 acres of MSC multiplied by a maximum FAR of 1.0 results in a maximum development potential of 941,767 square feet.

Table 4 Estimated Water and Sewer Impact Analysis

Maximum Allowable Use: RL – 21.62 AC of site @ 5 DU/AC = 108 DU MSC – 21.62 AC/941,767 SF of site *1.0 FAR = 941,767 SF	Estimated Impact Analysis Residential Suburban (RL) to Main Street Corridor (MSC) Development Area: TSDA	
	Current Land Use designation RL	Proposed Land Use designation MSC
Current Maximum Allowable Use	108 DU	941,767 Square Feet (SF)
Potable Water Consumption	108 DU * 250 GPD/DU = 27,000 GPD	941,767 SF * .22 GPD/SF = 207,189 GPD
Wastewater Generation	108 DU * 200 GPD/DU = 21,600 GPD	941,767 SF * .165 GPD/SF (80% of water usage) = 155,392 GPD

GPD – Gallons Per Day

Source: Polk County Concurrency Manual and Polk County Utilities: Single-Family (Detached) 250 GPD/DU (water) & 200 GPD/DU (sewer); Retail; 22 GPD/SF (water) & .165 GPD/SF (sewer)

Portions of Eloise are within the Transit Centers and Corridors Overlay (TCCO) and are eligible for higher densities/intensities per Policy 2.104-A7 of the Future Land Use Element. However, for the purpose of this analysis, those additional densities/intensities were not considered.

B. Available Capacity:

Because this property is in a Transit-Supportive Development Area, connection to public water or sanitary sewer services is required. According to the City of Winter Haven, as of January 31, the City has 1.047 mgd of potable water capacity available for permitting and 1.854 mgd of wastewater treatment capacity available at Wastewater Treatment Plant 3 available for permitting.

C. Planned Improvements:

No information is known currently about any planned improvements to utilities in this area.

Roadways/ Transportation Network

The Polk County Transportation Planning Organization (TPO) monitors traffic congestion on over 425 roadway segments (950 directional links). The data identifies both daily and peak hour traffic volumes. The peak hour traffic volumes are used to estimate the level-of-service for each roadway, in each direction. Level-of-service refers to the quality of traffic flow. It is the primary measure of traffic congestion. Level-of-service (LOS) is measured on a scale of ‘A’ to ‘F’ with LOS ‘A’ being the best (free-flow traffic) and LOS ‘F’ being the worst (severe traffic congestion).

The proposed Comprehensive Plan Amendment is not anticipated to affect surrounding roadways or transportation network. The Amendment will not change the LOS below the minimum established standards.

A. Estimated Demand:

Table 5, following this paragraph, shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate.

The following analysis is based on only the 21.62 acres proposed to be designated as Main Street Corridor (MSC). Because the other proposed land use designations (CAC and INST) reflect existing uses, it is not anticipated that there will be significant redevelopment. In contrast, the lands proposed for the MSC designation (mainly residential, vacant, or industrial) could be redeveloped to a different use. Using the 21.62 acres of MSC multiplied by a maximum FAR of 1.0 results in a maximum development potential of 941,767 square feet.

Table 5 Estimated Transportation Impact Analysis

Maximum Allowable Use: RL – 21.62 AC of site @ 5 DU/AC = 108 DU MSC – 21.62 AC/941,767 SF of site *1.0 FAR = 941,767 SF	Estimated Impact Analysis Residential Suburban (RL) to Main Street Corridor (MSC) Development Area: TSDA	
	Current Land Use designation RL	Proposed Land Use designation MSC
	108 DU	941,767 Square Feet (SF)
Average Annual Daily Trips (AADT)	DU *7.81 trips/1 DU = 843 AADT	941,767 SF * 44.72 trips/1,000 SF *.76 new trips = 32,008 AADT
PM Peak Hour Trips	108 DU * 1 trips/1 DU = 108 PM Peak Hour Trips	941,767 SF * 4.86 trips/1,000 SF *.76 new trips = 3,479 Peak Hour Trips

Source: Concurrency Manual and Table for Minor Traffic Study – Single Family Detached Housing– 7.81 AADT/1 DU, 1 peak-hour trips/1 DU; Free Standing Discount Store (ITE 815) – 44.72 AADT/1,000 SF, 64 peak-hour trips/1,000 SF.

Portions of Eloise are within the Transit Centers and Corridors Overlay (TCCO) and are eligible for higher densities/intensities per Policy 2.104-A7 of the Future Land Use Element. However, for the purpose of this analysis, those additional densities/intensities were not considered.

B. Available Capacity:

The Polk Transportation Planning Organization (TPO) monitors certain roadways based on maximum approved traffic in comparison to current vehicle trips to determine what capacity is available.

Table 6, below, charts the generalized available capacity of the most-affected links.

Table 6 Available Capacity

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard	5-Year Peak Hour Projected LOS
4168N	CR 655 (Snively Avenue) From: Bomber Road To US 17	C	220	D	C
4168S	CR 655 (Snively Avenue) From: Bomber Road To US 17	C	193	D	C

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database January 17, 2025

As identified above, Snively Avenue has sufficient PM peak hour capacity to support future development activity. Given the complexity of any traffic analysis, it is difficult to determine the future impact of redevelopment on Snively Avenue at this time.

Snively Avenue is a County-maintained Urban Collector, per the Polk County TPO Roadway Network Database, with an estimated pavement width of 40 feet.

C. Roadway Conditions:

Most of Snively Avenue and 1st thru 9th Street has a Pavement Condition Index rating of “Fair”. The portion of Snively Avenue between US 17 & 1st Street, and between 5th and 7th Street, plus 5th Street, have a rating of “Poor”.

D. Planned Improvements:

There are no known improvements for Snively Avenue at this time. Once the Thompson Nursery Road extension is completed and traffic patterns have readjusted, there may be a reassessment of Snively Avenue.

E. Mass Transit:

Route 40/44, Winter Haven Southside, serves Eloise. There is a sheltered bus stop located between 7th and 8th Street, in front of the Brooks Community Center.

F. Sidewalks:

There are sidewalks along the west side of Snively Avenue.

Park Facilities and Environmental Lands:

The closest County Park is Snively-Brooks Park, located west of the site. Because the proposed amendment is predominantly non-residential uses, it will not have an impact on this facility.

A. Location:

The Snively-Brooks Park is located at 123 9th Street, Winter Haven.

B. Services:

This park has baseball, softball and multi-purpose fields, as well as basketball courts. There is also a walking path, playground, restrooms, picnic tables and picnic shelters.

C. Multi-use Trails:

There are no multi-use trails in the immediate area. According to the Polk GIS Viewer, the closest trails can be found at the Circle B Bar Reserve, 7 miles from the site.

Environmental Lands:

The closest conservation area is 1,735 feet south of the site and is a 295-acre tract as part of the Thompson Nursey Road extension. East of Eloise and the CSX railroad is a 120.68-acre parcel owned by Polk County, called Lake Lulu Wetlands. Eloise is not in the Florida Wildlife Corridor.

Environmental Conditions

Portions of the site contain wetlands and are within a flood hazard area.

A. Surface Water:

There are no surface waters on the site, but there is a drainage canal on the west side of the Eloise neighborhood. The site is also in the Peace Creek Stressed Drainage Basin/Watershed.

B. Wetlands/Floodplains:

The western portions of the Smith property (the larger tracts located in the subject area) contain wetlands and are in a Zone “AE” floodplain (Elevation 131.5).

C. Soils:

The site is comprised of Pomona-Urban Land Complex, Urban Land, Smyrna and Myakka Fine Sands, and Kaliga Muck, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey. Table 7, lists the soils associated with the subject site.

Table 7 Soils

Soil Name	Septic Tank Absorption Limitations	Field	Limitations to Dwellings Without Basements	% of Site (approximate)
Pomona-Urban Land Complex	Severe: wetness, perc’s slowly		Severe: cutbacks cave, wetness	55.7%
Urban Land	Severe: wetness, poor filter.		Severe: cutbacks cave, wetness	23.1%
Smyrna and Myakka Fine Sands	Severe: wetness, poor filter.		Severe: cutbacks cave, wetness	9.7%
Kaliga Muck	Severe: ponding, poor filter		Severe: cutbacks cave, excess humus, ponding	11.5%

Source: Soil Survey of Polk County, Florida 1985, USDA, Soil Conservation Service

Any future development of the site will be subject to Section 2.303: “Soils” of the County’s Comprehensive Plan (in conjunction with the Land Development Code) which requires all development to implement Best Management Practices based on the Department of Environmental Protection’s (DEP) Florida Development Manual.

D. Protected Species, Polk Green, Conservation Easements and Wildlife Corridor

According to the Polk County Protected Species Observations Map dated July 22, 2021, the site is located within one mile of eagle nests. Prior to site clearing or grubbing, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law.

The PolkGreen Map displays this site as in a potential connection of an overall natural network. The closest conservation area is 1,735 feet south of the site, part of a 295-acre tract as part of the Thompson Nursey Road extension.

E. Archeological Resources:

Based on information received from the Secretary of State’s Department of Historical Resources office, there are no archeological or historic resources on the site.

F. Wells (Public/Private):

The site is not within a Wellfield Protection District.

G. Airports:

This property is within the Height Notification Zone for the Bartow Municipal Airport Impact District.

Economic Factors:

The purpose of this amendment, and the designation of properties with the Main Street Corridor Land Use designation, is to promote the redevelopment/revitalization of property on the Snively Avenue Corridor. The 2018 Eloise Community Redevelopment Plan Update also has a strategic goal to “Create greater access to higher wage jobs to the employment base in Eloise.” This amendment will assist in reaching this goal.

Redevelopment/revitalization of the area will also promote the construction of buildings and site development activities create temporary jobs. Any new business activity that occurs at this site will need more goods and services, thereby generating more economic activity.

Consistency with the Comprehensive Plan

Many policies within the Comprehensive Plan are reviewed for consistency with an application. The most relevant policies for the proposed request are included in this section. The policy is first stated and then an analysis of how the request is provided to state that it may or may not be consistent with the Comprehensive Plan. How the request is **consistent** with the Comprehensive Plan is listed below:

Table 8 Comprehensive Plan

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.	The proposed location of the Main Street Corridor between the existing residential neighborhood on the west side of Snively Avenue and the existing industrial uses on the east side of Snively Avenue can provide for better compatibility by providing a gradual scaling of uses.

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.102-A10: LOCATION CRITERIA - The following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:</p> <ul style="list-style-type: none"> a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided, b. nearness to agriculture-production areas; c. distance from populated areas; d. economic issues, such as minimum population support and market-area radius (where applicable); e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to: <ul style="list-style-type: none"> 1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways; 2. sanitary sewer and potable water service; 3. storm-water management; 4. solid waste collection and disposal; 5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment; 6. emergency medical service (EMS) provisions; and 7. other public safety features such as law enforcement; 8. schools and other educational facilities 9. parks, open spaces, civic areas and other community facilities, f. environmental factors, including, but not limited to: <ul style="list-style-type: none"> 1. environmental sensitivity of the property and adjacent property; 2. surface water features, including drainage patterns, basin characteristics, and flood hazards; 3. wetlands and primary aquifer recharge areas; 4. soil characteristics; 5. location of potable water supplies, private wells, public well fields; and 6. climatic conditions, including prevailing winds, when applicable. 	<p>The Eloise community, as an existing urban area, complies with the factors listed in this policy.</p>
<p>POLICY 2.104-A1: DESCRIPTION - Transit Supportive Development Areas shall meet the following criteria:</p> <ul style="list-style-type: none"> a. be those areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development; b. be supported by existing or planned urban type services that are programmed or expected for the 10-year planning horizon; c. be designated as part of a coordinated land use and transportation strategy that supports the provision of improved and expanded transit services, as identified in the Transportation Planning Organization (TPO) 2060 Transportation Vision Plan and the connecting circulator routes, in order to increase mobility and travel options; 	<p>The site is in a Transit-Supportive Development Area (TSDA).</p>
<p>POLICY 2.110-E1, CHARACTERISTICS - Community Activity Centers, states that they are intended to accommodate the shopping needs of residents living within the community and generally contain a shopping center and other commercial and office uses within close proximity. General (approximate) characteristics of Community Activity Centers are:</p> <p>Usable Area: Over 20 acres to 60 acres</p>	<p>The land proposed for the Community Activity Center designation will be included as part of the CAC location at the US 17 Snively Avenue intersection. This proposed change will further the redevelopment of property that already contains some non-residential uses.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>Gross Leasable Area (GLA): 150,000 to 500,000 square feet</p> <p>Minimum Population Support: 20,000 to 80,000 people</p> <p>Market-Area Radius: 2 miles or more</p> <p>Typical Leading Tenant: Variety, Discount, or Department Store</p> <p>Other Typical Tenants: Supermarket, Theater, Offices, Restaurant, Drug Store, Professional Services.</p>	
<p>POLICY 2.110-E4: DEVELOPMENT CRITERIA - Development within a Community Activity Center shall conform to the following criteria:</p> <p>a. Community Activity Centers shall have frontage on, or direct access to, an arterial or collector roadway, or a frontage road or service drive which directly serves an arterial or collector roadway.</p> <p>b. Different uses within a Community Activity Center shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.</p> <p>c. Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.</p> <p>d. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.</p> <p>e. New residential shall be limited to Special Residential and shall not exceed 30 percent of the total area of the community activity center. Location of residential units above stores shall be encouraged by not considering such units against the maximum residential percentages.</p> <p>f. There shall be no limits on the mix of office and commercial uses within a Community Activity Center.</p> <p>g. The maximum floor area ratio shall not exceed 0.30 unless developed as a Planned Development.</p> <p>h. Planned Developments within the Community Activity Center may be permitted a maximum floor area ratio up to 1.0 and a maximum residential density of 25 dwelling units per acre. Intensity and density increases shall only be awarded to innovative, efficient, and compatible Planned Development proposals that are consistent with the general district characteristics and are located within the TSDA and UGA. The Land Development Code shall establish specific development standards and criteria for Planned Developments within activity centers.</p>	<p>The request to include additional property as part of the existing Community Activity Center located at the US 17/Snively Avenue intersection.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.116-A1: CHARACTERISTICS - Institutional areas are primarily characterized by private and public-service structures.</p>	<p>There are numerous institutional uses in the area, including social service facilities, churches, and schools.</p>
<p>POLICY 2.116-A4: DEVELOPMENT CRITERIA - Institutional development shall conform to the following criteria:</p> <p>a. Institutional uses include but are not limited to: private and public-service structures. These commonly include:</p> <ol style="list-style-type: none"> 1. public and private educational facilities; 2. government-administration buildings; 3. public safety structures (e.g. police and fire); 4. cultural facilities (e.g. libraries, museums, and performing-arts theaters); 5. health-care facilities e.g. hospitals, medical centers, clinics, nursing homes, adult day care centers, group homes, group living facilities, emergency shelters, residential treatment facilities [1]. <p>b. Large institutional areas should be designed so that the more intensive uses are at the center of the development, with less intensive uses near the fringes.</p> <p>c. Prior to site planning, the School Board, independent special districts and other governmental entities shall communicate to one another to pursue potential colocation of government services.</p> <p>d. Commercial uses within institutional areas mapped on the Future Land Use Map Series shall be primarily for the purpose of serving the institutions within the area and shall be limited to a scale appropriate for that purpose.</p> <p>e. Institutional sites shall be designed to provide for:</p> <ol style="list-style-type: none"> 1. Adequate parking to meet the present and future demands of the use. 2. Buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions. <p>f. Multi-family residential uses may be permitted at densities up to and including 15 dwelling units per acre as part of a Planned Development. Residential uses may be permitted according to the following:</p> <ol style="list-style-type: none"> 1. Residential uses shall only be established adjacent to or in conjunction with a university, college, vocational school or other similar educational institution. 	<p>Besides recognizing institutional uses, the proposed Main Street Corridor (MSC) Land Use will also allow Institutional Uses.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>2. Residential development shall be intended to primarily meet the housing needs for students and facility members of the nearby educational institution.</p> <p>g. Recreational uses accessory to the institutional use or compatible with the location of the institutional district.</p>	
<p>POLICY 2.124-F1: DESIGNATION AND PURPOSE - Redevelopment Districts, and Redevelopment District Revitalization Plans, are intended to:</p> <p>a. utilize a comprehensive, strategic approach to identify the special needs of unincorporated communities comprised of predominantly low and moderate income residents;</p> <p>b. involve neighborhood residents in every phase of the planning process;</p> <p>c. develop action plans to meet the identified needs including, but not limited to, social and community services, infrastructure, transportation, economic development, law enforcement, and affordable housing;</p> <p>d. promote an enhanced living environment for the community, and a higher quality of life for community residents;</p> <p>e. promote the economic vitality of the community through the development of employment and business opportunities for community residents;</p> <p>f. encourage multi-model transportation options, particularly pedestrian and bicycle travel; and</p> <p>g. encourage community cohesion by promoting opportunities for the interaction of community residents, thereby engendering community pride, empowerment of residents, identification with, ownership of and participation in revitalization efforts, and a "sense of place."</p>	<p>The proposed Main Street Corridor Land Use will promote the economic vitality of the community through the development of employment and business opportunities for community residents by allowing for commercial and office uses.</p>
<p>POLICY 2.124-F4: REDEVELOPMENT ACTIVITIES states that Redevelopment District Revitalization Plans shall implement the purpose and intent of Policy 2.124-F1 and shall conform to the following requirements:</p> <p>a. PERMITTED USES: In keeping with the purpose and intent of this section, the following uses may be permitted within a Redevelopment District Revitalization Plan:</p> <ol style="list-style-type: none"> 1. Residential (single-family and multi-family) 2. Commercial 3. Institutional 4. Recreation and Open Space 5. Preservation 6. Specialized Uses, subject to the provisions of Section 2.125 	<p>Item #6 under the development criteria specifically lists the words "Main Street" in that section. The proposed Main Street Corridor land use will accomplish this goal.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>7. Housing for workers (agricultural, industrial, construction and hospitality trades)</p> <p>b. DEVELOPMENT CRITERIA:</p> <ol style="list-style-type: none"> 1. Non-residential uses should be limited to a size, scale, and intensity necessary to provide the residents of the community and surrounding area with retail, personal, and community services. Where permitted by the Redevelopment District Revitalization Plan, non-residential uses may include, but are not limited to, grocery stores, personal service shops, gas stations, restaurants, specialized and general retail, medical and professional offices, and community facilities such as neighborhood centers, churches, schools, community-oriented policing substations, and day care centers. 2. Non-residential uses should be centrally located within the community and within comfortable walking distance for a majority of the area's residents. 3. Non-residential uses shall have direct access to a collector or arterial roadway. 4. Appropriate mixes of housing types shall be permitted where such mixes will be compatible with immediate adjacent existing residential development. Development incentives shall be provided to encourage and stimulate workforce housing, affordable housing and housing for special needs groups. Such incentives shall include, but not be limited to: <ol style="list-style-type: none"> (a) Density and intensity increases up to 150% of the district standards, (b) Expedited permitting; and (c) Design flexibility, additionally (d) May include special impact fee consideration in such circumstances as adopted and codified by the BoCC. <p>Such incentives shall be linked directly to the provision of affordable, workforce or special needs housing on a case-by-case basis and require that the housing remain dedicated to the particular housing type for which the incentive was awarded for a minimum of twenty years through a deed restriction or similar measure. Furthermore, no increase in density or intensity can occur unless adequate water, sewer, roadway and public-school capacity exists or are planned to be available to meet the need of the additional development.</p> 5. Commercial and office uses shall be permitted in Redevelopment District Revitalization Plans. Redevelopment District Revitalization Plans may include up to 10% of the total area of redevelopment district for commercial and office uses. Designation of an area exceeding the additional 10% shall require a Comprehensive Plan amendment. 6. It is fundamental to all revitalization plans those commercial uses, if included in the land use design, shall be oriented toward the historically established town center, main street, or placed in isolated neighborhood market sites that are restricted to a very limited scale of commercial activity and located only at the intersection of major collector roads. Linear commercial development shall not be allowed, 	

Comprehensive Plan Policy	Consistency Analysis
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unless it is clearly evident that it is consistent with the traditional development pattern of the community.

7. Appropriate buffering shall be provided between non-residential uses and residential uses.

PROPOSED MAIN STREET CORRIDOR (MSC) POLICIES (LDCPAL-2026-2):

POLICY 2.109-A1: LAND USE CATEGORIES ESTABLISHED - The following land use categories are hereby established for the Polk County Comprehensive Plan:

	Map Symbol	Maximum Standard Residential Density	Maximum Planned Development Density	Standard Non-residential FAR	Maximum Planned Development FAR
<u>Main Street Commercial</u>	<u>MSC</u>	<u>15.0</u>	<u>15.0</u>	<u>1.0</u>	<u>1.0</u>

POLICY 2.109-A30: The purpose of the Main Street Commercial (MSC) land use is to provide for promote the redevelopment and infilling of linear concentrations of all types of commercial, office, residential, and institutional uses along a roadway that are located within a Redevelopment District.

SECTION 2.11X MAIN STREET COMMERCIAL CORRIDOR

OBJECTIVE 2.11X-A: Polk County shall recognize existing "Main Street Commercial Corridors" by their designation and mapping on the Future Land Use Map Series as Main Street Commercial Corridors (MSC) and shall promote the redevelopment and infilling of such areas through the establishment of criteria for the development of lands within Main Street Commercial Corridors.

POLICY 2.11X-A1: CHARACTERISTICS – Main Street Commercial Corridors are characterized by linear concentrations of all types of commercial, office, residential, and institutional uses along a roadway that are located within a Redevelopment District, pursuant to Section 2.124-F. Some Main Street Commercial Corridors may contain existing industrial uses.

POLICY 2.11X-A2: DESIGNATION AND MAPPING - Existing linear corridors in Redevelopment Districts with non-residential areas shall be designated and mapped on the Future Land Use Map Series as "Main Street Commercial Corridors" (MSC).

POLICY 2.11X-A3: LOCATION CRITERIA – MSCs shall be allowed in all Development Areas, subject to the other locational criteria in this policy. MSCs shall only be located within Redevelopment Districts, as outlined in the Future Land Use Element of the Comprehensive Plan. The establishment of new MSCs or the expansion, extension (along the road), or increase in depth of an existing MSC shall only permitted if the Redevelopment District where the MSC is to be located has an approved Redevelopment District Revitalization Plan pursuant to Policy 2.124-F3 of the Future Land Use Element, an Urban Infill and Redevelopment Area Plan

The proposed request is consistent with these policies. Eloise is in a Community Redevelopment Area, and has an adopted Community Redevelopment Plan.

Comprehensive Plan Policy	Consistency Analysis
<p><u>and/or a Community Redevelopment Area (CRA) Plan, per Chapter 163, Florida Statutes, and the expansion is consistent with the applicable plan.</u></p> <p><u>POLICY 2.11X-A4: DEVELOPMENT CRITERIA - Development or redevelopment within a Main Street Commercial Corridor shall conform to the following criteria:</u></p> <p><u>a. Permitted uses include all types of neighborhood commercial, office, and institutional uses typically located along a roadway.</u></p> <p><u>b. Existing single-family residential development is protected by the Vested Rights and Non-conformities provisions in Chapter 1 of the Land Development Code.</u></p> <p><u>c. New residential development within the MSC shall only consist of duplex, triplex, quadraplex, and multi-family units.</u></p> <p><u>d. Industrial and High-Impact-Commercial-type (HIC) development shall be limited to in-filling existing industrial/HIC areas, and new industrial/HIC development shall not extend or expand these industrial/high-impact areas.</u></p> <p><u>e. New development or redevelopment within a Main Street Commercial Corridor shall incorporate the use of frontage roads wherever there is adequate public right-of-way or there is property available for the expansion of the right-of-way or the establishment of frontage-road easements to facilitate such roads in accordance with recognized highway safety standards. Whenever the placement of frontage roads is not practical, shared ingress/egress facilities shall be used. Cross-access easements connected parking lots, and/or alternate methods of property connection shall be required.</u></p> <p><u>f. Interior traffic circulation shall facilitate safe bicycle and pedestrian movement.</u></p> <p><u>g. Where the MSC abuts residential areas, new development or redevelopment of non-residential development shall be compatible with adjacent existing uses.</u></p> <p><u>h. The Land Development Code shall contain regulations that are context-sensitive to their location in existing, developed areas. The Land Development Code shall also promote the redevelopment and/or revitalization of these corridors through the creation of regulations that promote an urban-oriented design, encourage the safe bicycle and pedestrian movement and provide flexibility and creativity in site and building design, and encourage uses that meet the immediate needs of the surrounding residential areas.</u></p> <p><u>i. To promote revitalization in MSCs, the maximum floor area ratio shall not exceed 1.0 for non-residential development, or Table 2.104.2 of the Future Land Use Element for MSCs located in the Transit Corridors and Centers Overlay (TCCO).</u></p> <p><u>j. Residential development shall be limited to the range provided in the Residential High (RH) land use designation described in Policy 2.109-A1 or Table 2.104.1 of the Future Land Use Element</u></p>	

Comprehensive Plan Policy	Consistency Analysis
for MSCs located in the Transit Corridors and Centers Overlay (TCCO).	

Urban Sprawl Analysis

After analyzing the primary indicators of Urban Sprawl per *Policy 2.109-A10* of the Polk County Comprehensive Plan, the proposed request is not considered to be urban sprawl.

Table 9 (below) depicts the Urban Sprawl Criteria used by staff as indicators of Urban Sprawl.

Table 9 Urban Sprawl Criteria

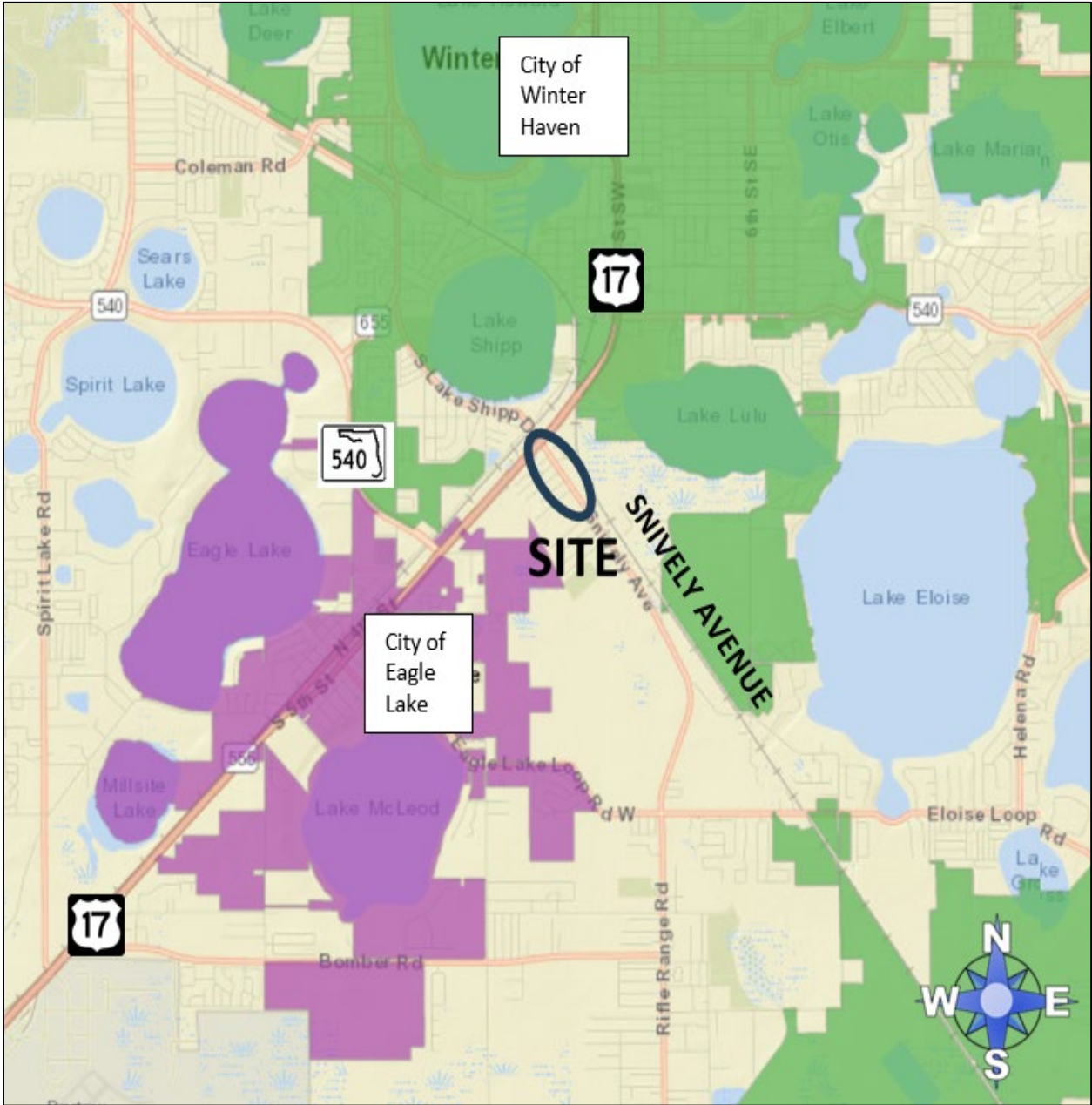
Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes	
Urban Sprawl Criteria	Sections where referenced in this report
a. <i>Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.</i>	Summary of analysis
b. <i>Allows a significant amount of urban development to occur in rural areas.</i>	Summary of analysis
c. <i>Designates an urban development in radial, strip isolated, or ribbon patterns emanating from existing urban developments.</i>	Summary of analysis, surrounding Development, compatibility
d. <i>Fails to adequately protect and conserve natural resources and other significant natural systems.</i>	Summary of analysis, surrounding Development, compatibility
e. <i>Fails to adequately protect adjacent agricultural areas.</i>	Compatibility with Surrounding Land Uses
f. <i>Fails to maximize existing public facilities and services.</i>	Summary of Analysis, Infrastructure
g. <i>Fails to minimize the need for future facilities and services.</i>	Summary of Analysis, Infrastructure
h. <i>Allows development patterns that will disproportionately increase the cost of providing public facilities and services.</i>	Summary of Analysis, Infrastructure
i. <i>Fails to provide a clear separation between urban and rural uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
j. <i>Discourages infill development or redevelopment of existing neighborhoods.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
k. <i>Fails to encourage an attractive and functional mixture of land uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
l. <i>Will result in poor accessibility among linked or related land uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
m. <i>Results in the loss of a significant amount of open space.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses

Comments From Other Agencies:

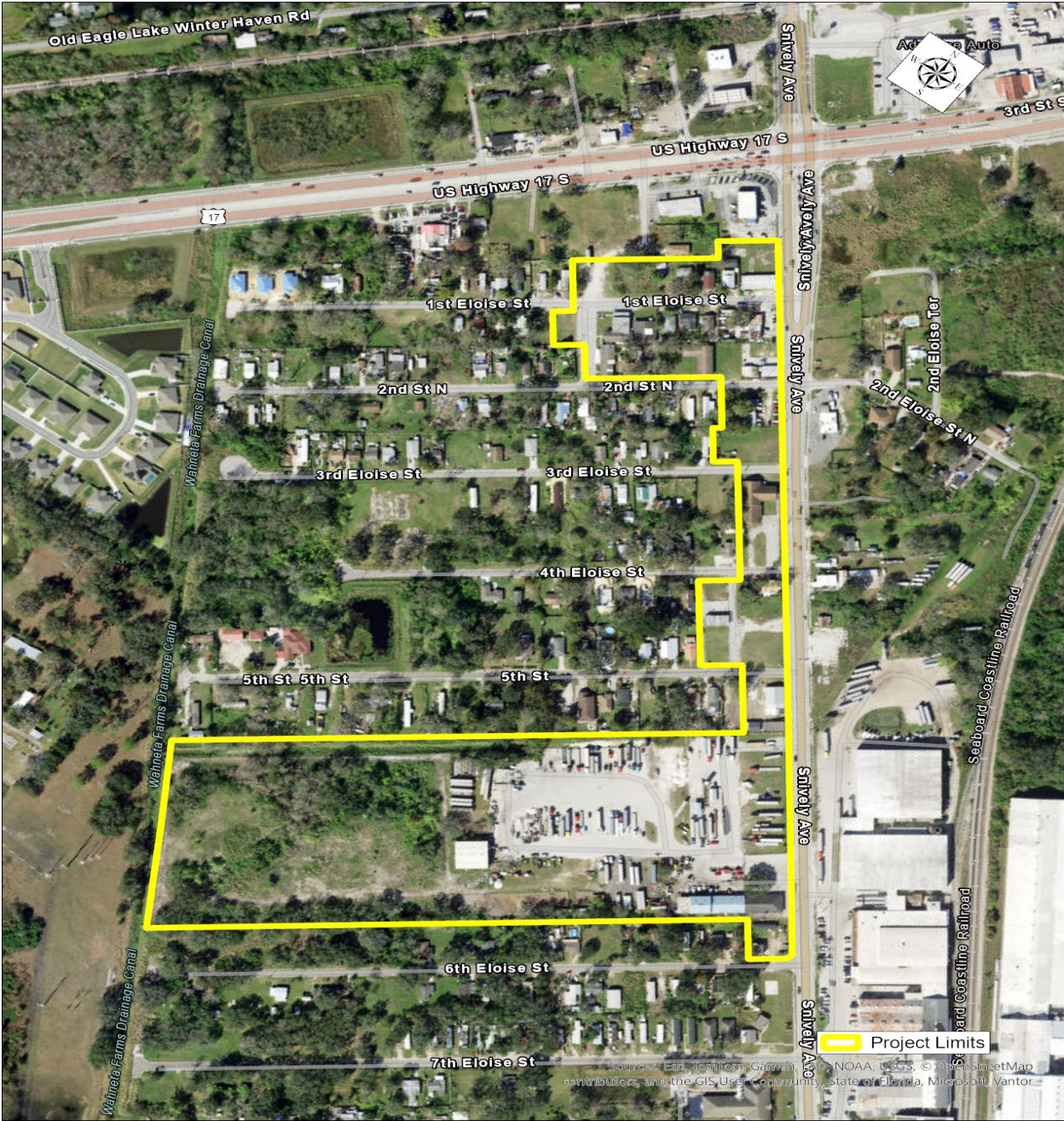
An email was sent to the City of Winter Haven on February 17th informing them about this request. City staff responded by stating that they serve this area with water and sanitary sewer service.

Exhibits:

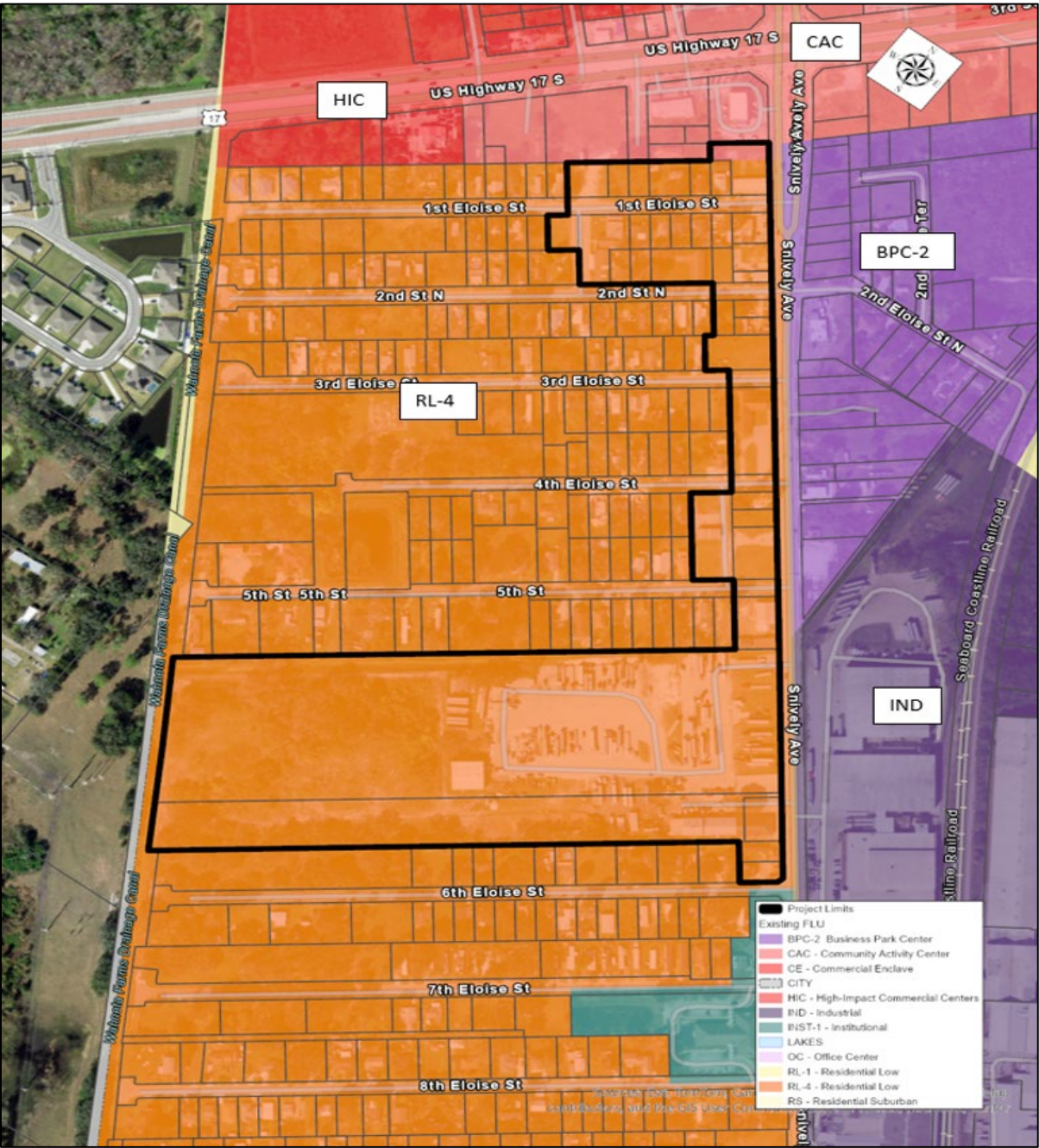
- Exhibit – 1 Location Map
- Exhibit – 2 2023 Aerial Photo
- Exhibit – 3 Current Future Land Use Map
- Exhibit – 4 Proposed Future Land Use Map
- Exhibit – 5 Proposed Text Change
- Exhibit – 6 Permitted and Conditional Uses for the Main Street Corridor (MSC) Land Use District



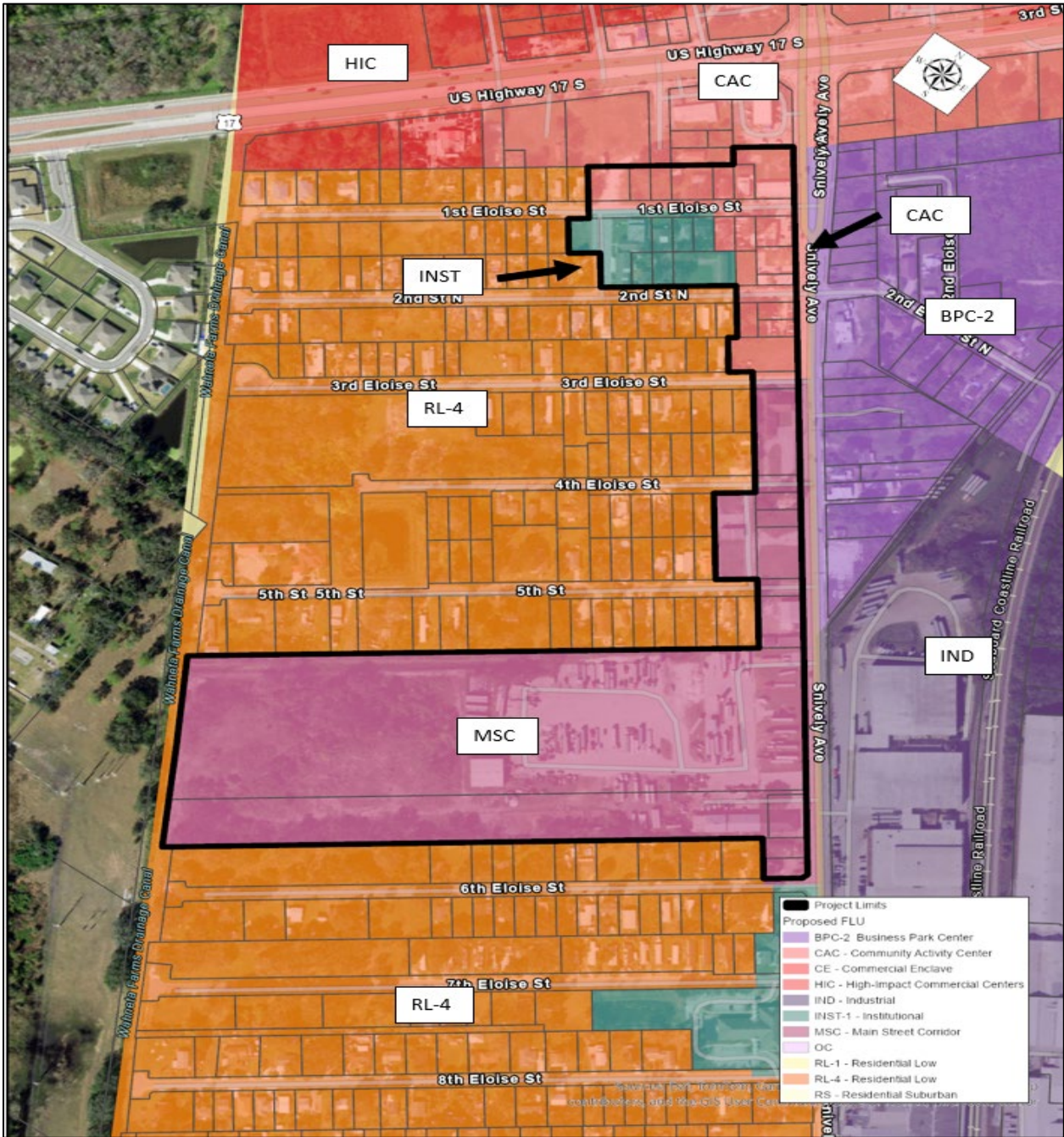
Location Map



2023 Aerial Photo



Current Future Land Use Map



Proposed Future Land Use Map

APPENDIX 2.135 PARCEL SPECIFIC FUTURE LAND USE MAP AMENDMENTS WITH CONDITIONS

SECTION 2.135-Y - Development Guidelines for property designated as Main Street Corridor (MSC) within the Eloise Community Redevelopment Area (CRA).

OBJECTIVE 2.135-Y: Through the adoption of LDCPAS 2026-6, this section of the plan enables this specific property to be developed in the Main Street Corridor (MSC) land use in a limited fashion as established in the Polk County Land Development Code with conditions adopted into the Land Development Code through LDCT-2026-13.

POLICY 2.135-Y1: DESIGNATION AND MAPPING - Land use for this parcel shall be designated and mapped on the Future Land Use Map Series as Main Street Corridor (MSC).

POLICY 2.135-Y2: DEVELOPMENT CRITERIA - Development within this MSC area shall conform to the criteria consistent with the development standards adopted for this parcel in the Polk County Land Development Code, including the conditions adopted into the Land Development Code through LDCT-2026-13.

Proposed Text Change

Permitted and Conditional Uses for the Main Street Corridor (MSC) Land Use District

Permitted Uses:

Farming General
 Government Facility
 Nurseries and Greenhouses
 Office
 Personal Service
 Research and Development
 Retail, Less than 10,000 sq. ft.
 Studio, Production
 Utilities Class I
 Utilities Class II

Conditional Uses:

C1 Uses (Staff Approval):

Duplex, Two-Family Attached
 Group Home, Small (6 or less residents)
 Recreation (Passive)

C2 Uses (DRC Approval):

Childcare Center
 Clinics & Medical Offices
 Community Center
 Convenience Stores, Isolated
 Cultural Facility
 Event Facility
 Financial Institution
 Funeral Home & Related Facilities
 Medical Marijuana Dispensaries
 Nurseries, Retail
 Recreation, Low-Intensity
 Recreation & Amusement General
 Religious Institution
 Restaurant, Sit-down/Take-out
 Retail, 10,000 - 34,999 sq. ft.
 Retail, 35,000 - 64,999 sq. ft.
 Veterinary Service

C3 Uses (Planning Commission Approval):

Multi-family (with some restrictions)
 Planned Development
 Adult Day Care Center (7 or more clients)
 Bed and Breakfast
 Hotels and Motels
 Kennels, Boarding and Breeding
 Retail, More than 65,000 sq.ft.
 Retail, Outdoor Sales/Display
 School, Leisure/Special Interest
 School, Technical/Vocational/Trade and Training
 Utilities Class III

C4 Uses (County Commission Approval):

Transitional Area Development

ORDINANCE NO. 26 - ____

AN ORDINANCE OF POLK COUNTY, FLORIDA ADOPTING **LDCPAS-2026-6**; AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN, ORDINANCE 92-36, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION ON 25.96+/- ACRES FROM RESIDENTIAL-LOW (RL) TO MAIN STREET CORRIDOR (MSC), COMMUNITY ACTIVITY CENTER (CAC), AND INSTITUTIONAL (INST) AND TO MODIFY SECTION 2.135.L PARCEL SPECIFIC FUTURE LAND USE MAP AMENDMENTS WITH CONDITIONS. THIS CASE IS RELATED TO LDCT-2026-13. THE SITE IS LOCATED SOUTH OF US 17, WEST OF SNIVELY AVENUE, BETWEEN 6TH STREET AND THE US 17/SNIVELY AVENUE INTERSECTION, SOUTHWEST OF THE CITY OF WINTER HAVEN, NORTHEAST OF THE CITY OF EAGLE LAKE, IN SECTION 5, TOWNSHIP 29 SOUTH, RANGE 26 EAST; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt a Comprehensive Plan (Plan); and

WHEREAS, Section 163.3187, FS, and Comprehensive Plan Section 4.305.B, provides for the approval of Small-Scale Comprehensive Plan Amendments; and

WHEREAS, pursuant to Section 163.3174, FS, the Local Planning Authority (Planning Commission) conducted a public hearing, with due public notice having been provided, on the proposed Plan revisions on July 8, 2026; and

WHEREAS, pursuant to Section 163.3187(2), FS, the Board of County Commissioners conducted an adoption public hearing, with due public notice having been provided, on the proposed Plan revisions on August 18, 2026; and

WHEREAS, the Board of County Commissioners, reviewed and considered all comments received during said public hearing, and provided for necessary revisions; and

NOW THEREFORE, BE IT ORDAINED by the Polk County Board of County Commissioners:

SECTION 1: COMPREHENSIVE PLAN AMENDMENT

The Future Land Use Map of Ordinance No. 92-36, as amended, (the “Polk County Comprehensive Plan”) is hereby amended to reflect a change in the Future Land Use designation on a 25.96+/- acre site from Residential-Low (RL) to Main Street Corridor (MSC), Community Activity Center (CAC), and Institutional (INST) as graphically depicted on the parcel map in Attachment “A” and described below:

Parcel Numbers:

Parcel Number	Proposed FLU
262905665500001070	CAC
262905665500002510	CAC
262905665500002520	CAC
262905665500001030	CAC
262905665500001080	CAC
262905665500002012	CAC
262905665500001090	CAC
262905665500001050	CAC
262905665500002011	CAC
262905669000001010	CAC
262905665500001040	CAC
262905665500002030	CAC
262905665500002530	CAC
262905665500003010	CAC
262905665500003020	CAC
262905665500003030	CAC
262905665500001010	CAC
262905665500001010	CAC
262905665500002090	INST
262905665500002500	INST
262905665500002480	INST
262905665500002490	INST
262905665500002440	INST
262905665500002040	INST

262905665500002070	INST
262905665500002080	INST
262905669000002010	MSC
262905669000003030	MSC
262905669000003060	MSC
262905669000004010	MSC
262905669000003020	MSC
262905669000003010	MSC
262905000000014010	MSC
262905664500000340	MSC
262905664500000331	MSC
262905000000014040	MSC
262905664500000332	MSC

Legal Descriptions:

Community Activity Center (CAC):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN SECTION 5, TOWNSHIP 29 SOUTH, RANGE 26 EAST IN THE COUNTY OF POLK, STATE OF FLORIDA, AND BEING THAT PART OF PLAT BOOK 31, PAGE 9 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND IS DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 10 IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 5, TOWNSHIP 29 S, RANGE 26 E OF SOUTHAVEN- UNIT 2 SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 50' TO THE NORTHWEST CORNER OF LOT 2, BLOCK A OF J.A. LESLIE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID LOT 2 AND THE WESTERLY RIGHT-OF-WAY LINE OF SNIVELY AVENUE, A DISTANCE OF 600' TO THE SOUTHEAST CORNER OF LOT 1, BLOCK C OF J.A. LESLIE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY,

FLORIDA AND THE NORTHEAST CORNER OF LOT 1, BLOCK A OF EXTENSION ON SOUTH WINTER HAVEN ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 17 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1 AND THE WESTERLY RIGHT-OF-WAY LINE OF SNIVELY AVENUE, A DISTANCE OF 100' TO THE SOUTHEAST CORNER OF LOT 2, BLOCK A OF SAID EXTENSION ON SOUTH WINTER HAVEN ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 17 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID BLOCK A AND THE NORTH RIGHT-OF-WAY LINE OF FIRST STREET (FIELD 3RD ELOISE STREET), A DISTANCE OF 167.21'; THENCE RUN NORTHWESTERLY AND PARALLEL WITH THE WEST LINE OF LOT 3, BLOCK A OF EXTENSION ON SOUTH WINTER HAVEN ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 17 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 100' TO A POINT ON THE SOUTH LINE OF LOT 4, BLOCK C OF J.A. LESLIE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG SAID SOUTH LINE OF BLOCK 4, A DISTANCE OF 22.10' TO THE SOUTHWEST CORNER OF LOT 3, BLOCK C OF J.A. LESLIE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN NORTHWESTERLY ALONG THE WEST LINE OF LOT 3, BLOCK C, A DISTANCE OF 250' TO THE NORTHWEST CORNER OF LOT 3, BLOCK B OF J.A. LESLIE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN SOUTHWESTERLY ALONG THE SOUTH LINE OF LOT 51, BLOCK B OF J.A. LESLIE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27 INCLUSIVE OF THE PUBLIC

RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 50' TO THE SOUTHWEST CORNER OF SAID LOT 51; THENCE RUN NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT 51, A DISTANCE OF 100' TO THE NORTHWEST CORNER OF SAID LOT 51; THENCE RUN NORTHWESTERLY AND PARALLEL WITH THE WEST LINE OF LOT 51, A DISTANCE OF 50' TO THE SOUTHWEST CORNER OF LOT 4, BLOCK A OF J.A. LESLIE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN SOUTHWESTERLY ALONG THE SOUTH LINE OF BLOCK A OF PLAT BOOK OF J.A. LESLIE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 300' TO THE SOUTHWEST CORNER OF LOT 10, BLOCK A OF J.A. LESLIE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 100' TO THE NORTHWEST CORNER OF LOT 10, BLOCK A; THENCE RUN NORTHEASTERLY ALONG THE NORTH LINE OF BLOCK A, A DISTANCE OF 350' TO THE NORTHEAST CORNER OF LOT 4, BLOCK A OF J.A. LESLIE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE SOUTHWEST CORNER OF LOT 10 OF SOUTHAVEN- UNIT 2 SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 50' TO THE NORTHWEST CORNER OF LOT 10 OF SOUTHAVEN- UNIT 2 SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 9 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN NORTHEASTERLY ALONG THE NORTH LINE OF LOT 10, A DISTANCE OF 150' TO THE POINT OF BEGINNING.

Institutional (INST):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN SECTION 5, TOWNSHIP 29 SOUTH, RANGE 26 EAST IN THE COUNTY OF POLK, STATE OF FLORIDA, AND BEING THAT PART OF PLAT BOOK 19, PAGE 27 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND IS DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 50, BLOCK B IN THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 29 S, RANGE 26 E OF J.A. LESLIE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT 50, BLOCK B, A DISTANCE OF 100' TO THE NORTHWEST CORNER OF LOT 4, BLOCK B OF J.A. LESLIE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 4, BLOCK B, A DISTANCE OF 50' TO THE NORTHEAST CORNER OF SAID LOT 4, BLOCK B; THENCE RUN SOUTHEASTERLY ALONG THE EAST LINE OF LOT 4, BLOCK B, A DISTANCE OF 100' TO THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK B; THENCE RUN SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID BLOCK B OF J.A. LESLIE SUBDIVISION, A DISTANCE OF 325' TO A POINT ON THE SOUTH LINE OF BLOCK B OF J.A. LESLIE SUBDIVISION; THENCE RUN NORTHWESTERLY AND PARALLEL WITH THE EAST LINE OF LOT 44, BLOCK B OF J.A. LESLIE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 100'; THENCE RUN SOUTHWESTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 44, BLOCK B, A DISTANCE OF 75' TO THE SOUTHWEST CORNER OF SAID LOT 44, BLOCK B; THENCE RUN NORTHWESTERLY ALONG THE WEST LINE OF LOT 44, BLOCK B, A DISTANCE OF 100' TO THE NORTHWEST CORNER OF LOT 44, BLOCK B;

THENCE RUN ALONG THE NORTH LINE OF SAID BLOCK B, A DISTANCE OF 350' TO THE POINT OF BEGINNING.

Main Street Corridor (MSC):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN SECTION 5, TOWNSHIP 29 SOUTH, RANGE 26 EAST IN THE COUNTY OF POLK, STATE OF FLORIDA, AND BEING THAT PART OF PLAT BOOK 10, PAGE 17 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND IS DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 1, BLOCK B IN THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 29 S, RANGE 26 E OF EXTENSION ON SOUTH WINTER HAVEN ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 17 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT 1, BLOCK B AND THE WEST RIGHT-OF-WAY LINE OF SNIVELY AVENUE, A DISTANCE OF 750' TO THE SOUTHEAST CORNER OF LOT 3, BLOCK D OF EXTENSION ON SOUTH WINTER HAVEN ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 17 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE SOUTHEASTERLY ALONG THE WEST RIGHT-OF-WAY LINE OF SNIVELY AVENUE, A DISTANCE OF 550' TO THE SOUTHEAST CORNER OF LOT 33 OF WAHNETA FARMS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1-C, PAGE 82A INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE SOUTHEASTERLY ALONG THE WEST RIGHT-OF-WAY LINE OF SNIVELY AVENUE, A DISTANCE OF 107.23' TO A POINT OF THE WEST RIGHT-OF-WAY LINE OF SAID SNIVELY AVENUE; THENCE RUN SOUTHWESTERLY, A DISTANCE OF 16.24' TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 6TH ELOISE ST; THENCE RUN SOUTHWESTERLY, A DISTANCE OF 93.06' TO A POINT ON SAID NORTH

RIGHT-OF-WAY LINE OF 6TH ELOISE ST; THENCE RUN NORTHWESTERLY, A DISTANCE OF 117.50' TO A POINT ON THE SOUTH LINE OF LOT 33 OF WAHNETA FARMS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1-C, PAGE 82A INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN SOUTHWESTERLY ALONG SAID SOUTH LINE OF LOT 33, A DISTANCE OF 1442.14' TO THE SOUTHWEST CORNER OF SAID LOT 33 OF WAHNETA FARMS; THENCE RUN NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT 33 OF WAHNETA FARMS, A DISTANCE OF 556.67' TO THE NORTHWEST CORNER OF SAID LOT 33; THENCE RUN NORTHEASTERLY ALONG THE NORTH LINE OF LOT 33 OF WAHNETA FARMS AND THE SOUTH LINE OF BLOCK D OF EXTENSION ON SOUTH WINTER HAVEN ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 17 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 1372' TO THE SOUTHWEST CORNER OF LOT 3, BLOCK D OF EXTENSION OF SOUTH WINTER HAVEN; THENCE RUN NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT 3, BLOCK D, A DISTANCE OF 200' TO THE SOUTHWEST CORNER OF LOT 5, BLOCK C OF EXTENSION ON SOUTH WINTER HAVEN ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 17 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN SOUTHWESTERLY ALONG THE SOUTH LINE OF LOT 13, BLOCK C OF SAID EXTENSION OF SOUTH WINTER HAVEN, A DISTANCE OF 100' TO THE SOUTHWEST CORNER OF LOT 14, BLOCK C OF SAID EXTENSION OF SOUTH WINTER HAVEN; THENCE RUN NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT 14, BLOCK C, A DISTANCE OF 250' TO THE NORTHWEST CORNER OF LOT 7, BLOCK C OF EXTENSION OF SOUTH WINTER HAVEN; THENCE RUN NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 7, BLOCK C AND THE SOUTH RIGHT-OF-WAY LINE OF 4TH ELOISE STREET, A DISTANCE OF 100' TO THE NORTHWEST CORNER OF LOT 1, BLOCK C OF EXTENSION ON SOUTH WINTER HAVEN ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 17 INCLUSIVE OF THE

PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN NORTHWESTERLY AND PARALLEL WITH THE WEST LINE OF LOTS 1, 2, 3, 4, AND 5 OF BLOCK B OF EXTENSION ON SOUTH WINTER HAVEN ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 17 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 300' TO THE NORTHWEST CORNER OF LOT 1, BLOCK B OF SAID EXTENSION ON SOUTH WINTER HAVEN; THENCE RUN NORTHEASTERLY ALONG THE NORTH LINE OF LOT 1, BLOCK B OF EXTENSION ON SOUTH WINTER HAVEN, A DISTANCE OF 125' TO THE POINT OF BEGINNING.

SECTION 2: TEXT AMENDMENT

NOTE: The underlined text indicates proposed additions to the current language. The ~~strikeout~~ indicates text to be removed from the current ordinance.

APPENDIX 2.135 PARCEL SPECIFIC FUTURE LAND USE MAP AMENDMENTS WITH CONDITIONS

SECTION 2.135-Y - Development Guidelines for property designated as Main Street Corridor (MSC) within the Eloise Community Redevelopment Area (CRA).

OBJECTIVE 2.135-Y: Through the adoption of LDCPAS 2026-6, this section of the plan enables this specific property to be developed in the Main Street Corridor (MSC) land use in a limited fashion as established in the Polk County Land Development Code with conditions adopted into the Land Development Code through LDCT-2026-13.

POLICY 2.135-Y1: DESIGNATION AND MAPPING - Land use for this parcel shall be designated and mapped on the Future Land Use Map Series as Main Street Corridor (MSC).

POLICY 2.135-Y2: DEVELOPMENT CRITERIA - Development within this MSC area shall conform to the criteria consistent with the development standards adopted for this parcel in the Polk County Land Development Code, including the conditions adopted into the Land Development Code through LDCT-2026-13.

SECTION 3: SEVERABILITY

If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction the other provisions shall remain in full force and effect.

SECTION 4: EFFECTIVE DATE

This ordinance shall be effective on September 19, 2026 (31 days after adoption), unless the amendment is challenged. If challenged, the effective date of this ordinance shall be the date a Final Order is issued by the Department of Commerce or Administration Commission finding the amendment in compliance in accordance with Section 163.3184 (1)(b), Florida Statutes. No development orders, development permits, or land uses dependent upon this amendment, as described on the attached map of proposed land uses, may be issued or commence before it has become effective.

SECTION 5: FILING WITH THE DEPARTMENT OF STATE:

The Clerk and Auditor to the Board of County Commissioners of Polk County, Florida, shall file a certified copy of this ordinance with the Department of State, through the Secretary of State, upon adoption by the Board of County Commissioners of Polk County, Florida.

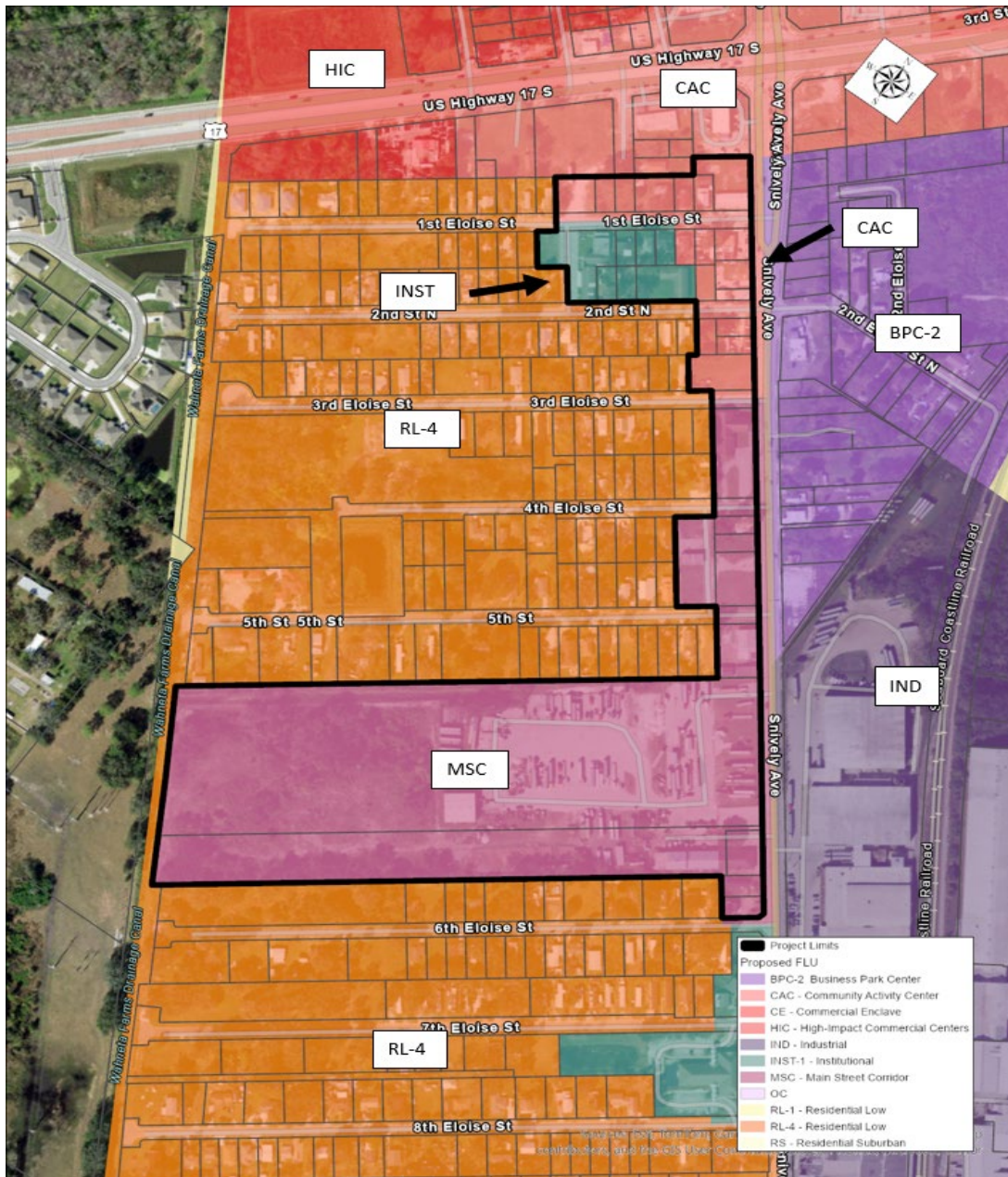
ADOPTED, in open session of the Polk County Board of County Commissioners with a quorum present and voting this 18th day of August 2026.

ATTACHMENT "A"

LDCPAS 2026-6

Location: South of US 17, west of Snively Avenue, between 6th Street and the US 17/Snively Avenue intersection, southwest of the City of Winter Haven, northeast of the City of Eagle Lake, in Section 5, Township 29 South, Range 26 East.

Section-05 Township-29 Range-26



PARCEL DETAIL

Note: Not to Scale

Eloise

Proposed Main Street Corridor

Vision

Thursday, February 26, 2026
Johnny and Freda Brooks Eloise Resource Center

Overview

On February 26, 2026, Polk County, in collaboration with the Central Florida Regional Planning Council (CFRPC), hosted a community meeting at the Johnny and Freda Brooks Eloise Resource Center. The event brought together residents and business owners from the Eloise community, as well as key stakeholders and representatives from several organizations and community-based groups. The meeting served as a platform for discussion, collaboration, and updates on ongoing and future initiatives aimed at improving the Eloise area.

The purpose of the meeting was to:

- Inform the Community of the proposed Eloise Main Street Corridor.
- Provide information to the community on the draft proposed Polk County Land Development regulations for the Eloise Main Street Corridor.
- Identify existing opportunities and challenges specific to residential and commercial uses in the Eloise corridor.

The meeting served as an opportunity for community engagement, offering residents the ability to learn about upcoming plans, proposed regulations and share input that will help shape future development efforts in the area. Thirty-three (33) people attended the event.

Key Themes

The following are overall key themes, as gathered from discussions with the group.

Allowable uses:

Participants generally expressed consensus and support regarding the proposed uses within the Eloise Main Street Corridor.

Attendees supported the proposed neighborhood commercial (not auto-oriented commercial). Additionally, there was a focus on multi-family residential, including duplex, triplex, quadplex and apartments along with office and institutional type uses.

There was support to expand the list of allowable uses by redeveloping and/or reusing existing facilities. Noting that existing residential uses will continue to be allowed.

Smith Parcel:

Much discussion focused on the +/-14-acre Smith parcel located at 642 Snively Avenue, currently being used as a semi-truck parking lot. Representatives from Polk County presented a potential concept plan which showed compact commercial uses, similar to outdoor mall, along with several parking lots. No decisions were made about the future of the parcel. The current owner, Mr. Smith, is amenable to discussions about the future of the parcel.

Non-Conforming Structures:

County staff clarified how nonconforming structures would be addressed under the proposed code changes. Residents expressed concern that if a nonconforming structure were destroyed and not rebuilt within two years, the County would repossess the property. County representatives explained that this absolutely would never happen. Instead, if the structure is rebuilt after the two-year grace period, the new building would simply need to comply with all current setback and other requirements.

Traffic/Transportation:

Attendees expressed that Snively Avenue currently lacks the capacity to support new development due to traffic congestion and poor pedestrian and bicycle infrastructure. As the community's main corridor, it should serve all users—drivers, walkers, and cyclists. Residents were very concerned about the high speeds allowed and the lack of traffic lights in several key places.

In Summary

The February 26, 2026, Eloise community meeting provided a valuable platform for residents, business owners, and stakeholders to share ideas and concerns about the future of the area. Overall, community members are eager to see new businesses and revitalization efforts that enhance the character and economic vitality of proposed Eloise Main Street corridor. There is a desire for adaptable development regulations to better accommodate site-specific needs and encourage reinvestment. The community showed a willingness to learn more about the proposed changes to the Future Land Use designations.

A major theme raised was the condition of Snively Avenue, which many felt is currently inadequate for the volume of traffic and unsafe for pedestrians and cyclists. As the area grows, residents want to see infrastructure improvements but expressed concern about the potential impact on nearby businesses if road widening is pursued.

The meeting reflected a community that is eager for positive change but also mindful of the need for balanced, context-sensitive planning that protects local character and ensures accessibility for all.

Outreach and Notification

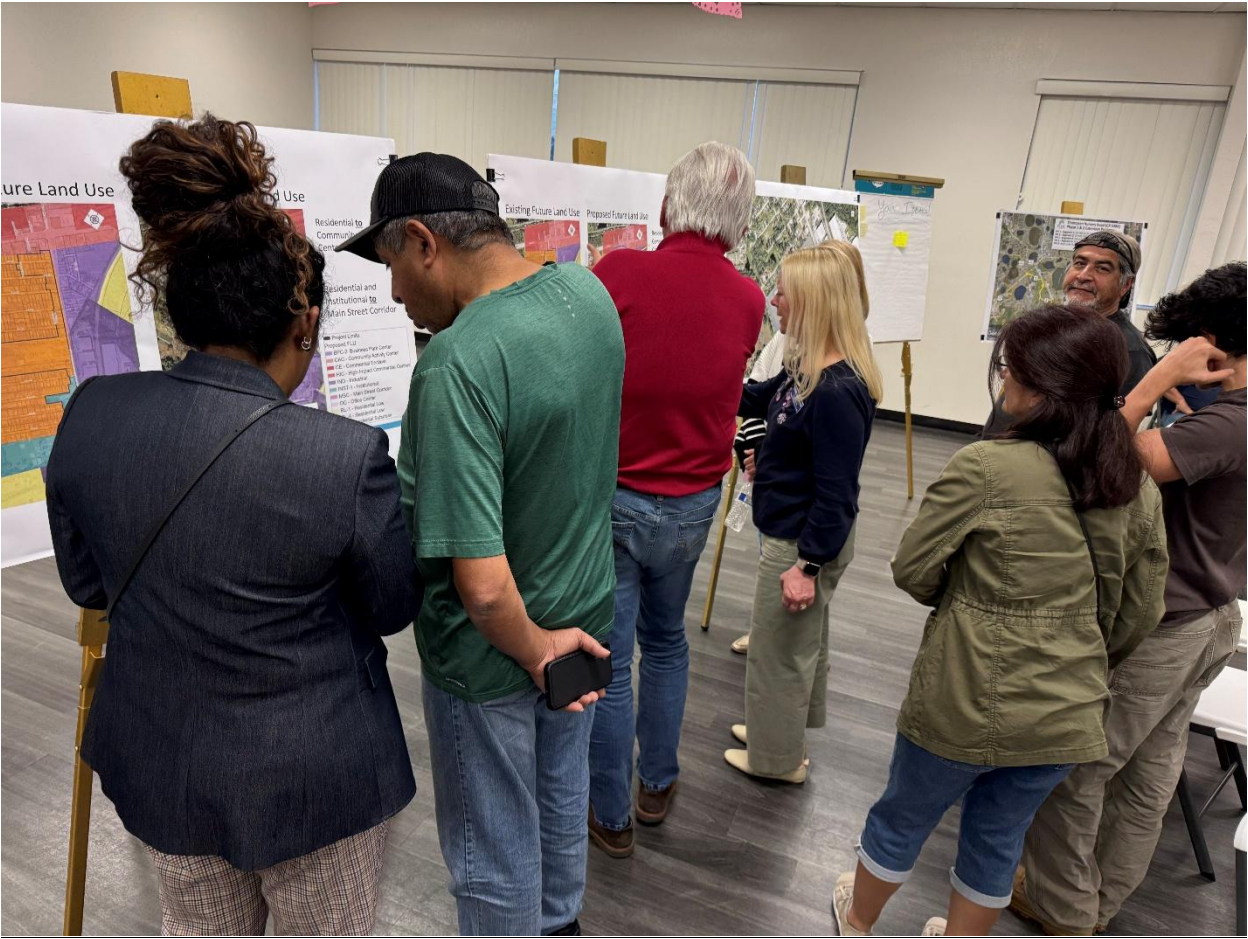
Organizations, stakeholders, and community members were notified of the Eloise Community Meeting through the following methods:

- Over 243 property owners were notified by mail in English and Spanish.
- Physical copies of meeting flyer were delivered to the Brooks Resource Center.
- Polk County Code Enforcement staff also distributed flyers regarding the workshop.



Meeting Photos









Sign in Sheets

Eloise Community Meeting				
 				
Sign-In Sheet				
Eloise Community Center February 26, 2026 5:30 PM				
Name	Please initial for photo release consent*	Would you like to be added to the mailing list for future workshops?	Mailing Address	Email Address
MARTY PHILIPS		yes	1221st Eloise Street	
Marquita Jones			103 7th Eloise Street	Janie5945@gmail.com
Richard Wildman			3010 Agathe Lane	
Martha Paul		yes	P.O. BOX 1595, Wt 33882	marthaannp@me.com
DEAN RAMOS	yes	Yes		doc4534@hotmail.com
Jaxon Ramsit				
AIBERTO				

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Eloise Community Meeting				
 				
Sign-In Sheet				
Eloise Community Center February 26, 2026 5:30 PM				
Name	Please initial for photo release consent*	Would you like to be added to the mailing list for future workshops?	Mailing Address	Email Address
Christine Mancillas		yes	124 5th Eloise St Eloise, FL 33880	mancillas1977@yahoo.com
LINDA CANO		yes	126 5th ELOISE ST. ELOISE, FL 33880	
Daniel Rhodes		yes	914 Swichey Ave Eloise 33880	
Judy Manning		yes	P.O. Box 7365, Winter Haven, FL 33883 120 5th St. Eloise 33880	
Tabitha Alpers			330 W. Church St. Bartow, FL 33830	tabithaalpers@polkfl.gov
Lee Castillo		yes	118 7th Eloise St. Eloise, FL 33880	lee1197@gmail.com
WANDA	803-206 3253	yes	122 1st ELOISE ST. ELOISE	carthchild986@MSN.com

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Eloise Community Meeting



Sign-In Sheet

Eloise Community Center | February 26, 2026 | 5:30 PM

Name	Please initial for photo release consent*	Would you like to be added to the mailing list for future workshops?	Mailing Address	Email Address
Jenny Barton	JB	Yes	832 Snively Ave. Eloise, FL 33880	barton3jenny@gmail.com
Lila Ruiz	LR	Yes	118 60th ELOISE ST. ELOISE, FL 33880	lratmew@gmail.com
Minerva Eil	ME	Yes	118th street, Eloise FL 33880	
Robert Barton	RB		129 9th Eloise St.	
Eugenia Barton	EB	yes	" " " "	r.barton.trucking@aol.com
ALBERTO MEJIA	AM	YES	116 SNIVELY AVE WINTER HAVEN	
NELLY MEJIA	NM	YES	116 SNIVELY AVE WINTER HAVEN	

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Eloise Community Meeting




Sign-In Sheet


Eloise Community Center | February 26, 2026 | 5:30 PM

Name	Please initial for photo release consent*	Would you like to be added to the mailing list for future workshops?	Mailing Address	Email Address
Marciano Montes	Yes	Yes	113-8th Eloise St. W.H. Fla. 33880	montesmarciano59@gmail.com
Carl E Hays	yes	yes	436 Vermont Ave Daytona Beach, Fla, 32118	carl-hays@yahoo.com
JAY VINES	yes	yes	105 2nd ELOISE TERRACE WINTER HAVEN FL 33880-5508	
Nannette + Juan Medero	Ⓚ	Ⓚ Yes	684 Ave K SE We are pastors of church on 5th + snively Winter Haven FL 33880 863-410-4117	Nannette.medero@yahoo.com
Fredas H. Brooks	Yes	yes	143 8th Eloise St Winter Haven, Fla 33880-5504 863-399-4200	WDR
Don Smith	Yes	Yes	4290 Hasan Rd Polk City, FL 33868	UFM55@me.com
David & Shui Rhodes	X	Yes	914 Snively Av, Eloise FL 33880	dsRhodes080802@gmail.com

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Eloise Community Meeting


Sign-In Sheet
Eloise Community Center | February 26, 2026 | 5:30 PM



Name	Please initial for photo release consent*	Would you like to be added to the mailing list for future workshops?	Mailing Address	Email Address
Krishn Addison			832 Snively Ave	

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PowerPoint Presentation


Tu hogar
Your Home


Tu negocio
Your business


Tu comunidad
Your Community

Eloise

Proposed Main Street Corridor

— **Vision** —

THURSDAY, FEBRUARY 26, 2026 | 26 DE FEBRERO DE 2026

5:30PM



Brooks Community Center
710 Snively Avenue - Eloise





Eloise Proposed Main Street Corridor - Meeting Agenda

- Purpose of Meeting
- Background
- Proposed Changes
- Next Steps
- Questions

Agenda de la reunión propuesta para el corredor de Main Street en Eloise

- Propósito de la reunión
- Antecedentes
- Cambios propuestos
- Próximos pasos
- Preguntas

Eloise Proposed Main Street Corridor Purpose of Meeting

Corredor propuesto para Main Street en Eloise Propósito de la reunión



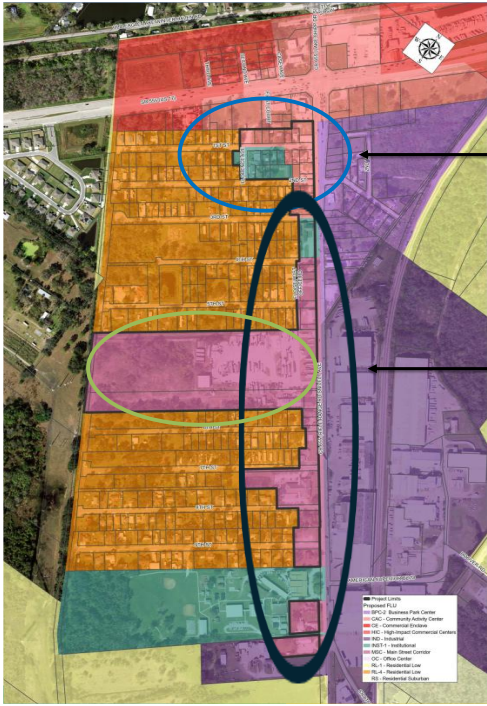
Present Proposed Changes to Future Land Use Map

- Freedom Tour/US 17 Area
- West Side of Snively Avenue (including Smith Property)



Cambios propuestos para el futuro mapa de uso del suelo

- Tour de la Libertad/ Área de la US 17
- El lado oeste de Snively Avenue (incluida la propiedad de Smith)



Freedom Tour/US 17 Area

Residential

Tour de la Libertad/Área de la US 17

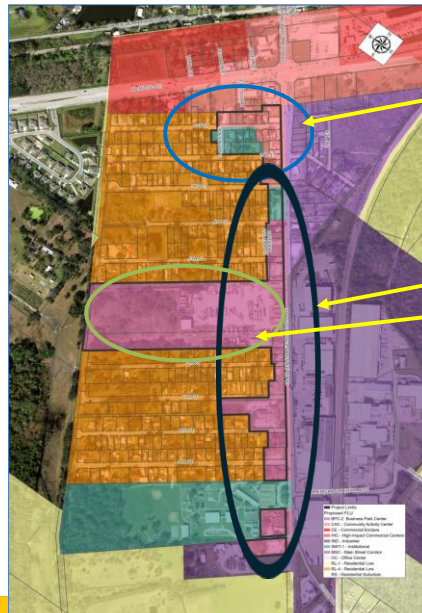
Snively Avenue Corridor
(including Smith Property)

*Corredor de Snively Avenue
(incluida la propiedad de Smith)*

Existing Future Land Use



Proposed Future Land Use



Residential to
Community Activity
Center & Institutional

Residential and
Institutional to
Main Street Corridor



Eloise Main Street Corridor Vision



Eloise Proposed Main Street Corridor Background

- Staff directed to examine Land Use designations around Freedom Tour property
- Proposal presented to the Eloise Community Redevelopment Agency (CRA) Advisory Committee on September 2nd, 2025.
- Committee suggested that west side of Snively Avenue corridor also be examined
- Proposed Map presented to Committee on December 1st, 2025.

Antecedentes del corredor propuesto para Main Street en Eloise

- Se ordenó al personal examinar las designaciones de uso del suelo alrededor de la propiedad de Freedom Tour
- Propuesta presentada al Comité Asesor de la Agencia de Reurbanización Comunitaria de Eloise (CRA) el 2 de septiembre de 2025.
- El comité sugirió que también se examine el lado oeste del corredor de Snively Avenue.
- Mapa propuesto presentado al Comité el 1 de diciembre de 2025.



Eloise Main Street Corridor Vision



Eloise Proposed Main Street Corridor - Proposed Changes

Freedom Tour/US 17 Area

- Institutional for Freedom Tour Operations
- Community Activity Center (commercial) to recognize existing uses and trends in the area

Los cambios propuesto del corredor de Main Street en Eloise

Tour de la Libertad/Área de la US 17

- Institucional para las operaciones del Tour de la Libertad
- Centro de actividades comunitarias (comercial) para reconocer los usos y tendencias existentes en el área



Eloise Proposed Main Street Corridor - Proposed Changes

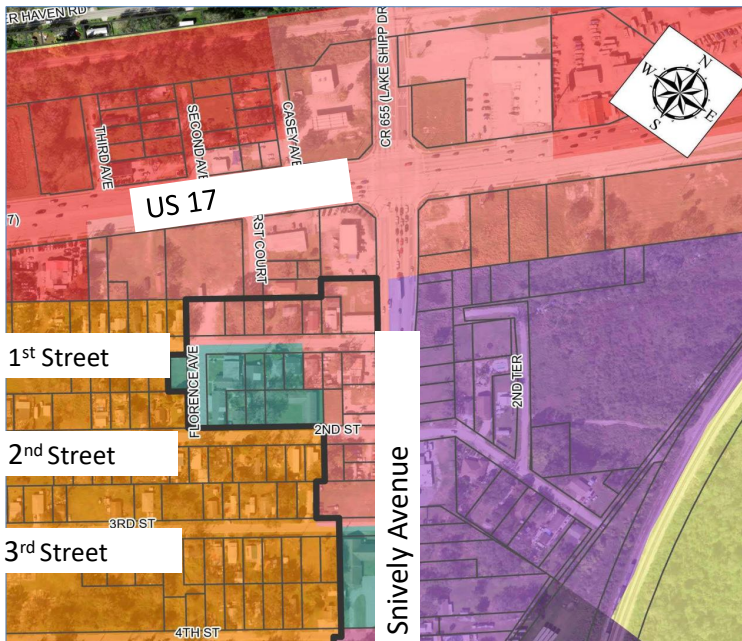
Snively Avenue Corridor – Main Street Corridor Land Use Proposed

- Intended for allow **neighborhood commercial** (not auto-oriented commercial) **office, institutional, and other types of residential uses** such as duplex/triplex/quadrplex and apartments
- **Expanded list of allowable uses** could allow for redevelopment and/or reuse of existing facilities
- Existing single-family residential is allowed, but not new

Los cambios propuesto del corredor de Main Street en Eloise

Propuesta de uso del suelo para el corredor de Snively Avenue y el corredor de Main Street

- Destinado a permitir usos comerciales en el vecindario (no comerciales orientados a automóviles), oficinas, institucionales y otros tipos de usos residenciales, como dúplex, triplex, cuádruplex y apartamentos.
- Una lista ampliada de usos permitidos podría permitir la remodelación y/o reutilización de instalaciones existentes
- Se permiten viviendas unifamiliares existentes, pero no nada nuevo.



Eloise Proposed Main Street Corridor

Proposed Changes –
Freedom Tour / US 17 Area

Los cambios propuesto del corredor de Main Street en Eloise

Tour de la Libertad / Área de la US 17

	Project Limits
Proposed FLU	
	BPC-2 Business Park Center
	CAC - Community Activity Center
	CE - Commercial Enclave
	HIC - High-Impact Commercial Centers
	IND - Industrial
	INST-1 - Institutional
	MSC - Main Street Corridor
	OC - Office Center
	RL-1 - Residential Low
	RL-4 - Residential Low
	RS - Residential Suburban



Eloise Proposed Main Street Corridor

Proposed Changes – Snively Avenue

Los cambios propuesto del corredor de Main Street en Eloise

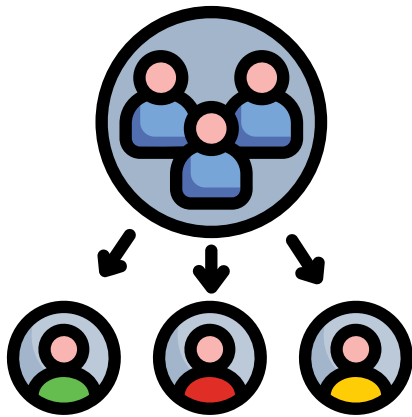
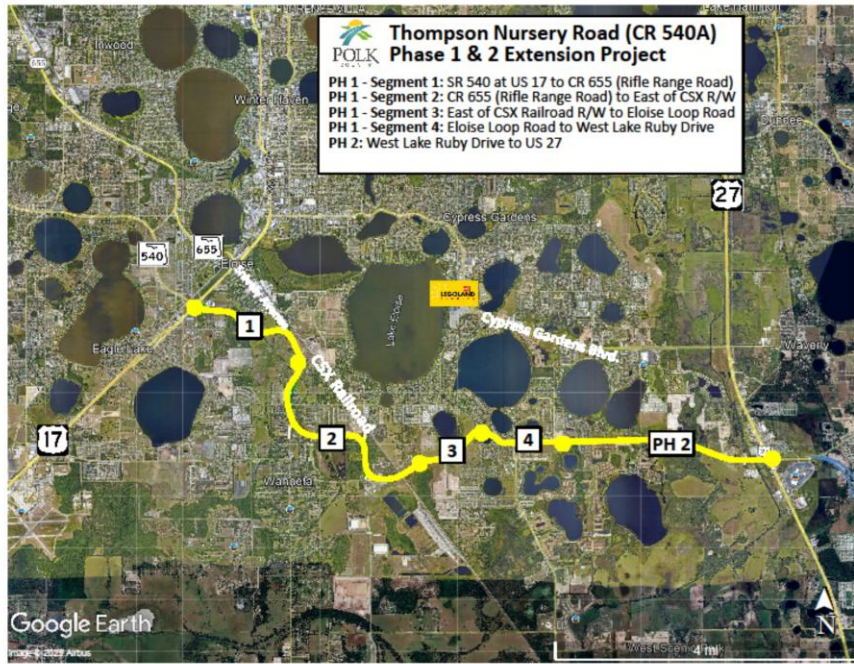
Corredor de Snively Avenue

- Project Limits
- Proposed FLU
 - BPC-2 Business Park Center
 - CAC - Community Activity Center
 - CE - Commercial Enclave
 - HIC - High-Impact Commercial Centers
 - IND - Industrial
 - INST-1 - Institutional
 - MSC - Main Street Corridor
 - OC - Office Center
 - RL-1 - Residential Low
 - RL-4 - Residential Low
 - RS - Residential Suburban

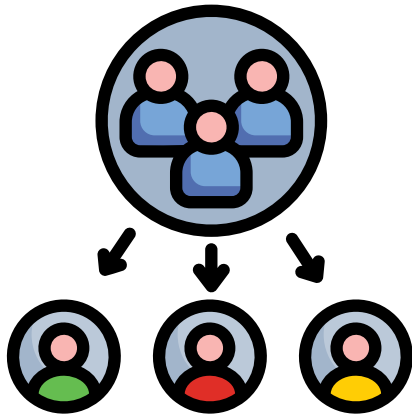
Concept Plan



G.1. Amendment 3
with Kimley-Horn for
TNR Design of Phase
I – Segment 2



Breakout Groups | Sesión de Grupos



Group Report Outs | Informes Grupales



Eloise
Main Street Corridor
— Vision —



Next Steps

- **Planning Commission Meeting**
Wednesday, April 1st (starts at 9:00 AM) – Makes recommendation to County Commission
- **Board of County Commissioners Meeting**
Tuesday, June 16th (starts at 9:00 AM) – Final decision

Próximos pasos del corredor propuesto para Main Street en Eloise

Reunión de la Comisión de Planificación

Miércoles 1 de abril (comienza a las 9:00 a. m.): hace recomendaciones a la Comisión del Condado

Reunión de la Junta de Comisionados del Condado

Martes 16 de junio (comienza a las 9:00 a. m.) – Decisión final



Eloise
Main Street Corridor
Vision



Eloise Proposed Main Street Corridor Questions?



Preguntas sobre el corredor propuesto para Main Street en Eloise



Eloise
Main Street Corridor
Vision



For more Information:

Chanda Bennett

Polk County Comprehensive Planning Administrator
Office of Planning and Development | Land Development
Phone 863.534.6484
chandabennett@polkcounty.net

Brenda Torres

Community Planner & Communications Manager
Central Florida Regional Planning Council
(863) 5347130 ext. 109
btorres@cfrpc.org

Meeting Notice

Tu hogar
Your Home

Tu negocio
Your business

Tu comunidad
Your Community



**SHARE YOUR VOICE ON
THE FUTURE OF ELOISE**

**COMPARTE TU VOS SOBRE
EL FUTURO DE ELOISE**

**THURSDAY
FEBRUARY 26, 2026**

**JUEVES
FEBRERO 26, 2026**

5:30PM - 7:30PM

Meeting starts at 5:30PM | Reunión comienza a las 5:30PM

Join us to discuss the draft Polk County Future Land Use Map amendments for the Eloise Community Redevelopment Area (CRA).

Únase a nosotros para discutir las enmiendas preliminares al Mapa de Uso Futuro del Condado de Polk para el Área de Reurbanización Comunitaria (CRA) de Eloise.

Johnny and Freda Brooks Eloise Resource Center

710 Snively Avenue,
Eloise, FL 3388021

Contact/Contacto: Brenda Torres, Central Florida Regional Planning Council, (863) 534-7130, ext: 109, btorres@cfrpc.org.



Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, income, or family status. Persons who require special accommodations under the Americans with Disabilities Act or persons who require translation services (free of charge) should contact the CFRPC Title VI/Nondiscrimination Coordinator, Brenda Torres, 863-534-7130, extension 109 (voicemail), or via Florida Relay Service 711, or by email: btorres@cfrpc.org.

La participación pública es solicitada sin distinción de raza, color, origen nacional, sexo, edad, discapacidad, religión o situación familiar. Las personas que requieran alojamiento bajo el Americans with Disabilities Act (ADA) o la traducción de idiomas, de forma gratuita deben ponerse en contacto Brenda Torres, CFRPC Título VI de Eñlaca, 863-534-7130 (voz), oa través de la Florida Relay Servicio 711, o por correo electrónico btorres@cfrpc.org al menos tres días antes del evento.

COMMUNITY WORKSHOP NOTICE

February 11, 2026

RE: Thursday, February 26, 2026 - Eloise Community Meeting

Dear Property Owner:

Please join us to share your thoughts and ideas regarding proposed changes in Eloise. In partnership with the Eloise Community Redevelopment Agency (CRA) Advisory Committee, a county-initiated Future Land Use Map Amendment is proposed for the Snively Avenue corridor. This community meeting will be held on **Thursday, February 26, 2026, from 5:30 to 7:30 p.m.** at the **Johnny and Freda Brooks Eloise Resource Center**, located at **710 Snively Avenue, Eloise, FL 33880**.

The purpose of the amendment is to evaluate potential updates to existing land use designations in order to better align with long-term redevelopment goals and adopted planning policies.

This community meeting will provide information on the proposed amendment, outline the planning process, and offer an opportunity for public input. Property owners, residents, business owners, and other interested stakeholders within and adjacent to the study area are encouraged to attend and participate. Discussion topics will include, but are not limited to, Snively Avenue multi-use corridor, a proposed Main Street Corridor, connectivity to homes, schools, and parks, and potential redevelopment concepts.

**Eloise Community Meeting
Thursday, February 26, 2026
5:30 to 7:30 p.m.**

**Johnny and Freda Brooks Eloise Resource Center
710 Snively Avenue
Eloise, FL 33880**

This event is open to the public and all interested persons are encouraged to attend. For additional information, please contact Brenda Torres, Central Florida Regional Planning Council, at (863) 534-7130, extension 109 or via e-mail at btorres@cfrpc.org.

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, income or family status. Persons who require special accommodations under the Americans with Disabilities Act or persons who require translation services (free of charge) should contact the CFRPC Title VI/Nondiscrimination Coordinator, Brenda Torres at 863-534-7130 ext. 109 (voice) or via Florida Relay Service 711, or by email at btorres@cfrpc.org.



AVISO DE REUNIÓN COMUNITARIA

Febrero 11, 2026

Atención: Jueves 26 de Febrero de 2026 – Reunión Comunitaria de Eloise

Estimado propietario:

Únase a nosotros para compartir sus ideas y comentarios sobre los cambios propuestos en Eloise. En colaboración con el Comité Asesor de la Agencia de Reurbanización Comunitaria (CRA) de Eloise, el Condado propone una enmienda al Mapa de Uso Futuro para el corredor de Snively Avenue. Esta reunión comunitaria se llevará a cabo el **Jueves 26 de Febrero de 2026, de 5:30 p. m. a 7:30 p. m.**, en el **Johnny and Freda Brooks Eloise Resource Center**, ubicado en **710 Snively Avenue, Eloise, FL 33880**.

El propósito de esta enmienda es evaluar posibles actualizaciones a las designaciones actuales de uso futuro para alinearlas mejor con los objetivos de reurbanización a largo plazo y las políticas de planificación adoptadas.

Esta reunión comunitaria brindará información sobre la enmienda propuesta, explicará el proceso de planificación y ofrecerá una oportunidad para la participación del público. Se anima a los propietarios, residentes, dueños de negocios y otras partes interesadas dentro y adyacentes al área de estudio a asistir y participar. Los temas de discusión incluirán, entre otros, el corredor de de Snively Avenue, un corredor comercial tipo *Main Street* propuesto, la conectividad con viviendas, escuelas y parques, y posibles conceptos de reurbanización.

El taller será facilitado por el **Condado de Polk** en colaboración con el **Consejo de Planificación Regional de Florida Central (CFRPC)**.

Reunión Comunitaria de Eloise
Jueves, Febrero 26, 2026
5:30pm - 7:30pm

Johnny and Freda Brooks Eloise Resource Center
710 Snively Avenue
Eloise, FL 33880

El evento está abierto al público y se anima a todas las personas interesadas a asistir. Para obtener información adicional, comuníquese con Brenda Torres, Consejo de Planificación Regional de Florida Central, Central Florida Regional Planning Council al (863) 534-7130, extensión 109 o por correo electrónico a btorres@cfrpc.org.

La participación pública es solicitada sin distinción de raza, color, origen nacional, sexo, edad, discapacidad, religión o situación familiar. Las personas que requieren alojamiento bajo el Americans with Disabilities Act (ADA) o la traducción de idiomas, de forma gratuita deben ponerse en contacto Brenda Torres, CFRPC Título VI de Enlace, 863-534-7130 (voz), oa través de la Florida Relay Servicio 711, o por correo electrónico btorres@cfrpc.org al menos tres días antes del evento.





Polk County
Planning Commission

Agenda Item 9.

7/8/2026

SUBJECT

LDCT-2026-13 (Eloise Main Street Corridor LDC Text Amendment)

DESCRIPTION

Change the text of the Land Development Code Appendix E, Section E105, Parcel Specific Comprehensive Plan Amendments with Conditions, to establish the permitted, conditional, and prohibited uses in the Main Street Corridor (MSC) land use district and implement additional development standards. This case is related to LDCPAS-2026-6. The site is located south of US 17, west of Snively Avenue, between 6th Street and the US 17/Snively Avenue intersection, southwest of the City of Winter Haven, northeast of the City of Eagle Lake, in Section 5, Township 29 South, Range 26 East.

RECOMMENDATION

Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Mark J. Bennett, AICP, FRA-RA, CNU-A, Senior Planner

markbennett@polkfl.gov <mailto:markbennett@polkfl.gov>

(863) 534-6455

**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

DRC Date: May 7, 2026	Level of Review: 4
PC Date: July 8, 2026	Type: LDC Text Amendment
BoCC Date: August 4, 2026	Case Numbers: LDCT-2026-13
Date: August 18, 2026	Case Name: Eloise Main Street Corridor LDC Text Amendment
Applicant: County-Initiated	Case Planner: Mark J. Bennett, AICP, FRA-RA, CNU-A, Senior Planner

Request:	County initiated amendment to change the text of the Land Development Code Appendix E, Section E105, Parcel Specific Comprehensive Plan Amendments with Conditions, to establish the permitted, conditional, and prohibited uses in the Main Street Corridor (MSC) land use district and implement additional development standards. This case is related to LDCPAS-2026-6.
Location:	South of US 17, west of Snively Avenue, between 6th Street and the US 17/Snively Avenue intersection, southwest of the City of Winter Haven, northeast of the City of Eagle Lake, in Section 5, Township 29 South, Range 26 East.
Property Owner:	Numerous
Parcel Size (Number):	25.96 acres
Development Area:	Transit-Supportive Development Area (TSDA)
Nearest Municipality:	Eagle Lake, Winter Haven
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Florida Commerce:	N/A
Case Planner:	Mark J. Bennett, AICP, FRA-RA, CNU-A, Senior Planner

Proposed Change to the LDC:

Change Appendix E Section E105 Parcel Specific Comprehensive Plan Amendments with Conditions to establish the permitted, conditional, and prohibited uses in the Main Street Corridor (MSC) land use district and implement additional development standards.

Summary:

This request is a County initiated amendment to change the Land Development Code Appendix E, Section E105, to list the permitted, conditional, and prohibited uses in the Main Street Corridor (MSC) land use district and implement additional development standards.

Permitted, Conditional, and Prohibited Uses:

The proposed amendment addresses the following uses:

- Permitting of uses, such as neighborhood commercial, office, institutional, and certain types of residential uses that can serve as a focal point for the community.

- Prohibiting certain types of uses in the Main Street Corridor land use district. These include industrial uses, auto-oriented activities, and alcohol-related businesses, such as bars, taverns, lounges, and alcohol package sales.
- Additional Development Standards for the Eloise Main Street Corridor (MSC):
 - Multi-Family – Shall be limited to Small-Scale Multi-Family, which is a residential dwelling containing up to four units and not over two stories high.
 - Crime Prevention Thru Environmental Design (CPTED) – Development in the MSC shall be designed in accordance with CPTED principles and standards wherever possible.
 - Signage Limitations – Any ground signage shall be limited to monument signs.

Findings of Fact

- *LDCT-2026-13 is an applicant-initiated request to amend Appendix E, Section E105, Parcel Specific Comprehensive Plan Amendments with Conditions, to establish the permitted, conditional, and prohibited uses in the Main Street Corridor (MSC) land use district and implement additional development standards.*
- *The location of the subject property is in Eloise, which is located south of US 17, west of Snively Avenue, between 5th Street and the US 17/Snively Avenue intersection, southwest of the City of Winter Haven, northeast of the City of Eagle Lake, in Section 5, Township 29 South, Range 26 East.*
- *This case is related to LDCPAS-2026-6. That request is for a Comprehensive Plan Amendment to change 25.96 acres from Residential-Low (RL) to Community Activity Center (CAC, Institutional (INST), and Main Street Corridor (MSC).*
- *LDCPAS-2026-6 also includes a text change to Appendix 2.135 - Parcel Specific Future Land Use Map Amendments with Conditions to allow for the establish the permitted, conditional, and prohibited uses in the Main Street Corridor (MSC) land use district and implement additional development standards.*
- *The subject property is in the Eloise Community Redevelopment Area (CRA).*
- *The subject property contains wetlands and Zone “AE” Floodplains.*
- *There have been six meetings with the Eloise CRA Advisory Committee and the community regarding this project.*

Development Review Committee Recommendation:

The Land Development Division, based on the Findings of Fact, finds that the proposed text change request is **CONSISTENT** with the Polk County Land Development Code and the Polk County Comprehensive Plan. Staff recommends **APPROVAL** of LDCT-2026-13.

Analysis:

This amendment was submitted currently with LDCPAS-2026-6. That request is for a Comprehensive Plan Amendment to change 25.96 acres from Residential-Low (RL) to Community Activity Center (CAC) (2.79 acres), Institutional (INST) (1.55 acres) and Main Street Corridor (MSC) (21.62 acres). The same Plan Amendment also includes a text change to Appendix 2.135 - Parcel Specific Future Land Use Map Amendments with Conditions. The changes to the text of both the Comprehensive Plan and the Land Development Code are necessary to establish the permitted, conditional, and prohibited uses in the Main Street Corridor (MSC) land use district and implement additional development standards. The intent is that the MSC will be different in each area of the County if implemented in other redevelopment areas. Therefore, creating the new list in Appendix E is necessary.

The specific limitations proposed as are follows:

Permitted, Conditional, and Prohibited Uses:

Permitted & Conditional Uses:

The permitted uses on the list are generally intended to support the surrounding residential area of Eloise. They are also intended to serve as a focal point for activity in the community, thereby also promoting redevelopment and revitalization. Listed below are the Permitted and Conditional Uses, based on the level of review:

Permitted Uses:

- Farming General
- Government Facility
- Nurseries and Greenhouses
- Office
- Personal Service
- Research and Development
- Retail, Less than 10,000 sq. ft.
- Studio, Production
- Utilities Class I
- Utilities Class II

Conditional Uses:

C1 Uses (Staff Approval):

- Duplex, Two-Family Attached
- Group Home, Small (6 or less residents)
- Recreation (Passive)

C2 Uses (DRC Approval):

- Childcare Center
- Clinics & Medical Offices
- Community Center
- Convenience Stores, Isolated
- Cultural Facility
- Event Facility
- Financial Institution

Funeral Home & Related Facilities
Medical Marijuana Dispensaries
Nurseries, Retail
Recreation, Low-Intensity
Recreation & Amusement General
Religious Institution
Restaurant, Sit-down/Take-out
Retail, 10,000 - 34,999 sq. ft.
Retail, 35,000 - 64,999 sq. ft.
Veterinary Service

C3 Uses (Planning Commission Approval):

Multi-family (with some restrictions)
Planned Development
Adult Day Care Center (7 or more clients)
Bed and Breakfast
Hotels and Motels
Kennels, Boarding and Breeding
Retail, More than 65,000 sq.ft.
Retail, Outdoor Sales/Display
School, Leisure/Special Interest
School, Technical/Vocational/Trade and Training
Utilities Class III

C4 Uses (County Commission Approval):

Transitional Area Development

Prohibited Uses:

In keeping with the concept of the Main Street Corridor (MSC) as a focal point or “Main Street” of a community, automotive related uses (such as Financial Institution – Drive Through, Gas Stations, and Vehicle related services (repair, mechanical service, and sales/leasing) are prohibited in the MSC. Additionally, industrial types of uses, such as warehousing/distribution, and light/general manufacturing, are prohibited as well in the MSC.

Additional Changes:

At the June 1st Eloise Community Advisory Committee meeting, staff presented the proposed list of uses to the Committee and members of the Eloise community for review. Staff conducted a line-by-line review of each item, plus provided a summary describing each use. Based on the feedback received from this meeting, the following uses were removed from the list:

Alcohol Package Sales
Bars, Lounges, and Taverns
Nightclubs and Dance Halls

The list of permitted and conditional uses, along with the additional site development standards proposed (see below), are intended to incentivize redevelopment along the corridor, thereby promoting the revitalization of Eloise.

Additional Site Development Standards for the Eloise Main Street Corridor (MSC):

In discussions with the Advisory Committee and members of the Eloise community, concerns were expressed about the possibility of multi-family uses locating in the MSC, and how that potential use could negatively impact the community. Based on these concerns, staff proposed the additional site development requirements:

- Multi-Family – Shall be limited to Small-Scale Multi-Family, which is defined in the Comprehensive Plan as a residential dwelling containing up to four units and not over two stories high.
- Crime Prevention Thru Environmental Design (CPTED) – Development in the MSC shall be designed in accordance with CPTED principles and standards wherever possible. The burden of proof shall be on the applicant to demonstrate that CPTED design standard cannot be met.

In addition to the additional development standards, a limitation that only monument signs for ground signage is proposed. The reason for this additional requirement is based on the Purpose statement found in the Land Development Code Section 760, Signs, which includes in part that signs are “a detriment to property values and the County's overall public welfare as an aesthetic nuisance.”

Benefit-Cost Analysis of the Amendment

Who does it help?

This amendment directly benefits affected landowners by allowing for an expanded list of uses. Allowing for more uses will promote the redevelopment and revitalization of Eloise, which is a Community Redevelopment Area (CRA). The additional restrictions on the type of structures and requiring Crime Prevention Thru Environmental Design (CPTED) will address any community concerns about multi-family development.

Who does it hurt?

There is the potential for existing residents living next to the affected properties to deal with impacts caused by new non-residential development. However, there are restrictions on certain types of uses, such as a prohibition of automotive related uses, alcohol package sales, bars lounges, taverns, nightclubs, and dancehalls. The compatibility provisions in Section 220 of the Land Development Code must still be met, so potential for any adverse impacts should be minimized. Additionally, less intrusive signage by only allowing monument signs will minimize potential impacts.

What is the cost?

Any new development on this property will be restricted to only ground-mounted free-standing and monument signage. Generally, redevelopment/revitalization activities have the potential for greater costs than greenfield/vacant sites due to the additional work required.

Limits of the Proposed Ordinance

The focus of this amendment is to establish the permitted, conditional, and prohibited uses in the Main Street Corridor (MSC) land use district and implement additional development standards. While the corresponding CPA other Future Land Use Districts (such as CA and INST), this

ordinance only impacts the MSC district. Implementing this amendment will promote redevelopment and revitalization of the Eloise Community Redevelopment Area (CRA), plus ensure that any proposed on-site development is consistent with the levels of existing and planned infrastructure, as well as ensure compatibility with surrounding uses and activities.

Consistency with the Comprehensive Plan

This change is in conjunction with LDCPAS-2026-6. This amendment will redesignate a 25.96-acre area from RL to CA, INST, and MSC. The proposed text change to establish permitted, conditional, and prohibited uses in the Main Street Corridor (MSC) land use district and implement additional development standards. will be consistent with the applicable Objectives and Policies in the Plan’s Future Land Use Element upon adoption of LDCPAL-2026-2, which will amend the Comprehensive Plan to create the MSC land use district.

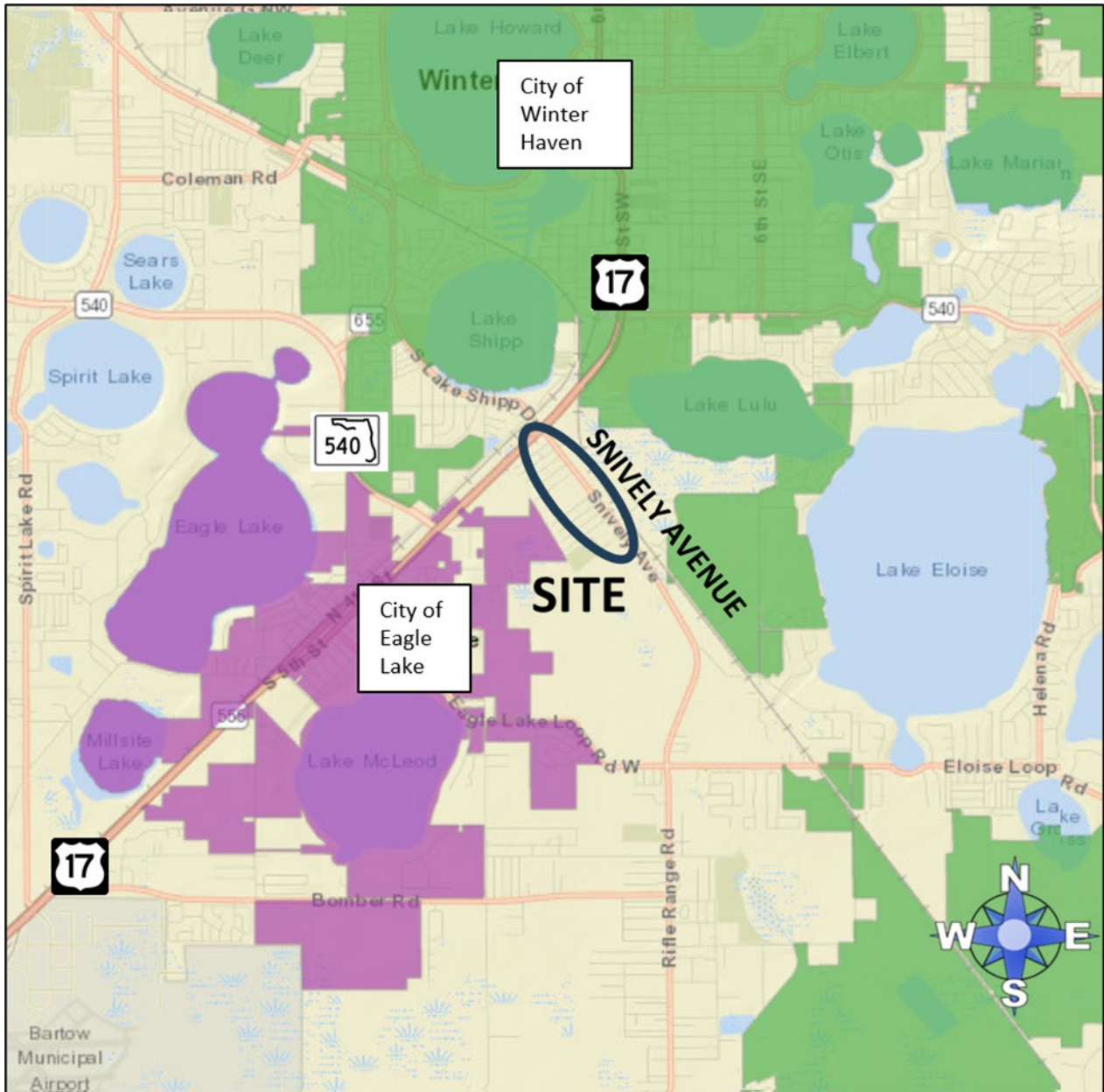
Comments from Other Agencies:

None

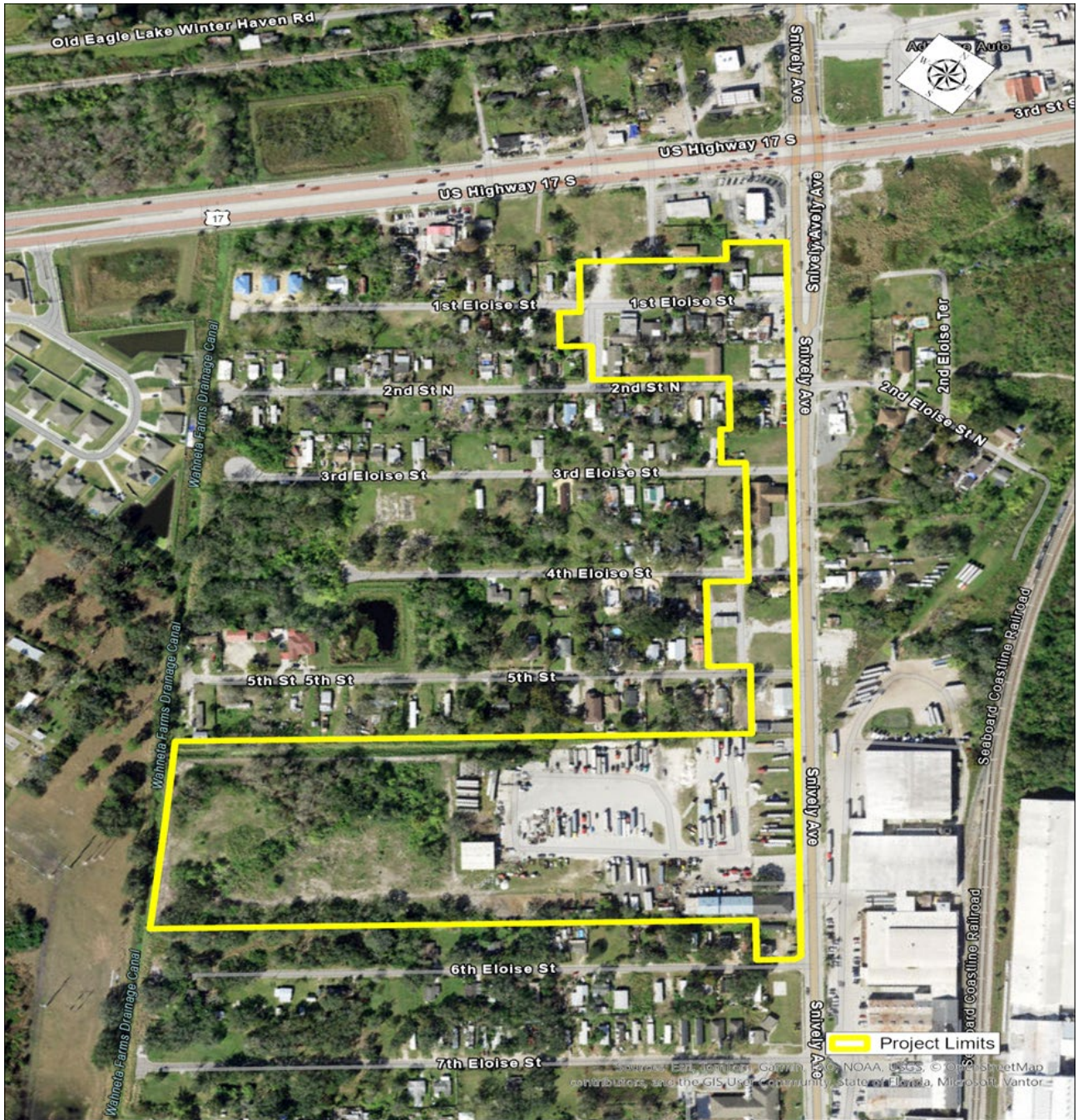
Draft Ordinance: Under separate attachment

Exhibits:

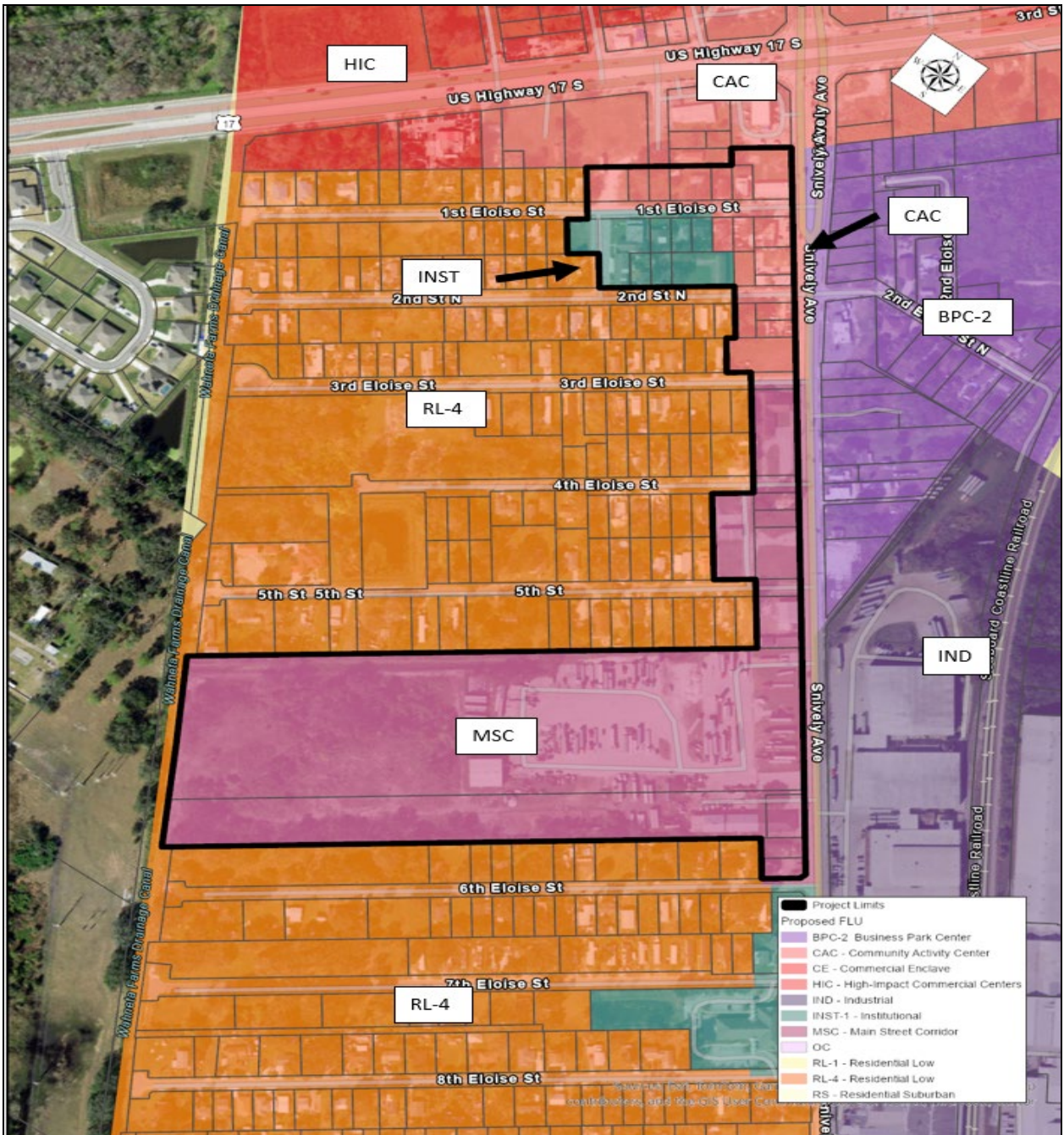
- Exhibit – 1 Location Map
- Exhibit – 2 Location Map (Detailed)
- Exhibit – 3 Proposed Future Land Use Change
- Exhibit – 4 Proposed Text Change



Location Map



Location Map (Detailed)



Proposed Future Land Use Map

Proposed Text Change

1. Applicability

The provisions and requirements of this Subsection apply to the subject site that is designated as Main Street Corridor, 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 26, Township 29, Section 5.

Table X.X Use Table for Standard Land Use Districts for the Eloise Main Street Corridor (MSC).	
	MSC
Key to Table: P = Permitted Use; C = Conditional Use/Level of Review	
<u>Residential Uses</u>	
<u>Duplex, Two-family Attached</u>	<u>C1</u>
<u>Group Home, Small (6 or less residents)</u>	<u>C1</u>
<u>Multi-family</u>	<u>C3</u>
<u>Mixed Uses</u>	
<u>Planned Development</u>	<u>C3</u>
<u>All Other Uses</u>	
<u>Adult Day Care Center (7 or more clients)</u>	<u>C3</u>
<u>Bed and Breakfast</u>	<u>C3</u>
<u>Childcare Center</u>	<u>C2</u>
<u>Clinics & Medical Offices</u>	<u>C2</u>
<u>Community Center</u>	<u>C2</u>
<u>Convenience Stores, Isolated</u>	<u>C2</u>
<u>Cultural Facility</u>	<u>C2</u>
<u>Event Facility</u>	<u>C2</u>
<u>Farming General</u>	<u>P</u>
<u>Financial Institution</u>	<u>C2</u>
<u>Funeral Home & Related Facilities</u>	<u>C2</u>
<u>Government Facility</u>	<u>P</u>
<u>Hotels and Motels</u>	<u>C3</u>
<u>Kennels, Boarding and Breeding</u>	<u>C3</u>
<u>Medical Marijuana Dispensaries</u>	<u>C2</u>
<u>Nurseries, Retail</u>	<u>C2</u>

<u>Nurseries and Greenhouses</u>	<u>P</u>
<u>Office</u>	<u>P</u>
<u>Personal Service</u>	<u>P</u>
<u>Recreation, Passive</u>	<u>C1</u>
<u>Recreation, Low-Intensity</u>	<u>C2</u>
<u>Recreation & Amusement General</u>	<u>C2</u>
<u>Religious Institution</u>	<u>C2</u>
<u>Research & Development</u>	<u>P</u>
<u>Restaurant, Sit-down/Take-out</u>	<u>C2</u>
<u>Retail, 10,000 - 34,999 sq. ft.</u>	<u>C2</u>
<u>Retail, 35,000 - 64,999 sq. ft.</u>	<u>C2</u>
<u>Retail, More than 65,000 sq. ft.</u>	<u>C3</u>
<u>Retail, Less than 10,000 sq. ft.</u>	<u>P</u>
<u>Retail, Outdoor Sales/Display</u>	<u>C3</u>
<u>School, Leisure/Special Interest</u>	<u>C3</u>
<u>School, Technical/Vocational/Trade & Training</u>	<u>C3</u>
<u>Studio, Production</u>	<u>P</u>
<u>Transitional Area Development</u>	<u>C4</u>
<u>Utilities, Class I</u>	<u>P</u>
<u>Utilities, Class II</u>	<u>P</u>
<u>Utilities, Class III</u>	<u>C3</u>
<u>Veterinary Service</u>	<u>C2</u>

2. Additional Site Development Standards for the Eloise Main Street Corridor (MSC):

- a. Multi-Family – Shall be limited to Small-Scale Multi-Family, which is defined in the Comprehensive Plan as a residential dwelling containing up to four units and not over two stories high.
- b. Crime Prevention Thru Environmental Design (CPTED) – Development in the MSC shall be designed in accordance with CPTED principles and standards wherever possible. The burden of proof shall be on the applicant to demonstrate that CPTED design standard cannot be met.
- c. Signage Limitations – Any ground signage shall be limited to monument signs.

ORDINANCE NO. 26 - ____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING LAND DEVELOPMENT CODE AMENDMENT LDCT-2026-13, AMENDING ORDINANCE NO. 00-09, AS AMENDED, THE POLK COUNTY LAND DEVELOPMENT CODE, MODIFYING APPENDIX E, SECTION E105 PARCEL SPECIFIC COMPREHENSIVE PLAN AMENDMENTS WITH CONDITIONS. THIS CASE IS RELATED TO LDCPAS 2026-6. THE SUBJECT SITE IS SOUTH OF US 17, WEST OF SNIVELY AVENUE, BETWEEN 6TH STREET AND THE US 17/SNIVELY AVENUE INTERSECTION, SOUTHWEST OF THE CITY OF WINTER HAVEN, NORTHEAST OF THE CITY OF EAGLE LAKE, IN SECTION 5, TOWNSHIP 29 SOUTH, RANGE 26 EAST.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Local Government Comprehensive Plan and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt a Land Development Regulations consistent with the Polk County Comprehensive Plan; and

WHEREAS, the Board of County Commissioners adopted said Land Development Regulations on March 1, 2000, titled the Polk County Land Development Code; and

WHEREAS, Chapter 9, Section 903 of the Land Development Code requires Land Development Code Amendments to be a Level 4 Review; and

WHEREAS, Chapter 9, Section 907 sets forth the purpose and review process for Level 4 Reviews; and

WHEREAS, pursuant to Section 125.67 of the Florida Statutes, every ordinance shall embrace but one subject and matter properly connected therewith; and

WHEREAS, pursuant to Section 163.3164 of the Florida Statutes, the Polk County Planning Commission conducted a public hearing, with due public notice having been provided, on the proposed Land Development Code Amendment on July 8, 2026; and

WHEREAS, the Board of County Commissioners, reviewed and considered all comments received during said public hearing, and provided for necessary revisions; and

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Polk County, Florida that:

NOTE: The underlined text indicates proposed additions to the current language. The ~~strikeout~~ indicates text to be removed from the current ordinance.

SECTION 1: APPENDIX E, Parcel Specific Future Land Use Designation with Conditions, of the Polk County Land Development Code, Polk County Ordinance No. 00-09, as amended, shall be amended in the following manner:

1. Applicability

The provisions and requirements of this Subsection apply to the subject site that is designated as Main Street Corridor, 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 26, Township 29, Section 5.

2. Eloise Main Street Corridor Use Table

Table X.X Use Table for Standard Land Use Districts for the Eloise Main Street Corridor (MSC).	
	MSC
Key to Table: P = Permitted Use; C = Conditional Use/Level of Review	
<u>Residential Uses</u>	
<u>Duplex, Two-family Attached</u>	<u>C1</u>
<u>Group Home, Small (6 or less residents)</u>	<u>C1</u>
<u>Multi-family</u>	<u>C3</u>
<u>Mixed Uses</u>	
<u>Planned Development</u>	<u>C3</u>
<u>All Other Uses</u>	
<u>Adult Day Care Center (7 or more clients)</u>	<u>C3</u>
<u>Bed and Breakfast</u>	<u>C3</u>
<u>Childcare Center</u>	<u>C2</u>
<u>Clinics & Medical Offices</u>	<u>C2</u>
<u>Community Center</u>	<u>C2</u>
<u>Convenience Stores, Isolated</u>	<u>C2</u>
<u>Cultural Facility</u>	<u>C2</u>
<u>Event Facility</u>	<u>C2</u>
<u>Farming General</u>	<u>P</u>
<u>Financial Institution</u>	<u>C2</u>
<u>Funeral Home & Related Facilities</u>	<u>C2</u>

<u>Government Facility</u>	<u>P</u>
<u>Hotels and Motels</u>	<u>C3</u>
<u>Kennels, Boarding and Breeding</u>	<u>C3</u>
<u>Medical Marijuana Dispensaries</u>	<u>C2</u>
<u>Nurseries, Retail</u>	<u>C2</u>
<u>Nurseries and Greenhouses</u>	<u>P</u>
<u>Office</u>	<u>P</u>
<u>Personal Service</u>	<u>P</u>
<u>Recreation, Passive</u>	<u>C1</u>
<u>Recreation, Low-Intensity</u>	<u>C2</u>
<u>Recreation & Amusement General</u>	<u>C2</u>
<u>Religious Institution</u>	<u>C2</u>
<u>Research & Development</u>	<u>P</u>
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<u>Retail, Outdoor Sales/Display</u>	<u>C3</u>
<u>School, Leisure/Special Interest</u>	<u>C3</u>
<u>School, Technical/Vocational/Trade & Training</u>	<u>C3</u>
<u>Studio, Production</u>	<u>P</u>
<u>Transitional Area Development</u>	<u>C4</u>
<u>Utilities, Class I</u>	<u>P</u>
<u>Utilities, Class II</u>	<u>P</u>
<u>Utilities, Class III</u>	<u>C3</u>
<u>Veterinary Service</u>	<u>C2</u>

2. Additional Site Development Standards for the Eloise Main Street Corridor (MSC):

- a. Multi-Family – Shall be limited to Small-Scale Multi-Family, which is defined in the Comprehensive Plan as a residential dwelling containing up to four units and not over two stories high.
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c. Signage Limitations – Any ground signage shall be limited to monument signs.

SECTION 2: SEVERABILITY

If any provisions of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction the other provisions shall remain in full force and effect.

SECTION 3: EFFECTIVE DATE

This ordinance shall be effective upon filing with the Department of State.

ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY,
FLORIDA THIS 18th DAY OF AUGUST 2026.

Eloise

Proposed Main Street Corridor

Vision

Thursday, February 26, 2026
Johnny and Freda Brooks Eloise Resource Center

Overview

On February 26, 2026, Polk County, in collaboration with the Central Florida Regional Planning Council (CFRPC), hosted a community meeting at the Johnny and Freda Brooks Eloise Resource Center. The event brought together residents and business owners from the Eloise community, as well as key stakeholders and representatives from several organizations and community-based groups. The meeting served as a platform for discussion, collaboration, and updates on ongoing and future initiatives aimed at improving the Eloise area.

The purpose of the meeting was to:

- Inform the Community of the proposed Eloise Main Street Corridor.
- Provide information to the community on the draft proposed Polk County Land Development regulations for the Eloise Main Street Corridor.
- Identify existing opportunities and challenges specific to residential and commercial uses in the Eloise corridor.

The meeting served as an opportunity for community engagement, offering residents the ability to learn about upcoming plans, proposed regulations and share input that will help shape future development efforts in the area. Thirty-three (33) people attended the event.

Key Themes

The following are overall key themes, as gathered from discussions with the group.

Allowable uses:

Participants generally expressed consensus and support regarding the proposed uses within the Eloise Main Street Corridor.

Attendees supported the proposed neighborhood commercial (not auto-oriented commercial). Additionally, there was a focus on multi-family residential, including duplex, triplex, quadplex and apartments along with office and institutional type uses.

There was support to expand the list of allowable uses by redeveloping and/or reusing existing facilities. Noting that existing residential uses will continue to be allowed.

Smith Parcel:

Much discussion focused on the +/-14-acre Smith parcel located at 642 Snively Avenue, currently being used as a semi-truck parking lot. Representatives from Polk County presented a potential concept plan which showed compact commercial uses, similar to outdoor mall, along with several parking lots. No decisions were made about the future of the parcel. The current owner, Mr. Smith, is amenable to discussions about the future of the parcel.

Non-Conforming Structures:

County staff clarified how nonconforming structures would be addressed under the proposed code changes. Residents expressed concern that if a nonconforming structure were destroyed and not rebuilt within two years, the County would repossess the property. County representatives explained that this absolutely would never happen. Instead, if the structure is rebuilt after the two-year grace period, the new building would simply need to comply with all current setback and other requirements.

Traffic/Transportation:

Attendees expressed that Snively Avenue currently lacks the capacity to support new development due to traffic congestion and poor pedestrian and bicycle infrastructure. As the community's main corridor, it should serve all users—drivers, walkers, and cyclists. Residents were very concerned about the high speeds allowed and the lack of traffic lights in several key places.

In Summary

The February 26, 2026, Eloise community meeting provided a valuable platform for residents, business owners, and stakeholders to share ideas and concerns about the future of the area. Overall, community members are eager to see new businesses and revitalization efforts that enhance the character and economic vitality of proposed Eloise Main Street corridor. There is a desire for adaptable development regulations to better accommodate site-specific needs and encourage reinvestment. The community showed a willingness to learn more about the proposed changes to the Future Land Use designations.

A major theme raised was the condition of Snively Avenue, which many felt is currently inadequate for the volume of traffic and unsafe for pedestrians and cyclists. As the area grows, residents want to see infrastructure improvements but expressed concern about the potential impact on nearby businesses if road widening is pursued.

The meeting reflected a community that is eager for positive change but also mindful of the need for balanced, context-sensitive planning that protects local character and ensures accessibility for all.

Outreach and Notification

Organizations, stakeholders, and community members were notified of the Eloise Community Meeting through the following methods:

- Over 243 property owners were notified by mail in English and Spanish.
- Physical copies of meeting flyer were delivered to the Brooks Resource Center.
- Polk County Code Enforcement staff also distributed flyers regarding the workshop.



Meeting Photos









Sign in Sheets

Eloise Community Meeting				
 				
Sign-In Sheet				
Eloise Community Center February 26, 2026 5:30 PM				
Name	Please initial for photo release consent*	Would you like to be added to the mailing list for future workshops?	Mailing Address	Email Address
MARTY PHILIPS		yes	1221st Eloise Street	
Marquita Jones			103 7th Eloise Street	janie5945@gmail.com
Richard Wildman			3010 Agathe Lane	
Martha Paul		yes	P.O. BOX 1595, Wt 33882	marthaannp@me.com
DEAN RAMOS	yes	Yes		doc4534@hotmail.com
Jaxon Ramsit				
AIBERTO				

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Eloise Community Meeting				
 				
Sign-In Sheet				
Eloise Community Center February 26, 2026 5:30 PM				
Name	Please initial for photo release consent*	Would you like to be added to the mailing list for future workshops?	Mailing Address	Email Address
Christine Mancillas		yes	124 5th Eloise St Eloise, FL 33880	mancillas1977@yahoo.com
LINDA CANO		yes	126 5th ELOISE ST. ELOISE, FL 33880	
Daniel Rhodes		yes	914 Swichey Ave Eloise 33880	
Judy Manning		yes	P.O. Box 7365, Winter Haven, FL 33883 120 5th St. Eloise 33880	
Tabitha Alpers			330 W. Church St. Bartow, FL 33830	tabithaalpers@polkfl.gov
Lee Castillo		yes	118 7th Eloise St. Eloise, FL 33880	lee1197@gmail.com
WANDA	803-206 3253	yes	122 1st ELOISE ST. ELOISE	carthchild986@MSN.com

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Eloise Community Meeting



Sign-In Sheet

Eloise Community Center | February 26, 2026 | 5:30 PM

Name	Please initial for photo release consent*	Would you like to be added to the mailing list for future workshops?	Mailing Address	Email Address
Jenny Barton	JB	Yes	832 Snively Ave. Eloise, FL 33880	barton3jenny@gmail.com
Lila Ruiz	LR	Yes	112 Coth Eloise St. Eloise, FL 33880	lratmew@gmail.com
Minerva Eil	ME	Yes	118th street, Eloise FL 33880	
Robert Barton	RB		129 9th Eloise St.	
Eugenia Barton	EB	yes	" " " "	r.barton.trucking@aol.com
ALBERTO MEJIA	AM	YES	116 SNIVELY AVE WINTER HAVEN	
NELLY MEJIA	NM	YES	116 SNIVELY AVE WINTER HAVEN	

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Eloise Community Meeting




Sign-In Sheet


Eloise Community Center | February 26, 2026 | 5:30 PM

Name	Please initial for photo release consent*	Would you like to be added to the mailing list for future workshops?	Mailing Address	Email Address
Marciano Montes	Yes	Yes	113-8th Eloise St. W.H. Fla. 33880	montesmarciano59@gmail.com
Carl E Hays	yes	yes	436 Vermont Ave Daytona Beach, Fla. 32118	carl-hays@yahoo.com
JAY VINES	yes	yes	105 2nd ELOISE TERRACE WINTER HAVEN FL 33880-5508	
Nannette + Juan Medero	Ⓚ	Ⓚ Yes	684 Ave K SE We are pastors of church on 5th + snively Winter Haven FL 33880 863-410-4117	Nannette.medero@yahoo.com
Fredas H. Brooks	Yes	yes	143 8th Eloise St Winter Haven, Fla 33880-5504 863-399-4200	WDR
Don Smith	Yes	Yes	4290 Hasan Rd Polk City, FL 32188	UFM55@me.com
David & Shui Rhodes	X	Yes	914 Snively Av, Eloise FL 33880	dsRhodes080802@gmail.com

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Eloise Community Meeting


POLK COUNTY



Sign-In Sheet
Eloise Community Center | February 26, 2026 | 5:30 PM

Name	Please initial for photo release consent*	Would you like to be added to the mailing list for future workshops?	Mailing Address	Email Address
Krishn Addison			832 Snively Ave	

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PowerPoint Presentation

Tu hogar
Your Home 
Tu negocio
Your business 
Tu comunidad
Your Community 

Eloise

Proposed Main Street Corridor

— Vision —

THURSDAY, FEBRUARY 26, 2026 | 26 DE FEBRERO DE 2026

5:30PM



Brooks Community Center
710 Snively Avenue - Eloise





Eloise Proposed Main Street Corridor - Meeting Agenda

- Purpose of Meeting
- Background
- Proposed Changes
- Next Steps
- Questions

Agenda de la reunión propuesta para el corredor de Main Street en Eloise

- Propósito de la reunión
- Antecedentes
- Cambios propuestos
- Próximos pasos
- Preguntas

Eloise Proposed Main Street Corridor Purpose of Meeting

Corredor propuesto para Main Street en Eloise Propósito de la reunión



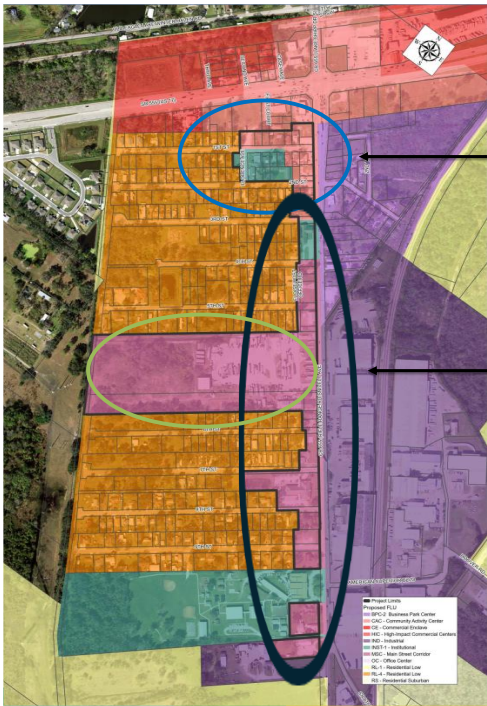
Present Proposed Changes to Future Land Use Map

- Freedom Tour/US 17 Area
- West Side of Snively Avenue (including Smith Property)



Cambios propuestos para el futuro mapa de uso del suelo

- Tour de la Libertad/ Área de la US 17
- El lado oeste de Snively Avenue (incluida la propiedad de Smith)



Freedom Tour/US 17 Area

Residential

Tour de la Libertad/Área de la US 17

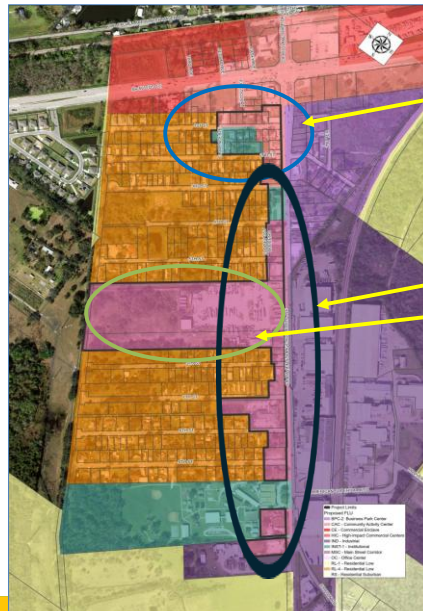
Snively Avenue Corridor
(including Smith Property)

*Corredor de Snively Avenue
(incluida la propiedad de Smith)*

Existing Future Land Use



Proposed Future Land Use



Residential to
Community Activity
Center & Institutional

Residential and
Institutional to
Main Street Corridor



Eloise Main Street Corridor Vision



Eloise Proposed Main Street Corridor Background

- Staff directed to examine Land Use designations around Freedom Tour property
- Proposal presented to the Eloise Community Redevelopment Agency (CRA) Advisory Committee on September 2nd, 2025.
- Committee suggested that west side of Snively Avenue corridor also be examined
- Proposed Map presented to Committee on December 1st, 2025.

Antecedentes del corredor propuesto para Main Street en Eloise

- Se ordenó al personal examinar las designaciones de uso del suelo alrededor de la propiedad de Freedom Tour
- Propuesta presentada al Comité Asesor de la Agencia de Reurbanización Comunitaria de Eloise (CRA) el 2 de septiembre de 2025.
- El comité sugirió que también se examine el lado oeste del corredor de Snively Avenue.
- Mapa propuesto presentado al Comité el 1 de diciembre de 2025.



Eloise Main Street Corridor Vision



Eloise Proposed Main Street Corridor - Proposed Changes

Freedom Tour/US 17 Area

- Institutional for Freedom Tour Operations
- Community Activity Center (commercial) to recognize existing uses and trends in the area

Los cambios propuesto del corredor de Main Street en Eloise

Tour de la Libertad/Área de la US 17

- Institucional para las operaciones del Tour de la Libertad
- Centro de actividades comunitarias (comercial) para reconocer los usos y tendencias existentes en el área



Eloise Proposed Main Street Corridor - Proposed Changes

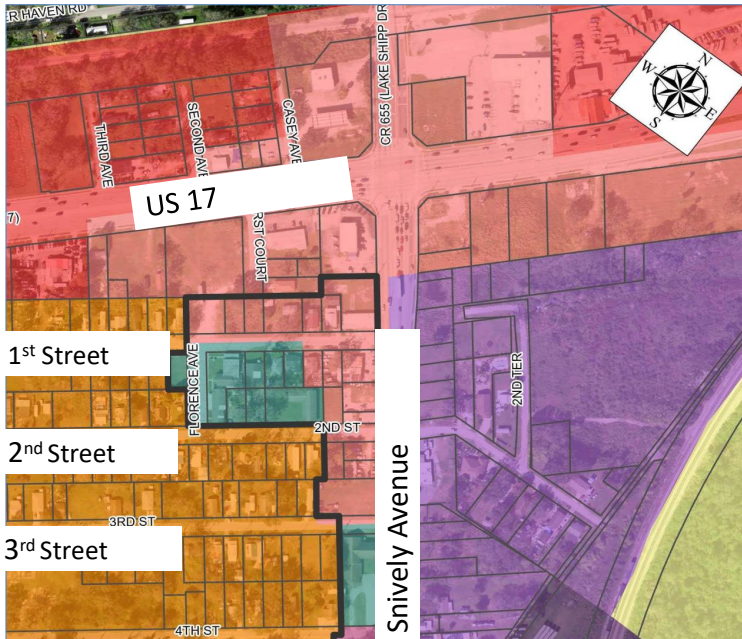
Snively Avenue Corridor – Main Street Corridor Land Use Proposed

- Intended for allow **neighborhood commercial** (not auto-oriented commercial) **office, institutional, and other types of residential uses** such as duplex/triplex/quadrplex and apartments
- **Expanded list of allowable uses** could allow for redevelopment and/or reuse of existing facilities
- Existing single-family residential is allowed, but not new

Los cambios propuesto del corredor de Main Street en Eloise

Propuesta de uso del suelo para el corredor de Snively Avenue y el corredor de Main Street

- Destinado a permitir usos comerciales en el vecindario (no comerciales orientados a automóviles), oficinas, institucionales y otros tipos de usos residenciales, como dúplex, triplex, cuádruplex y apartamentos.
- Una lista ampliada de usos permitidos podría permitir la remodelación y/o reutilización de instalaciones existentes
- Se permiten viviendas unifamiliares existentes, pero no nada nuevo.



Eloise Proposed Main Street Corridor

Proposed Changes –
Freedom Tour / US 17 Area

Los cambios propuesto del corredor de Main Street en Eloise

Tour de la Libertad / Área de la US 17

Project Limits	
Proposed FLU	
	BPC-2 Business Park Center
	CAC - Community Activity Center
	CE - Commercial Enclave
	HIC - High-Impact Commercial Centers
	IND - Industrial
	INST-1 - Institutional
	MSC - Main Street Corridor
	OC - Office Center
	RL-1 - Residential Low
	RL-4 - Residential Low
	RS - Residential Suburban



Eloise Proposed Main Street Corridor

Proposed Changes – Snively Avenue

Los cambios propuesto del corredor de Main Street en Eloise

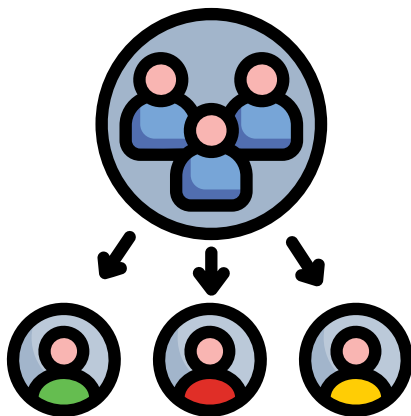
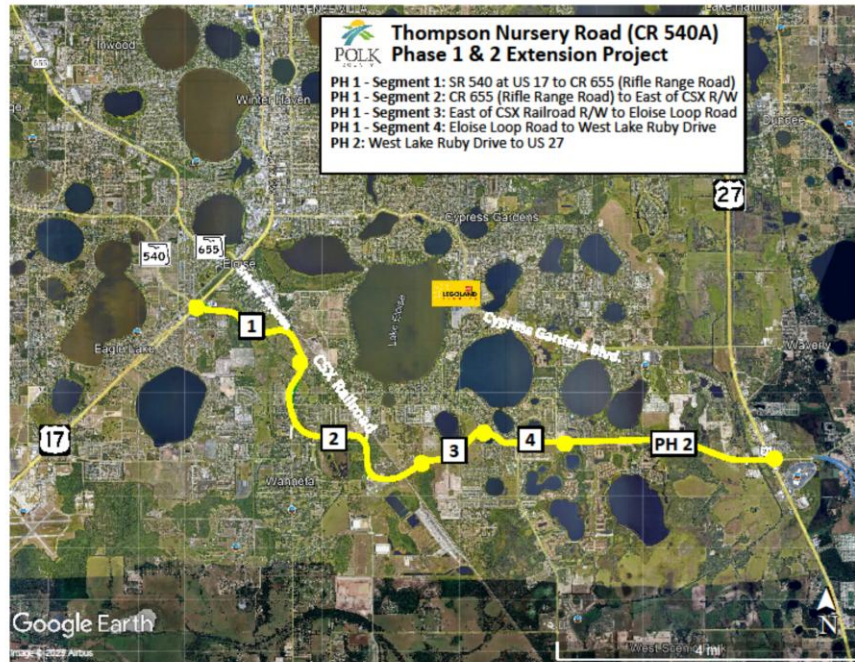
Corredor de Snively Avenue

- Project Limits
- Proposed FLU
- BPC-2 Business Park Center
- CAC - Community Activity Center
- CE - Commercial Enclave
- HIC - High-Impact Commercial Centers
- IND - Industrial
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- RL-4 - Residential Low
- RS - Residential Suburban

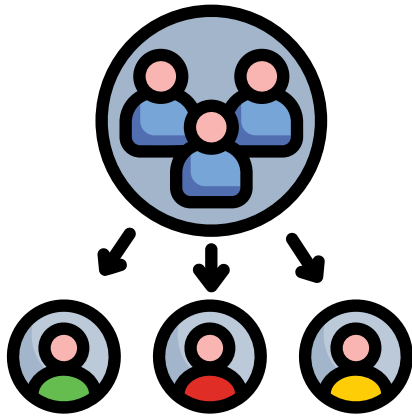
Concept Plan



G.1. Amendment 3
with Kimley-Horn for
TNR Design of Phase
I – Segment 2



Breakout Groups | Sesión de Grupos



Group Report Outs | Informes Grupales



Eloise
Main Street Corridor
— Vision —



Next Steps

- **Planning Commission Meeting**
Wednesday, April 1st (starts at 9:00 AM) – Makes recommendation to County Commission
- **Board of County Commissioners Meeting**
Tuesday, June 16th (starts at 9:00 AM) – Final decision

Próximos pasos del corredor propuesto para Main Street en Eloise

Reunión de la Comisión de Planificación

Miércoles 1 de abril (comienza a las 9:00 a. m.): hace recomendaciones a la Comisión del Condado

Reunión de la Junta de Comisionados del Condado

Martes 16 de junio (comienza a las 9:00 a. m.) – Decisión final



Eloise
Main Street Corridor
Vision



Eloise Proposed Main Street Corridor Questions?



Preguntas sobre el corredor propuesto para Main Street en Eloise



Eloise
Main Street Corridor
Vision



For more Information:

Chanda Bennett

Polk County Comprehensive Planning Administrator
Office of Planning and Development | Land Development
Phone 863.534.6484
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Brenda Torres

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Central Florida Regional Planning Council
(863) 5347130 ext. 109
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Meeting Notice

Tu hogar
Your Home

Tu negocio
Your business

Tu comunidad
Your Community



**SHARE YOUR VOICE ON
THE FUTURE OF ELOISE**

**COMPARTE TU VOS SOBRE
EL FUTURO DE ELOISE**

**THURSDAY
FEBRUARY 26, 2026**

**JUEVES
FEBRERO 26, 2026**

5:30PM - 7:30PM

Meeting starts at 5:30PM | Reunión comienza a las 5:30PM

Join us to discuss the draft Polk County Future Land Use Map amendments for the Eloise Community Redevelopment Area (CRA).

Únase a nosotros para discutir las enmiendas preliminares al Mapa de Uso Futuro del Condado de Polk para el Área de Reurbanización Comunitaria (CRA) de Eloise.

Johnny and Freda Brooks Eloise Resource Center

710 Snively Avenue,
Eloise, FL 3388021

Contact/Contacto: Brenda Torres, Central Florida Regional Planning Council, (863) 534-7130, ext: 109, btorres@cfrpc.org.



Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, income, or family status. Persons who require special accommodations under the Americans with Disabilities Act or persons who require translation services (free of charge) should contact the CFRPC Title VI/Nondiscrimination Coordinator, Brenda Torres, 863-534-7130, extension 109 (voicemail), or via Florida Relay Services 711, or by email: btorres@cfrpc.org.

La participación pública es solicitada sin distinción de raza, color, origen nacional, sexo, edad, discapacidad, religión o situación familiar. Las personas que requieran alojamiento bajo el Americans with Disabilities Act (ADA) o la traducción de idiomas, de forma gratuita deben ponerse en contacto Brenda Torres, CFRPC Título VI de Eñlaca, 863-534-7130 (voz), oa través de la Florida Relay Servicio 711, o por correo electrónico btorres@cfrpc.org al menos tres días antes del evento.

COMMUNITY WORKSHOP NOTICE

February 11, 2026

RE: Thursday, February 26, 2026 - Eloise Community Meeting

Dear Property Owner:

Please join us to share your thoughts and ideas regarding proposed changes in Eloise. In partnership with the Eloise Community Redevelopment Agency (CRA) Advisory Committee, a county-initiated Future Land Use Map Amendment is proposed for the Snively Avenue corridor. This community meeting will be held on **Thursday, February 26, 2026, from 5:30 to 7:30 p.m.** at the **Johnny and Freda Brooks Eloise Resource Center**, located at **710 Snively Avenue, Eloise, FL 33880**.

The purpose of the amendment is to evaluate potential updates to existing land use designations in order to better align with long-term redevelopment goals and adopted planning policies.

This community meeting will provide information on the proposed amendment, outline the planning process, and offer an opportunity for public input. Property owners, residents, business owners, and other interested stakeholders within and adjacent to the study area are encouraged to attend and participate. Discussion topics will include, but are not limited to, Snively Avenue multi-use corridor, a proposed Main Street Corridor, connectivity to homes, schools, and parks, and potential redevelopment concepts.

**Eloise Community Meeting
Thursday, February 26, 2026
5:30 to 7:30 p.m.**

**Johnny and Freda Brooks Eloise Resource Center
710 Snively Avenue
Eloise, FL 33880**

This event is open to the public and all interested persons are encouraged to attend. For additional information, please contact Brenda Torres, Central Florida Regional Planning Council, at (863) 534-7130, extension 109 or via e-mail at btorres@cfrpc.org.

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, income or family status. Persons who require special accommodations under the Americans with Disabilities Act or persons who require translation services (free of charge) should contact the CFRPC Title VI/Nondiscrimination Coordinator, Brenda Torres at 863-534-7130 ext. 109 (voice) or via Florida Relay Service 711, or by email at btorres@cfrpc.org.



AVISO DE REUNIÓN COMUNITARIA

Febrero 11, 2026

Atención: Jueves 26 de Febrero de 2026 – Reunión Comunitaria de Eloise

Estimado propietario:

Únase a nosotros para compartir sus ideas y comentarios sobre los cambios propuestos en Eloise. En colaboración con el Comité Asesor de la Agencia de Reurbanización Comunitaria (CRA) de Eloise, el Condado propone una enmienda al Mapa de Uso Futuro para el corredor de Snively Avenue. Esta reunión comunitaria se llevará a cabo el **Jueves 26 de Febrero de 2026, de 5:30 p. m. a 7:30 p. m.**, en el **Johnny and Freda Brooks Eloise Resource Center**, ubicado en **710 Snively Avenue, Eloise, FL 33880**.

El propósito de esta enmienda es evaluar posibles actualizaciones a las designaciones actuales de uso futuro para alinearlas mejor con los objetivos de reurbanización a largo plazo y las políticas de planificación adoptadas.

Esta reunión comunitaria brindará información sobre la enmienda propuesta, explicará el proceso de planificación y ofrecerá una oportunidad para la participación del público. Se anima a los propietarios, residentes, dueños de negocios y otras partes interesadas dentro y adyacentes al área de estudio a asistir y participar. Los temas de discusión incluirán, entre otros, el corredor de Snively Avenue, un corredor comercial tipo *Main Street* propuesto, la conectividad con viviendas, escuelas y parques, y posibles conceptos de reurbanización.

El taller será facilitado por el **Condado de Polk** en colaboración con el **Consejo de Planificación Regional de Florida Central (CFRPC)**.

Reunión Comunitaria de Eloise
Jueves, Febrero 26, 2026
5:30pm - 7:30pm

Johnny and Freda Brooks Eloise Resource Center
710 Snively Avenue
Eloise, FL 33880

El evento está abierto al público y se anima a todas las personas interesadas a asistir. Para obtener información adicional, comuníquese con Brenda Torres, Consejo de Planificación Regional de Florida Central, Central Florida Regional Planning Council al (863) 534-7130, extensión 109 o por correo electrónico a btorres@cfrpc.org.

La participación pública es solicitada sin distinción de raza, color, origen nacional, sexo, edad, discapacidad, religión o situación familiar. Las personas que requieren alojamiento bajo el Americans with Disabilities Act (ADA) o la traducción de idiomas, de forma gratuita deben ponerse en contacto Brenda Torres, CFRPC Título VI de Enlace, 863-534-7130 (voz), oa través de la Florida Relay Servicio 711, o por correo electrónico btorres@cfrpc.org al menos tres días antes del evento.





Polk County
Planning Commission

Agenda Item 10.

7/8/2026

SUBJECT

LDCPAS-2026-8 (Kathleen Government Center)

DESCRIPTION

Polk County Facilities Management requests a Future Land Use Map change from Residential Low-1 (RL-1) to Institutional (INST) on ±29.62 acres for a future County Government Center. The property is located east of Kathleen Road, north of Wheeler Road, south of Hileman Drive, south of Duff Road, northwest of the city of Lakeland, Section 16, Township 27, Range 23.

RECOMMENDATION

Approval to the Board of County Commissioners

FISCAL IMPACT

No fiscal impact.

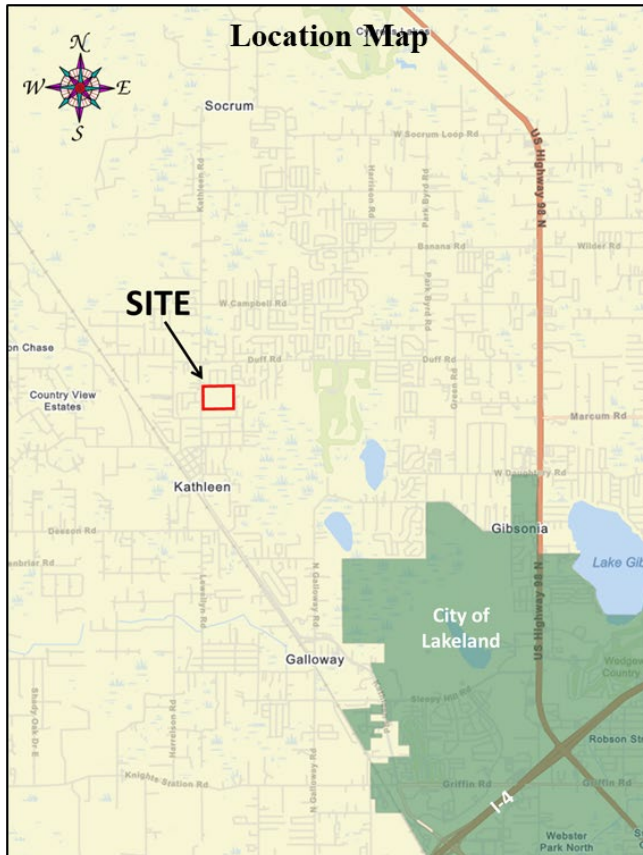
CONTACT INFORMATION

Erik Peterson, AICP
Planning Administrator
Land Development Division
(863) 534-6470
erikpeterson@polkfl.gov <<mailto:erikpeterson@polkfl.gov>>

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date: April 23, 2026	Level of Review: Level 4 Review
PC Date: July 8, 2026	Type: Small-scale Comprehensive Plan Amendment
BoCC Date: August 18, 2026	Case Numbers: LDCPAS-2026-8
Applicant: Polk County Facilities Management	Case Name: Kathleen Government Center
	Case Planner: Erik Peterson, AICP

Request:	Future Land Use Map change from Residential Low-1 (RL-1) to Institutional (INST) on ±29.62 acres for a future County Government Center.
Location:	East of Kathleen Road, north of Wheeler Road, south of Hileman Drive, south of Duff Road, northwest of the city of Lakeland, Section 16, Township 27, Range 23.
Property Owners:	Polk County
Parcel Size (Number):	±29.62 acres (232716-000000-044010 & 044020)
Future Land Use:	Residential Low-1 (RL-1)
Development Area:	Urban Growth Area (UGA)
Nearest Municipality:	City of Lakeland (1.7 miles)
DRC Recommendation:	Approval
Planning Commission Vote:	Pending Public Hearing



Summary:

On February 5, 2026, Polk County finalized the purchase of approximately 27 acres fronting Kathleen Road northwest of the city of Lakeland with the intention of creating a County Government annex. As planned, this facility will provide the public with remote access to many County government branches of service. This will connect area residents and businesses with more direct access to Board of County Commissioner’s services such as building permits, customer service for water, wastewater, garbage, drainage, road maintenance, and public meeting facilities. It will also provide access to services from the constitutional offices such as the Clerk of Courts, Property Appraiser, Tax Collector, Sherriff, and Supervisor of Elections.

This site was chosen because it is more central to the growing populations in the northwest portion of the County than the existing one in downtown Lakeland. A similar facility has recently been constructed in the northeastern portion of the County between Lake Alfred and Haines City. Another is planned for the southeastern area. Together with the County seat in Bartow which is in the southwest area of the County and the government center between Lakeland and Winter Haven on Winter Lake Road in the center of the County, the government centers will bring County services closer to the people that need them (see Exhibit 6).

The request includes an existing stormwater management pond for consistency and to incorporate its future use within the future site design. The change will result in a default to the INST-1 district in the Land Development Code (LDC). There is no request to change to INST-2. The uses within the INST-1 are listed in Exhibit 5.

Compatibility Summary

Comprehensive Plan Policy 2.116-A3 states that “Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County.” Therefore, designating government property INST should be considered compatible with any other land use district. Additionally, the future homeowners within the area will benefit from enhanced government services in the future. By designating this site as INST, it will increase awareness of future government facilities for the real estate and development community which can potentially increase the market value of properties in the area. The stormwater facility adjacent to the site is being included. This facility filters stormwater runoff from Kathleen Road through percolation and evaporation. It will be expanded to serve the proposed Kathleen Government Center and be incorporated into an aesthetic design that will include passive recreation facilities.

Infrastructure Summary

This requested map amendment is needed to implement a plan to decentralize and enhance the County’s services to growing populations. Rather than requiring residents and businesses to always travel to Bartow for a multitude of in-person government services, efforts are being made to bring these services closer to the users. This site and the area are equipped with necessary infrastructure and services at an urban level needed to support a government facility. Potable water, wastewater, and reclaimed water are available onsite with ample line and system capacity. The property has 980 feet of frontage on Kathleen Road (CR 35A) which is a four-lane urban collector road with a continuous sidewalk network. There is a fire rescue station across the street. It is a short travel distance from the Sheriff’s northwest district command center. There is an elementary and middle

school within walkable distance. The site is large enough to offset drainage constraints and there are restaurants, groceries, general mercantile, and personal services within a walkable distance. Plans include incorporating the onsite drainage into a passive recreational facility. The only necessary urban service lacking in the area is mass transit and there is time to plan for a service extension before the facility opens to the public.

Environmental Summary

The site has few environmental limitations. There are no natural wetlands and flood hazard areas onsite. Stormwater management will be an opportunity for the County. The existing retention pond that serves Kathleen Road and the outfall into it will be expanded to provide even higher levels of service. The soil is excellent for development, and the site elevation is high relative to surrounding properties. Threats to protected species are low given the amount of surrounding development and the historic use of the property. There are no historic or archaeological resources threatened by development of the site. There are no public wellfields nearby. The site development will connect to existing water and wastewater, and drainage will be diverted away from the only side where homes are on individual well systems. This avoids any potential runoff from adversely impacting neighboring properties.

Comprehensive Plan

The relevant sections of the Comprehensive Plan that are applicable to the project request:

- Section 2.102 – Growth Management Policies
- Section 2.105 – Urban Growth Area (UGA)
- Section 2.116 – Institutional (INST), Policy 2.116-A3: Location Criteria

Staff have reviewed each policy statement and addressed them in Tables 9 through 11 of this report. This site meets and exceeds the Comprehensive Plan criteria for establishing a new INST district.

Findings of Fact

Request and Legal Status

- *On March 5, 2026, the proposed Comprehensive Plan Future Land Use Map change request was presented to the Development Review Committee (DRC) in a pre-application meeting under case# LDDRC-2026-36.*
- *This is a County-initiated request for a Small-Scale Future Land Use designation change from Residential Low (RL) to Institutional (INST) on ±29.62 acres for a future County government facility.*
- *The Land Development Code Sub-District Map designation will default to INST-1 if this request is approved. There have been no applications submitted for a change to INST-2.*
- *If this request is approved, Government Buildings are permitted through the Level 2 Review (administrative approval) in the INST-1 district.*
- *POLICY 2.116-A1 of the Comprehensive Plan states that Institutional areas are primarily characterized by private and public-service structures.*

- *POLICY 2.125-E1 of the Comprehensive Plan identifies governmental facilities necessary to support existing and proposed development as Type “A” Community Facilities.*

Compatibility

- *Comprehensive Plan Policy 2.116-A3 states that “Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County.”*
- *The property abuts residential development and residential Future Land Use Map districts on all four sides.*
- *Land Development Code (LDC) Section 220 Compatibility Standards will apply to the development of the property because there are abutting Residential districts and uses.*
- *INST-1 districts abut residential districts and uses in multiple locations throughout the County.*
- *Kathleen Elementary School, Kathleen Middle School, and the Fire Rescue Station #23 are designated INST-1.*

Infrastructure

- *The property is zoned for Kathleen Elementary, Kathleen Middle School, and Kathleen High School.*
- *The current fire response to this project is from Polk County Fire Rescue Station #23 (the Kathleen Station) which is located at 6750 Kathleen Road across the street from the site.*
- *The current ambulance response is from Polk County Fire Rescue Station #23 located at 6750 Kathleen Road across the street from the site.*
- *There is a fire hydrant abutting the property.*
- *The site is served by the Polk County Sheriff’s Office Northeast District Command at 1045 Wedgewood Estates Boulevard, approximately 5.2 miles driving distance from the site.*
- *Polk County provides potable water, wastewater, and reclaimed water to this site through the Northwest Regional Utility Service Area (NWRUSA). Connection opportunities are available within the abutting Kathleen Road right-of-way.*
- *The subject property has ±990 feet of frontage on Kathleen Road (County Road 35A).*
- *Kathleen Road (County Road 35A) is an Urban Collector Road of four lanes and a center turn lane.*
- *According to the Transportation Planning Organization, there is adequate capacity on Kathleen Road (County Road 35A) as well as other roads such as Duff Road, Galloway*

Road, Deeson Road, and Campbell Road, within the area transportation network to support the development of the property.

- *There is a sidewalk system present on both sides of Kathleen Road (County Road 35A).*
- *No mass transit services are provided on Kathleen Road (County Road 35A). The nearest route is Citrus Connection Blue Line 2 with the nearest stop on Park Byrd approximately 2.4 miles from the site.*
- *The nearest park is approximately than 2½ miles driving distance to the northeast.*

Environmental

- *The closest surface water is Ross Creek to the south that connects to Lake Lester to the east. The site does not naturally drain towards these surface waters.*
- *There are no portions of the site that contain areas within the 100-year Flood Hazard Area, according to the Federal Emergency Management Administration (FEMA) Flood Insurance Rate Maps (FIRM).*
- *There are no natural wetlands, according to the National Wetlands Inventory (NWI) and the Southwest Florida Water Management District wetland estimations.*
- *A majority of the site is comprised of soil that is considered to have “slight limitations” for septic tank absorption fields and small commercial buildings, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey.*
- *According to Polk County Endangered Habitat Maps, the property is not located within a one-mile radius of a past endangered species sighting. (Source: Florida Natural Areas Inventory, 2002, 2006, 2011, 2015, &2021).*
- *According to the Florida Department of State, Division of Historical Resources, there are no historical or archeological sites listed in the Florida Master Site File for the property.*
- *The site is not shown as a potential network connection or existing natural area on the Polk Green District Map.*
- *There is a conservation easement for the Upper Hillsborough River basin over 2½ miles away managed by the Southwest Florida Water Management District.*

Comprehensive Plan Policies

- *POLICY 2.102-A1 Development Location states that “Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.”*

- *POLICY 2.102-A2 Compatibility states that “land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.”*
- *POLICY 2.102-A3 Distribution states that “development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.”*
- *POLICY 2.102-A4 Timing states that “development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.”*
- *POLICY 2.102-A10 Location Criteria states “the following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:*
 - a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided;*
 - b. nearness to agriculture-production areas;*
 - c. distance from populated areas;*
 - d. economic issues, such as minimum population support and market-area radius (where applicable);*
 - e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:*
 - 1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;*
 - 2. sanitary sewer and potable water service;*
 - 3. storm-water management;*
 - 4. solid waste collection and disposal;*
 - 5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;*
 - 6. emergency medical service (EMS) provisions; and*
 - 7. other public safety features such as law enforcement;*
 - 8. schools and other educational facilities*
 - 9. parks, open spaces, civic areas and other community facilities*
 - f. environmental factors, including, but not limited to:*
 - 1. environmental sensitivity of the property and adjacent property;*
 - 2. surface water features, including drainage patterns, basin characteristics, and flood hazards;*
 - 3. wetlands and primary aquifer recharge areas;*
 - 4. soil characteristics;*
 - 5. location of potable water supplies, private wells, public well fields; and*

6. *climatic conditions, including prevailing winds, when applicable.*”
- *The Comprehensive Plan defines Compatibility in Division 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.”*
 - *Policy 2.116-A3 of the Comprehensive Plan states that “The following factors shall be taken into consideration when determining the appropriateness of establishing new Institutional areas on the Future Land Use Map Series, or in approving the location for an institutional use not located within lands classified as Institutional:*
 - a. Accessibility to roadways, with consideration being given to regional transportation issues for large-scale institutional developments having a regional market.*
 - b. Proximity to incompatible land uses, which is dependent upon the intensity of the institutional use (buffering may be provided to mitigate adverse impacts).*
 - c. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.*
 - d. Proximity to similar and compatible uses providing opportunities for shared facilities.*
 - e. Plans of the School Board and other public service agencies with jurisdiction in the County.”*
 - *Policy 2.116-A4 of the Polk County Comprehensive Plan requires development within INST districts to “conform to the following criteria:*
 - a. Institutional uses include, but are not limited to: private and public-service structures. These commonly include:*
 - 1. public and private educational facilities;*
 - 2. **government-administration buildings;***
 - 3. public-safety structures (e.g. police and fire);*
 - 4. cultural facilities (e.g. libraries, museums, and performing-arts theaters);*
 - 5. health-care facilities e.g. hospitals, medical centers, clinics, nursing homes, adult day care centers, group homes, group living facilities, emergency shelters, residential treatment facilities.*
 - b. Large institutional areas should be designed so that the more intensive uses are at the center of the development, with less intensive uses near the fringes.*
 - c. Prior to site planning, the School Board, independent special districts, and other governmental entities shall communicate to one another to pursue potential colocation of government services.*
 - d. Commercial uses within institutional areas mapped on the Future Land Use Map Series shall be primarily for the purpose of serving the institutions within the area and shall be limited to a scale appropriate for that purpose.*
 - e. Institutional sites shall be designed to provide for:*
 - 1. Adequate parking to meet the present and future demands of the use.*
 - 2. Buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.*
 - f. Multi-family residential uses may be permitted at densities up to and including 15 dwelling units per acre as part of a Planned Development. Residential uses may be permitted according to the following:*

1. Residential uses shall only be established adjacent to or in conjunction with a university, college, vocational school or other similar educational institution.
 2. Residential development shall be intended to primarily meet the housing needs for students and faculty members of the nearby educational institution
- g. Recreational uses accessory to the institutional use or compatible with the location of the institutional district.”
- POLICY 2.125-E2 of the Comprehensive Plan states that “Type A facilities shall be permitted pursuant to the following:
 - a. Type A community facilities shall generally be limited to the non-Rural-Development Areas, as designated on the Future Land Use Map. **The scale of such facilities should be related to surrounding land uses and designed to preserve the character of residential neighborhoods, when so located.**
 - b. The provisions of Policy 2.125-E2(a) notwithstanding, it may be in the best interest of public health, safety, and welfare to provide Type A community facilities in locations which are potentially incompatible with adjacent land uses. In such cases, these facilities will be buffered from adjacent incompatible land uses through the provision of open space, landscaping berms, site design or other suitable means.
 - c. The development of type A community facilities shall be permitted in the Rural areas, as designated on the Future Land Use Map, only when such developments provides regional services, or is incompatible with urban uses or services the existing needs of the immediate area in which it is located.
 - d. Polk County adopted the Land Development Code in accordance with Section 163.3202(1), FS, to further define appropriate development controls to govern the locational and site criteria for Type A Community Facilities.”
 - The Polk County Land Development Code Section 220 prohibits non-residential buildings, garbage dumpsters, loading facilities, wastewater lift stations within 50 feet of an offsite residential district. Parking and lighting are strictly regulated. Parking can be no closer than 15 feet from a residential property and requires additional landscaping within 50 feet of adjacent residential districts and uses.
 - The Polk County Land Development Code Section 303 has no standard conditions for Government Facilities.

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 LDCPAS 2026-8.**

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.

Analysis

This section of the staff report includes data on the surrounding uses, infrastructure conditions, environmental conditions, and related Comprehensive Plan policies and Land Development Code regulations.

Surrounding Uses

Table 1 to follow lists the Future Land Use (FLU) designations and the existing uses surrounding the subject site that are immediately adjacent.

Table 1

<p>Northwest: Residential Suburban (RS), Neighborhood Activity Center (NAC) Single-family detached homes on lots ½ acre and up, Gas Station, Grocery, restaurants, and personal services.</p>	<p>North: Residential Low (RL-1) PUD 96-33 Ridgmont Subdivision Single-family detached homes 12,500 sq.ft. minimum lot size</p>	<p>Northeast: Residential Low (RL-3) Remington Oaks Subdivision Single-family detached homes 8,500 sq. ft. minimum lot size</p>
<p>West: Residential Low (RL-1), LDPD-2018-28 Willow Ridge subdivision 5,500 sq.ft. lots</p>	<p>Subject Property: Residential Low (RL-1) Vacant land, stormwater treatment facility</p>	<p>East: Residential Low (RL-1) Single-family detached homes on large acreage lots</p>
<p>Southwest: Institutional (INST-1) Residential Suburban (RS) Fire Rescue Station Single-family attached housing</p>	<p>South: Residential Low (RL-3), Residential Suburban (RS) Single-family detached homes Wheeler Road Estates ½ acre to 10,000 sq.ft. Smaller lots south of Wheeler Road</p>	<p>Southeast: Residential Low (RL-1), Institutional (INST-1) Single-family detached homes and Kathleen Elementary</p>

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

The site is surrounded on all four sides by residential development that varies from large acreage lots to 50’x110’ lots. There are commercial and institutional land uses nearby. Other County government facilities are located adjacent to residential. Institutional (INST) Future Land Use Map districts often abut existing and future residential areas. This is seen nearby with the Future Land Use Map designations on Kathleen Elementary, Kathleen Middle School, and Fire Rescue Station #23.

Compatibility with the Surrounding Land Uses, Environment, and Infrastructure:

This site is chosen for the purpose of decentralization of needed government services to increase the levels of service to residents and businesses. It will serve current as well as future needs based on projected growth in the northwest portion of the County. This Comprehensive Plan amendment (CPA) will designate the property to serve government facilities in the future. The facility planning and site design are underway. The data provided in this analysis documents that this property is

consistent with the Comprehensive Plan and compatible with surrounding uses, infrastructure, and the physical environment.

A. Land Uses:

Comprehensive Plan Policy 2.116-A3 states that “Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County.” Therefore, designating government property INST should be considered compatible with any other land use district, according to the Comprehensive Plan policies. By designating the property INST, there is a greater chance that future residents will be aware of the government facilities that are planned to be located there. The long-term plan is for this site to host a number of different County offices including the constitutional officers such as the Sheriff, Clerk of Courts, Property Appraiser, Supervisor of Elections, and Tax Collector. The current County government annex facility is in downtown Lakeland (930 East Parker Street) which has outgrown its space and is no longer central to the populations it serves. This site will enable many more functions and meet the needs of a broader population.

The Comprehensive Plan 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 proposed new INST site is surrounded by residential land uses and existing residential development. INST districts and residential development are not automatically assumed to be incompatible with one another. These same land use variations exist nearby with the schools and the fire rescue station in INST districts. Government offices and residential do coexist in many parts of the County. Hours of operation do not conflict between the uses with regard to traffic or activity because most residential occupants leave before government offices are being occupied. Most government offices are closed on weekends and holidays. The size of the property provides opportunities for further buffering and gradual scaling between residences. Staff are planning for the design of the site to incorporate the needed drainage structures into an aesthetically pleasing facility which includes passive recreation.

B. Infrastructure:

The only current infrastructure deficiency for this site is the lack of mass transit services and there are plans under development to address this prior to the opening. There is ample traffic capacity available and many different routes available to link to the area served. There is a sidewalk network that connects to nearby commerce. There is ample capacity for water, wastewater and reclaimed water. Public safety facilities are just across the street. Although not needed for the proposed district, there are school facilities and parks nearby.

C. Environmental:

The site has few environmental limitations that will have to be managed through design of the facility. Stormwater management will be the primary focus. There are no natural wetlands and flood hazard areas onsite. The existing retention pond that serves Kathleen Road and the outfall into it will have to be expanded. The soil is excellent for development, and the site elevation is high relative to surrounding properties. Threats to protected species are limited given the amount of surrounding development and the historic use of property. There are no historic or archaeological resources threatened by development of the site. There are no direct threats to

private or public well systems. The site development will connect to existing water and wastewater, and drainage will be diverted away from the only side where homes are on individual well systems. There are no nearby airports.

Nearest Schools

The property is zoned for the closest schools, which would be ideal for residential development but not a factor for non-residential development. The table to follow provides data on the zoned schools and current capacities.

Table 2

Name of School	Annual Estimated Demand	Distance from subject site	School Capacity
Kathleen Elementary	0 students	±½ mile walking or driving	61%
Kathleen Middle	0 students	±½ mile walking or driving	73%
Kathleen Senior High School	0 students	±7½ miles driving distance	66%

Source: Polk County School Board, Duncan Associates Educational Facility Impact Fee Study, GIS

Proximity to schools and conflicts with school entrances are the primary concerns with non-residential uses due to the congestion caused by pick-up and drop-off of students. All vehicle access points to the proposed government center will be on Kathleen Road. Kathleen Elementary and Middle are accessed through Wheeler Road, Sherertz Road and Kathleen Pines. Conflicts are not anticipated due to the times of operation and the over half of a mile distance between entrances.

Nearest Sheriff, Fire, and EMS Station

This site is an ideal location in relation to public safety services. Fire and EMS are across the street from the property. The government facility will host courtrooms which include a law enforcement presence. It is also located closer to the Sheriff’s Northwest District Command center than the current County government annex.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Northwest District Command (1045 Wedgewood Estates Blvd)	±5.2 miles	7 minutes
Fire	Station #23 Kathleen (6750 Kathleen Road) Station#6 Providence (8936 US Highway 98) Station#24 Winston Creek (1140 N Galloway Road)	±600 feet ±5.2 miles ±5.8 miles	2 minutes
EMS	Station #23 Kathleen (6750 Kathleen Road) Station#22 Gibsonia (5201 Cornell Street) Station#24 Winston Creek (1140 N Galloway Road)	±600 feet ±5.3 miles ±5.8 miles	2 minutes

Source: Polk County Sheriff’s Office and Public Safety

**Response times are based on when the station receives the call and not from when the call is made to 911.*

In the event of a major incident, there are two additional fire rescue stations just over five miles away. The responding Sheriff’s command center is the Northwest District located at 1045 Wedgewood Estates Boulevard just off of U.S. Highway 98 near the Lakeland Mall. Sheriff response times are not as much a function of the distance to the nearest Sheriff’s station, but more a function of the overall number of patrol officers within the district. The Northwest district command has the third highest staffing level of the five District Stations in the County. It is

anticipated that there will be space for a law enforcement component incorporated into the site design.

Water and Wastewater

There is ample capacity of potable water and sanitary sewer in Polk County’s Northwest Regional Utility Service Area (NWRUSA). There is even reclaimed water available. There is a potable and reclaimed waterline abutting the property and a wastewater line and lift station across the street.

A. Estimated Demand:

When analyzing the absolute worst-case scenario of what can be constructed in the INST district the table to follow shows a substantial discrepancy between the current and proposed district demands for services. However, Table 4a provides a very generalized estimate of the anticipated water and wastewater demands in the absolute maximum worst case scenario. However, it is not likely that the maximum will occur on this site. With a maximum floor-area-ratio of 0.75, a 967,685 square foot office building could be constructed on this site. This is twice the size of the nine-story courthouse in Bartow.

Table 4a

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted	Proposed Change to 29.62 acres INST maximum effect	Percentage increase
±29.62 acres <i>RL</i>			
Permitted Use	148 dwelling units	Office building (967,685 sq.ft @ 75% FAR)	
Potable Water Consumption (GPD)	37,000	232,245	628%
Wastewater Generation (GPD)	29,600	185,796	628%

Source: Polk County Concurrency Manual & Polk County Utilities estimates. Offices are estimated at 0.24 GPD per sq.ft. for water and 80% for wastewater. Single Family is 250 GPD water, 200 GPD wastewater.

In reality, the proposed government facility will be a similar size to the one in the northeast area of the County. Table 4b, to follow, provides generalized estimates of the anticipated water and wastewater demands of the planned government facilities on the site. This more realistic comparison shows that the demand for water and wastewater falls in between the current level of permitting and the maximum allowed within the RL district.

Table 4b

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted	Maximum Permitted on the property	Future Plan
±29.62 acres <i>Residential Low-1</i>	<i>RL-1</i>	<i>RL UGA</i>	Government Facility
Permitted Intensity	Vacant 29 units	148 dwelling units	73,508 sq.ft. Government Facility
Potable Water Consumption (GPD)*	7,250	37,000	17,642 GPD
Wastewater Generation (GPD)*	5,800	29,600	14,114 GPD

Source: Polk County Concurrency Manual & Polk County Utilities estimates, Single-family 250 gpd water, 200 wastewater, Offices = 0.24 gallons per square foot, 20% less for wastewater

B. Available Capacity:

There is a 16-inch potable waterline and fire hydrant in the abutting right-of-way on Kathleen Road. There is a 16-inch force main on the opposite side of the road and a lift station that sits at an elevation well below the lowest point on the site. There is a 6-inch reclaimed waterline on the north corner of the project site. All lines have capacity to serve the proposed government facility.

The Northwest Utility Service Area is permitted for 5,700,000 GPD of water capacity. Current flow is approximately 3,766,000 GPD leaving 1,934,000 GPD available. The system growth rate is approximately 120.5 gallons and 0.48 equivalent residential connections per day. At the current rate of growth there is over 43 years of potable water capacity remaining.

The Northwest Wastewater Treatment Plant is permitted to treat 3,082,000 GPD. Current flow is approximately 1,577,000 GPD leaving 1,505,000 GPD of uncommitted capacity. The system growth rate is approximately 54.8 gallons and 0.27 equivalent residential connection per day. At the current rate of growth, there are over 75 years of wastewater treatment capacity remaining.

Reclaimed water capacity is not tracked for concurrency. The capacity to serve reclaimed water is directly proportional to the amount of wastewater treatment. As more homes are connected to wastewater service, more are connected to reclaimed water for irrigation. This reduces demand on the potable water system which extends the capacity of the potable water facilities. Currently, the output at the wastewater treatment facility exceeds the demand for reclaimed because there are not as many reclaimed water customers relative to wastewater customers. The County has been running a pilot project in the Northwest to explore the feasibility of treating wastewater effluent to the level of drinking water. Reclaimed water service may be phased out in the future if new sources of potable water are needed to support growth in the area.

C. Planned Improvements:

The Northwest Utility Service Area is currently undergoing a comprehensive review of its master plan. The potential for vacant land to develop in the next 5 to 25 years is being evaluated and estimated. Staff are reviewing the potential to expand the utility service area to the north. Based on current data, there is ample capacity to serve the service area for many years. Much of the current service area is developed. Enhancements are underway to connect existing mobile home parks that were developed with small private water systems and package wastewater systems into the NWRUSA system. The growth in demand will follow transportation improvements such as the U.S. Highway 98 widening underway and the Kathleen Road widening that is soon to be under design.

Roadways/Transportation Network

There are more than adequate transportation facilities to accommodate an INST district to locate a government annex building at this location in a similar way to other County annex facilities. The surrounding roadway network has ample capacity remaining. There is a nearly complete sidewalk network, but mass transit services are not currently within reasonable reach in the area.

A. Estimated Demand

It is often difficult to estimate the impact of a Future Land Use Map change to an Institutional district because there are so many possible uses. Looking at the maximum buildout of the highest intensity possible is provided in the table to follow:

Table 5a

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted	Proposed Change to 29.62 acres INST maximum effect	Percentage increase
±29.62 acres <i>RL</i>			
Permitted Use	148 dwelling units	Office building (967,685 sq.ft @ 75% FAR)	
Average Annual Daily Trips (AADT)	1,156	21,860	1,891%
PM Peak Hour Trips	148	1,473	996%

Source: Polk County Concurrency Manual rate of Government Office Complex = 89% new trips 22.59 AADT/1,000 sq.ft., 1.71 PM Peak Hour, Single-family Unit 7.81 AADT, 1 PM Peak hour

Current projection multipliers for government office traffic generation are 22.59 AADT per 1,000 square feet and 1.71 PM peak hour trips per 1,000 square feet with an estimated 89% new trips. This multiplier is based on numerous traffic studies collected overtime by the Institute of Traffic Engineers (ITE). Table 5a shows a substantial difference between the maximum development in an RL district versus an INST district. In reality, the County will not build a 967,685 square foot government complex on this site. That would be twice the size of the current courthouse in Bartow. Most likely, it will be the size of the Northeast Government Facility or smaller. It is on a similar size property and serves a larger population than this facility will serve. The analysis to follow in Table 5b uses the Northeast facility to estimate future traffic impacts and provides a spectrum between the current LDC Subdistrict Map designation and the maximum achievable through Planned Development.

Table 5b

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted	Maximum Permitted on the property	Future Plan
±29.62 acres <i>Residential Low-1</i>	<i>RL-1</i>	<i>RL UGA</i>	Government Facility
Permitted Intensity	29 units	148 dwelling units	73,508 sq.ft. Government Facility
Average Annual Daily Trips (AADT)	227	1,156	1,661
PM Peak Hour Trips	29	148	66

Source: Polk County Concurrency Manual rate of Government Office Complex = 89% new trips 22.59 AADT/1,000 sq.ft., 1.71 PM Peak Hour

While the AADT numbers are high, the PM peak hour traffic is midway between the base development and the maximum allowed. A facility similar to the Northeast Government Facility (73,508 sq.ft.) on U.S. Highway 17/92 will produce 66 PM peak hour trips. Based on the Institute of Traffic Engineers (ITE) estimates, 25% of the traffic (17 vehicles) will be entering and 75% of the traffic (50 vehicles) will be exiting during the highest hour of a two-hour period. The majority of the exiting vehicles will be making a southbound (left turn) movement on Kathleen Road. The facility has not reached final design yet. When it does, a major traffic study will be required for a government facility larger than 33,200 square feet. Such study will provide more details and sharper projections into the potential traffic impacts. It will also indicate any necessary system improvements.

B. Available Capacity

There is available traffic capacity in the network to support a government facility at this location and much more. The weakest link is Kathleen Road north of Duff Road where it is only two lanes.

Widening of this portion of Kathleen Road has been funded for design under the recently adopted state budget. The project will involve a northerly connection to U.S. Highway 98 north of the intersection of Rock Ridge Road.

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
4167N	Kathleen Road (CR 35A) From: Galloway Road (CR 542A) To: Duff Road	C	731	D
4167S	Kathleen Road (CR 35A) From: Duff Road To: Galloway Road (CR 542A)	C	772	D
4035N	Kathleen Road (CR 35A) From: I-4 To: Galloway Road (CR 542A)	C	675	D
4035S	Kathleen Road (CR 35A) From: Galloway Road (CR 542A) To: I-4	C	720	D
4036N	Kathleen Road (CR 35A) From: Duff Road To: Socrum Loop Road (CR 35A)	C	195	D
4036S	Kathleen Road (CR 35A) From: Socrum Loop Road (CR 35A) To: Duff Road	C	174	D
4088E	Duff Road From: Kathleen Road (CR 35A) To: US Highway 98	C	331	D
4088W	Duff Road From: US Highway 98 To: Kathleen Road (CR 35A)	C	349	D
4165N	Galloway Road (CR 542A) From: 10 th Street To: Kathleen Road (CR 35A)	C	207	D
4165S	Galloway Road (CR 542A) From: Kathleen Road (CR 35A) To: 10 th Street	C	230	D
8084E	Deeson Road From: Hillsborough County line To: Kathleen Road (CR 35A)	C	609	D
8084W	Deeson Road From: Kathleen Road (CR 35A) To: Hillsborough County line	C	602	D
8077E	Campbell Road From: Kathleen Road To: Socrum Loop Road (CR 35A)	C	634	D
8077W	Campbell Road From: Socrum Loop Road (CR 35A) To: Kathleen Road	C	640	D

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database April 13, 2026

This site is chosen for its transportation accessibility. Currently, it can be easily reached by the population it serves through a number of urban collector roadways operating above a “C” Level of Service. Table 6 provides a gauge of the area traffic at its peak hour, peak season level. In this location the major roads are projected to have ample capacity for the next five years. According to FDOT, there has been a 4.7% increase in traffic volume on Kathleen Road since 2022. Duff and Deeson have seen a slight decline in traffic over the same period. Galloway has seen a 9.3% increase in traffic since 2022.

C. Roadway Conditions

Kathleen Road is a four-lane urban collector road with a center turn lane along the frontage of the property. It has a minimum of 110 feet of right-of-way until it narrows to two lanes north of Duff Road. It is rated in fair condition based on the pavement condition index (PCI) rating established by the American Society for Testing and Materials (ASTM). Duff Road and North Galloway Road are two-lane urban collectors with substandard pavement widths below 24 feet and right-of-way widths below 80 feet in many locations. Their pavement is mostly rated in fair condition under the PCI with a few locations in poor condition. Deeson Road is a two-lane urban collector below

standard for pavement width and right-of-way but is rated in good condition due to a more recent resurfacing in 2018.

D. Planned Improvements:

There are two roadway improvements currently planned in the five-year Community Investment Program (CIP) in this area. One drainage project has been completed in the unrecorded Rolling Oaks Estates neighborhood to the northwest of the site. Another is underway for the Willowridge community opposite the proposed government facility on Kathleen Road.

Table 7

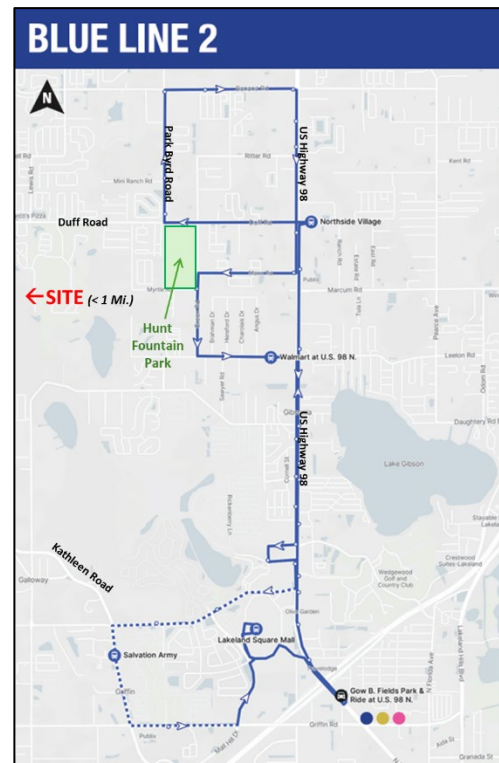
Location	Fiscal Year CIP (construction cost)	Project Description
Kathleen Road at Deeson Road	2025-2026 (\$1,900,000)	Intersection improvements and signalization. Construction bids were received on May 13, 2026. CSX approval pending.
Kathleen Road at Campbell Road West	2025-2026 (TBD)	Intersection meets warrant for signalization as of March 2025. Meeting was held on 1/13/26 to discuss scope and fee. CSA send to Procurement/CAO/CMO for review on 5/14/26.
Willowridge Sub-Division Outfall Improvements	2025-2026 (\$550,000)	Installing a "dry line" along Kathleen Road that will allow Maintenance Unit #5 to pump water out of the area in the event of another flooding event.

The County Sidewalk Advisory Committee annually assesses sidewalk needs and allocates allotted funding each year. There are several potential projects in the Kathleen area up for review.

E. Mass Transit

The city of Lakeland has concerns that this facility is not located within the Lakeland Area Mass Transit District (LAMTD). The purpose of this facility is to provide government services closer to the center of growing population areas of the County. Unfortunately, there were no other properties within the current LAMTD that met all the land requirements for this facility. However, this facility can be a catalyst to LAMTD expansion into the area. Connecting mass transit to this facility before the opening is a priority for County staff. The Northeast Government Center is connected to a mass transit route that connects to Winter Haven, Lake Alfred, and Haines City terminals. While the Kathleen area is underserved by mass transit, the establishment of this new government center is an opportunity to provide transit to the area.

The closest mass transit stop is ±2.4 miles from the site just north of Hunt Fountain Park on Park Byrd Road. There are sidewalks that connect with some gaps that require extra crossings. The Blue Line 2 connects to three transfer points and operates with one hour headways Monday through Friday.



F. Sidewalks

Kathleen Road has sidewalks on both sides which link all the surrounding neighborhoods to the site. Newer residential developments have internal sidewalks. The County has installed sidewalks connecting neighborhoods to Kathleen Elementary and Middle Schools and will continue to construct more through the annual sidewalk funds as priorities arise. Kathleen Road sidewalks extend from its origin in downtown Lakeland to Duff Road. This provides the proposed government complex with a pedestrian connection to commercial uses to the north and south. These include grocery, restaurants, general mercantile, medical, and personal services. Duff Road has one gap at Huntington Hills Country Club. Otherwise, there would be a complete connection between the proposed government complex and Hunt Fountain Park.

Park Facilities and Environmental Lands

Development of this site has some significant opportunities for providing some passive recreational facilities for nearby residents. The existing wet retention pond will need to be expanded to serve the government complex as well as the outfall from Kathleen Road that it currently contains. The likely drainage facility design will provide more wet retention that can lend itself to an aesthetic feature for walking/jogging paths and other facilities when it is combined with the amount of landscaping required under the County's standards.

The proposed Institutional (INST) Future Land Use Map district and the intention for a government complex does not typically increase the demand for parks and recreation facilities or environmental lands. The following data provides a description of the number of such facilities in the area.

A. Location:

- Hunt Fountain Sports Complex, 2020 Duff Road (2½ miles driving distance from site)
- Walker Road Park, 1285 Walker Road (6½ miles driving distance from site)
- Lake Gibson Boat Ramp, 4901 Lake Gibson Park (7¼ miles driving distance from site)
- Gator Creek Reserve, 9725 U.S. 98 North (6½ miles driving distance from site)

B. Services:

- Hunt Fountain Sports Complex – three (3) basketball courts, two (2) football fields, horse arena, pavilion, picnic area, playground, restrooms, four (4) soccer fields, two (2) tennis courts, five (5) tee-ball fields, two (2) softball/baseball fields, two (2) baseball fields.
- Walker Road Park – three (3) football fields, playground, restrooms, four (4) softball fields, walking paths/trails, wildlife viewing
- Lake Gibson Boat Ramp - Boat Launching Site, Picnic Area
- Gator Creek Reserve - Horseback Riding, Restrooms, Walking Paths/Trails, Wildlife Viewing

C. Environmental Lands:

Gator Creek Reserve is situated on 2,700 acres and has five miles of well-established trails taking hikers through marshes, cypress swamps and hardwood forests. Because of its close proximity to the Green Swamp Wilderness Preserve, the reserve is enjoyed by birders. Almost all of the birds

found in the Green Swamp can also be found at Gator Creek. This includes summer tanager and Carolina chickadee. Hikers and nature enthusiasts may also see various snakes and alligators.

D. Planned Improvements:

The County is currently designing more football practice fields and has plan approval for a dog park for a new park facility on west Daughtry Road approximately 3½ miles driving distance from the proposed government facility.

Environmental Conditions

The site has few environmental limitations. Stormwater management will be the primary focus which will have to be managed through design of the facility. There are no real wetlands and flood hazard areas onsite. The existing retention pond that serves Kathleen Road and the outfall into it will have to be expanded. The soil is excellent for development, and the site elevation is high relative to surrounding properties. Threats to protected species are low given the amount of surrounding development and the historic use of property. There are no historic or archaeological resources threatened by development of the site. There are no direct threats to private or public well systems. The site development will connect to existing water and wastewater, and drainage will be diverted away from the only side where homes are on individual well systems. There are no nearby airports.

A. Surface Water

This area is part of a series of stressed and closed basins managed by the County Roads & Drainage Division through a comprehensive system of drainage structures that move the water from end to end of the four-lane portion of Kathleen Road. Development of the site will be required to design the stormwater system to contain up to a 100-year storm event onsite for a full 24-hour period. This site is split into two separate drainage basins (the Kathleen Drain and an isolated basin to the west). While the Kathleen Drain ultimately flows to the Hillsborough River it has constraints. It is also not easily reached from this site. This means that all of the site's drainage sits in a closed basin. LDC Section 740 requires onsite drainage in a closed basin to be designed to meet the full 100-year storm event for a full 24-hour period matching pre-development to post development flows. The current drainage structure contains the 100-year standard for its section of Kathleen Road. The new and existing facilities will be combined.

The highest elevation on the site is 170 feet above mean sea level (MSL). With the exception of the existing stormwater pond that serves Kathleen Road, the lowest point is at an elevation of 146 feet MSL. The centerline of Kathleen Road is elevated above 148 MSL. The closest documented 100-year base flood elevation measurement is 131 MSL on Ross Creek to the south, according to Polk County/ FEMA GIS information.

It is likely that the entire site will be graded to a consistent elevation and the existing stormwater retention pond will be significantly expanded and additional drainage structures will be incorporated into the site design. Currently, the outfall from Kathleen Road flows into the existing stormwater retention pond on the site through a 36-inch pipe that collects drainage from the west side of the roadway and a 24-inch pipe collecting drainage from the east side. This pond holds the runoff from the road and other systems that outfall into it and assimilates it into the surficial aquifer through percolation or evaporation.

Drainage improvements are planned for the Willow Ridge Subdivision to provide greater outfall capacity. After Hurricane Milton, it was discovered the sub-division was lacking an adequate outfall to convey flooding away from several homes within the sub-division. The intent of this project is to install a "dry line" along Kathleen Road that will enable the County maintenance staff to pump water out of the area in the event of another flooding event. The estimated cost is \$500,000.

B. Wetlands/Floodplains

There are no flood hazard areas onsite. The stormwater pond that contains and treats runoff from Kathleen Road is labeled as a wetland based on modeling by the Water Management District and the National Wetlands Inventory (NWI), but it is artificial. It was not identified as a wetland until after the road construction in 2014. This artificial system will be expanded onsite to treat the stormwater needs of the government center. This presents an opportunity to include this system within the design of the complex as an amenity for the people using the facility and surrounding community.

The closest flood hazard areas are within the Willow Ridge subdivision opposite Kathleen Road at an estimated elevation of 139 MSL according to LIDAR contours and the current Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map. The development incurred significant street flooding during Hurricane Milton which was above a 100-year storm event. The government center is in a closed drainage basin which will require the entire site to be designed to accommodate at least a 100-year storm event onsite for a full 24-hour period. This means post development drainage volumes must match pre-development volumes onsite for the entire storm event. This level of stormwater management benefits surrounding properties by holding back more runoff after development than passed through the site before development. This is above and beyond the requirements of the Water Management district, city of Lakeland, and Hillsborough County.

C. Soils:

Most of the site is comprised of Candler Sand. This is an extremely well-drained soil and often located a significant distance from the surficial aquifer, according to the U. S. Department of Agriculture (USDA), Soil Conservation Service. This type of soil is very malleable and conducive to both residential and non-residential development.

Table 8

Soil Name	Septic Tank Absorption Field Limitations	Limitations to small commercial buildings	% of Site (approximate)
Candler Sand	Slight	Slight	90%
Sparr Sand	Severe: wetness, poor filter	Moderate: wetness	10%

Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service

Sparr Sand is not as conducive to development. This soil type is limited to the northeast corner of the site and is less than 10% of the property. It will not have any significant limitation to development of the site for a government center.

D. Protected Species

The property had been used for pasture and growing hay historically until 2023 when the agricultural exemption was no longer declared. According to Polk County Endangered Habitat Maps, the property is not located within a one-mile radius of an endangered species sighting. (Source: Florida Natural Areas Inventory, 2002, 2006 2011, 2015, &2021). There was a Bald Eagle’s nest sighting in 2021 approximately 1½ miles to the southwest. It is beyond the required separation distance established by the U.S. Endangered Species Act. Regardless, a species study will be conducted prior to Level 2 Review (engineered plans). This will be necessary to receive funding under state and federal programs. The protected species with the highest potential for living on the site are Sand Skinks and the Gopher Tortoise. However, given the amount of existing development that surrounds the property and the lack of food sources onsite to support them, the potential is low for either species to be found onsite.

E. Historic and Archeological Resources

According to the Florida Department of State, Division of Historical Resources, there are no historical or archeological sites listed in the Florida Master Site File for the property. However, there have been historical resources discovered elsewhere in the Kathleen area. It is not likely that development of this property for a government center will adversely impact any of the known historical or archeological resources.

F. Wells (Public/Private)

Polk County Utilities provides potable water service to the site. The closest public wellfield is located at the Cherry Hill Water Treatment Plant on Raulerson Road over 1½ miles to the north. There are individual private wells serving some of the lots to the east of the site. This facility will have offices connected to central wastewater treatment. All surface water run-off will be diverted into retention ponds that will treat run-off before any offsite discharge. Drainage flows will be directed way from east to west because of the property’s predominant slope.

G. Airports

There are no public use airports within seven miles of this site. The closest is Lakeland Linder International Airport over 9½ miles to the south. Zephyrhills Municipal Airport is over 10 miles to the northwest. There is a private airstrip for ultralight planes approximately 7½ miles to the west. There are no structures planned onsite above three floors. The height limit of INST-1 is 50 feet.

H. Conservation Lands

This site is intended to be central to the rapidly growing populations in the northwest portion of the County. As a result of the surrounding population growth that has occurred over the last 50 years, there have been few opportunities for environmental lands purchases and dedications. The closest conservation lands are farther to the north and east. The Southwest Florida Water Management District (SWFWMD) has purchased conservation easements on a vast amount of the Upper Hillsborough River basin over 2½ miles away. Additionally, the County has purchased significant amounts of land in the Green Swamp Area of Critical State Concern known as Gator Creek Reserve nearly four miles to the northeast. Huntington Hills Golf Club has a conservation easement 0.4 miles to the southeast.

Much of the land preserved by SWFMWD is not accessible to the public because they are easements and still under private control. The County's Gator Creek Reserve is open to the public for hiking and horseback riding.

I. Florida Wildlife Corridor

The property is not located within the Florida Wildlife Corridor.

Economic Factors:

This amendment request is the culmination of a lot of the County's growth management planning over the last 40 years. The County's Plan is centered around providing the highest levels of government services to the citizens and businesses in Polk County at the lowest expense to the taxpayers. Efficient and effective use of resources combined with analysis of consumer demand guides every element of the Comprehensive Plan. This site was chosen for the effective and efficient delivery of many government services to the most people who need them now as well as into the future.

The Polk County Board of County Commissioners adopted the Comprehensive Plan in 1991. A key part of the plan included significant capital improvements in the area northwest of the City of Lakeland to facilitate population growth. The Future Land Use Map designated this area for urban growth. Land was purchased in 1996 to construct a regional wastewater treatment plant that would consolidate a number of small treatment plants and provide more new lands with service. There were also a number of small water plants that were methodically either improved or consolidated into new more efficient facilities. Recently two more fire rescue stations have been added to the northwest public safety response network. Regional parks and recreation facilities have been expanded and added in the area. The School Board also added and expanded its facilities in the area. The widening of Kathleen Road from two to four lanes has induced demand for housing in the area through the reduction in travel time. These investments have paid off in a significant amount of housing growth with many new developments providing the housing needs desired by the public. This next phase of capital investment is necessary to provide the residents of this area with higher levels of government services.

When Polk County had a population of less than 500,000, it was adequate to provide most of the needed government services in one central location in the County. However, as the population growth soared in the late 1990s and early 2000's, two things were realized: the center of the County population was no longer in Bartow and services needed to be provided closer to the people using them. This prompted the need to plan new locations for County services. At first, the Board and the other constitutional offices developed separate satellite offices through either land purchase or lease of existing buildings. To better serve the public, the Board and constitutional offices are banding together to provide joint facilities through more of a government campus concept such as the Polk Public Safety Complex that is the Headquarters for the Sheriff, Polk County Emergency Operations Center, Polk State College Public Safety School, Polk County Medical Examiner, and Polk County Utilities on Winter Lake Road (SR 540) between Lakeland and Winter Haven. This occurred recently with the Northeast Government Center located between Haines City and Lake Alfred north of Winter Haven on U.S. Highway 17/92. These facilities perform more efficiently and can also create a sense of place for the community they serve. In addition to this site and the

ones mentioned, there is a similar facility planned in the east central area of the County between Lake Wales, Haines City, and Poinciana.

Consistency with the Comprehensive Plan

The first basic principal of the Comprehensive Plan states that the “*most effective and efficient delivery of public services requires that development occur where appropriate levels of service are provided.*” County government and constitutional officers can provide more efficient and effective services to the citizens of Polk County by decentralizing as many government functions as possible. Delivery of services closer to the people who need them is essential to better performance. While this is not concisely brought out in the last 35 years of the Comprehensive Plan, it is a key issue in the ongoing efforts to draft the plan for the next 25 years.

Many policies within the Comprehensive Plan are reviewed for consistency with an application. The most relevant policies for the proposed request are included in this section. The policy is first stated and then an analysis of how the request is provided to state that it may or may not be consistent with the Comprehensive Plan. The following sections from the plan are considered most pertinent to the Future Land Use Map designation requested:

- Section 2.102 – General Growth Management policies
- Section 2.105 – Urban Growth Area (UGA) policies
- Section 2.116 – Institutional

The table to follow provides a brief breakdown of Section 2.102 policies that are key to the land use decision.

Table 9

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.	This site is the last undeveloped piece of available land in the area. It is infill development within an urban area. There were some potential sites farther north, but they would have been too far for servicing Lakeland residents.
POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.	The size of the site and the need for more substantial drainage facilities will enable a design that buffers itself from neighboring residential uses and limits the intensity on the periphery for a gradual transition between the non-residential and residential uses. The government center will be designed so that the larger and more used buildings are located towards the center and closer to the roadway. The periphery will be designed like a passive park with walking trail and landscaping.

Table 9

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.102-A3: DISTRIBUTION - Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.</p>	<p>The site will be connected to Polk County public water (potable and reclaimed) and wastewater services. The area is mostly built out. The Kathleen is not within the Lakeland Area Mass Transit District (LAMTD) area is therefore underserved by transit. The location of this government center will be a catalyst for expanding transit routes to Kathleen. Efforts will need to be made in the future to expand LAMTD to help this area.</p>
<p>POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.</p>	<p>This site was recently purchased by Polk County. The INST designation will allow for government facilities to be provided where they can serve the most people. As development expands in the area, even more citizens will be served by it.</p>
<p>POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost-effective response times from the Fire Department, Sheriff's Department, and Emergency Management Service (EMS).</p>	<p>This site is located across Kathleen Road from a recently constructed fire rescue station.</p>

The table to follow provides a brief breakdown of Section 2.105 Urban Growth Area (UGA) policies that are most pertinent to this request.

Table 10

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.105-A1: DESCRIPTION - Urban-Growth Areas shall:</p> <ol style="list-style-type: none"> a. complement the TSDA in guiding growth, while promoting orderly and compact development; b. be located contiguous to the TSDAs or a municipality as they represent the expansion areas; c. be supported by existing or planned urban type services that are programmed for the 25-year planning horizon; d. be those areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development in close proximity to the development in the adjacent TSDAs; e. include development criteria that: <ol style="list-style-type: none"> 1. promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities; 2. improve access to employment areas, schools, shopping and recreational opportunities; 3. support the preservation of open space and natural areas; 	<p>This request is for a facility that will provide access to government services of all types. The purpose is to increase the availability of infrastructure and other community facilities and services.</p>

Table 10

Comprehensive Plan Policy	Consistency Analysis
<p>4. reduce capital and operating cost for the provision of infrastructure and public services.</p>	
<p>POLICY 2.105-A5: DEVELOPMENT CRITERIA FOR URBAN GROWTH AREAS - Development within the Urban Growth Areas shall conform to the following criteria as further specified in the Land Development Code:</p>	
<p>a. connect to centralized potable water</p>	<p>There is a 16-inch potable main in the property frontage of Kathleen Road provided by Polk County Utilities. The County Government complex will connect to public water.</p>
<p>b. connect to sanitary sewer systems if available;</p>	<p>There is a 16-inch force main on the opposite side of Kathleen Road with a lift station at the intersection of Willow Ridge Drive and Kathleen Road where the site entrance will likely line up.</p>
<p>c. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;</p>	<p>It is likely that a walking track and possibly a dog park may be incorporated into the design of the government center.</p>
<p>d. implement “Complete Street” and “Conservation Development” principles as established under Section 2.1251, Community Design, of this element;</p>	<p>Kathleen Road is designed as a complete street with sidewalks, drainage, water lines wastewater lines, and reclaimed water lines. There is also ample space for major electrical transmission lines. The east side of the road has no overhead powerlines. Therefore, a full Type “A” Landscape buffer can be installed with canopy trees every 50 feet.</p>
<p>e. integrate pedestrian-oriented features, including sidewalks, trails or walkways into every development including appropriate pedestrian shelters or awnings;</p>	<p>There are already sidewalks. The government center will have an internal sidewalk network as well with benches placed throughout.</p>
<p>f. provide access to civic space, parks, green areas, and open space and other amenities;</p>	<p>This site is intended for civic space.</p>
<p>g. be supported by public safety (i.e., fire, EMS and law enforcement);</p>	<p>There is a fire rescue station across the street with ambulance. A courthouse annex is proposed. There will be bailiffs from the Sheriff’s Office.</p>
<p>h. have access to public schools, and</p>	<p>There is an Elementary School and middle school within less than a ½ mile walking distance from the site.</p>
<p>i. provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas.</p>	<p>This location was chosen because it facilitates connectivity to urban city areas, TSDAs, UGAs, SDAs and RDAs in the northwest portion of the County.</p>

Table 10

Comprehensive Plan Policy	Consistency Analysis
<p>j. encourage the inclusion of a variety of housing choices and mixed uses; and</p>	<p>This is a non-residential use. However, there is likely to be a building division annex located in the government center which will provide better service for obtaining housing permits in the area.</p>

The table to follow provides a brief breakdown of Section 2.116 Institutional policies that are most pertinent to this request.

Table 11 – Institutional Policies

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.116-A1: CHARACTERISTICS - Institutional areas are primarily characterized by private and public-service structures.</p>	<p>This CPA will enable the development of a County government annex facility.</p>
<p>POLICY 2.116-A3: LOCATION CRITERIA - Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County, unless further prohibited by the Land Development Code the County in accordance with Section 163.3201(1), FS. The following factors shall be taken into consideration when determining the appropriateness of establishing new Institutional areas on the Future Land Use Map Series, or in approving the location for an institutional use not located within lands classified as Institutional:</p> <ul style="list-style-type: none"> a. Accessibility to roadways, with consideration being given to regional transportation issues for large-scale institutional developments having a regional market. b. Proximity to incompatible land uses, which is dependent upon the intensity of the institutional use (buffering may be provided to mitigate adverse impacts). c. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10. d. Proximity to similar and compatible uses providing opportunities for shared facilities. e. Plans of the School Board and other public service agencies with jurisdiction in the County 	<ul style="list-style-type: none"> a. This site has frontage on a urban collector road. b. The closest residential structure is approximately 28 feet away. c. It meets the criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10. See pages 10 thru 18 of the staff report. d. This will be for shared government services offices including Clerk of Courts, Property Appraiser, Tax Collector, Sherriff, and Supervisor of Elections in addition to Board of County Commissioners services. e. The closest school is just to the south and east of the site on Wheeler Road. There is a fire rescue station across the street to the west.
<p>POLICY 2.116-A4: DEVELOPMENT CRITERIA - Institutional development shall conform to the following criteria:</p> <ul style="list-style-type: none"> a. Institutional uses include, but are not limited to: private and public-service structures. These commonly include: <ul style="list-style-type: none"> 1. public and private educational facilities; 2. government-administration buildings; 	<p>The County acquired this property for the sole purpose of strategically locating a government services center to serve the northwest portion of the County.</p>

Table 11 – Institutional Policies

Comprehensive Plan Policy	Consistency Analysis
<p>3. public-safety structures (e.g. police and fire); 4. cultural facilities (e.g. libraries, museums, and performing-arts theaters); 5. health-care facilities e.g. hospitals, medical centers, clinics, nursing homes, adult day care centers, group homes, group living facilities, emergency shelters, residential treatment facilities.</p>	
<p>b. Large institutional areas should be designed so that the more intensive uses are at the center of the development, with less intensive uses near the fringes.</p>	<p>The site is just under 30 acres. The most intensive uses will be in the center of the square property with buffering an passive recreational facilities on the perimeter.</p>
<p>c. Prior to site planning, the School Board, independent special districts and other governmental entities shall communicate to one another to pursue potential colocation of government services.</p>	<p>Polk County recently purchased the site. One of the attributes of this location is proximity to other government services such as the nearby elementary and middle school.</p>
<p>d. Commercial uses within institutional areas mapped on the Future Land Use Map Series shall be primarily for the purpose of serving the institutions within the area and shall be limited to a scale appropriate for that purpose.</p>	<p>This site is purposely located where it is accessible to the majority of the public needing to use it. It fronts a four-lane road that provides an expedient link to citizens in the greater Lakeland area and northwest portion of the County.</p>
<p>e. Institutional sites shall be designed to provide for: 1. Adequate parking to meet the present and future demands of the use. 2. Buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.</p>	<p>The site has adequate space for the required parking spaces for the proposed government office buildings. Buffering design will incorporate passive recreation facilities to achieve the goals of compatibility and service to the nearby community.</p>
<p>f. Multi-family residential uses may be permitted at densities up to and including 15 dwelling units per acre as part of a Planned Development. Residential uses may be permitted according to the following: 1. Residential uses shall only be established adjacent to or in conjunction with a university, college, vocational school or other similar educational institution. 2. Residential development shall be intended to primarily meet the housing needs for students and facility members of the nearby educational institution.</p>	<p>No multifamily uses are proposed for this facility. This site is intended to provide government buildings to house Board of County Commissioner’s services such as building permits, customer service for water, wastewater, garbage, drainage, road maintenance, and public meeting facilities. It will also provide office space for services from the constitutional offices such as the Clerk of Courts, Property Appraiser, Tax Collector, Sherriff, and Supervisor of Elections.</p>
<p>g. Recreational uses accessory to the institutional use or compatible with the location of the institutional district.</p>	<p>There will be some passive recreational uses included in the design of the government center.</p>

Urban Sprawl Analysis

The following table lists the criteria are the primary indicators of urban sprawl per Florida Statutes Policy 2.102-A11. Staff find that this proposed map change does not promote urban sprawl as defined in Chapter 163 of the Florida Statutes.

Table 12 Urban Sprawl Criteria

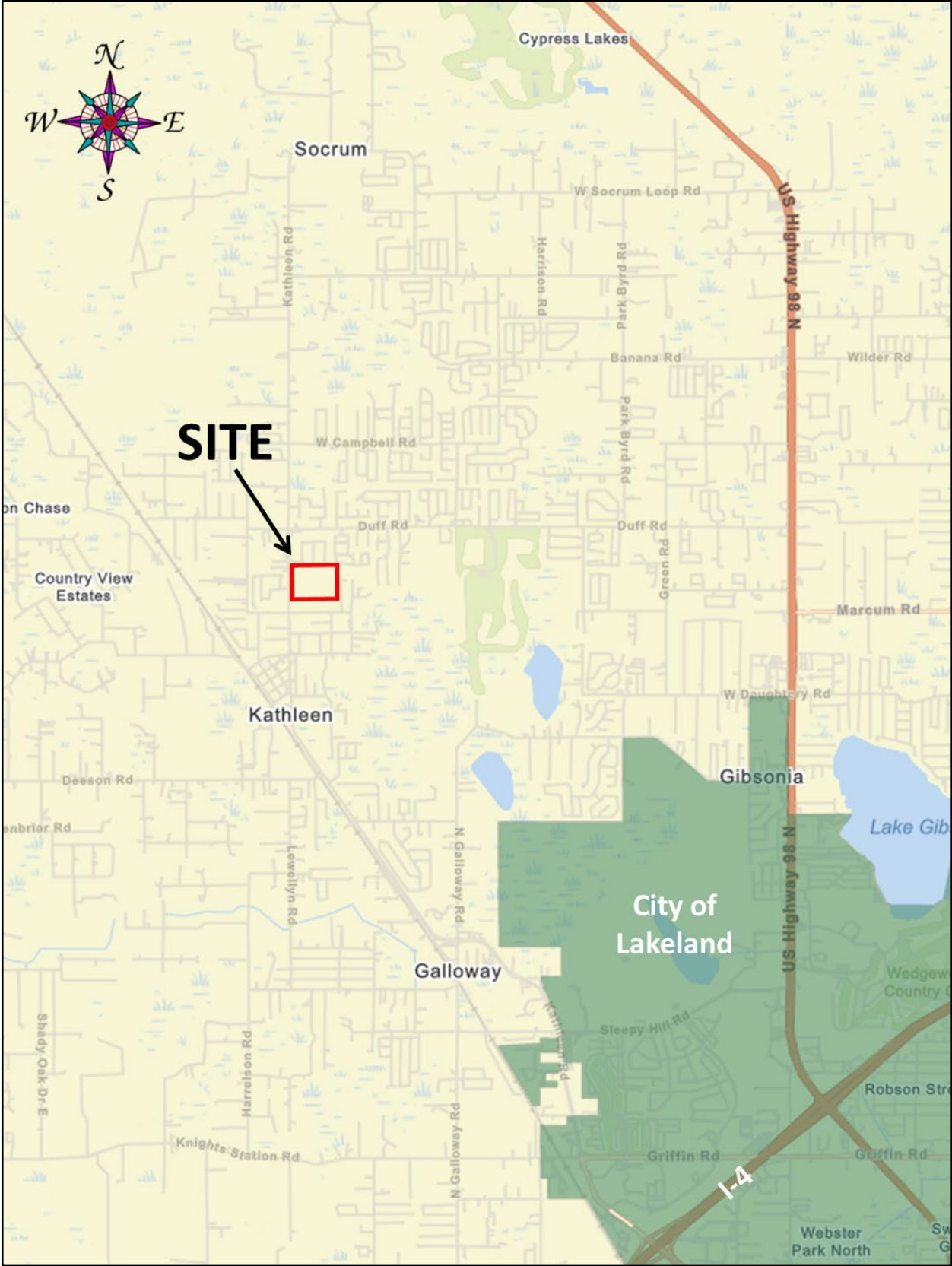
Urban Sprawl Criteria	Sections referenced in this report
a. <i>Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.</i>	No, this facility will promote higher density development that has occurred in north Lakeland and the northwest portion of the County and will continue into the future.
b. <i>Allows a significant amount of urban development to occur in rural areas.</i>	No, north Lakeland and the Northwest portion of the County have a significant amount of urban development to be served.
c. <i>Designates an urban development in radial, strip isolated, or ribbon patterns emanating from existing urban developments.</i>	No, this develops one of the last remaining tracts in the area.
d. <i>Fails to adequately protect and conserve natural resources and other significant natural systems.</i>	No, this site has no significant natural resources or natural systems.
e. <i>Fails to adequately protect adjacent agricultural areas.</i>	No, this site has very little agricultural value given the amount of residential development surrounding it.
f. <i>Fails to maximize existing public facilities and services.</i>	No, this brings needed public facilities and services to a growing area of the County.
g. <i>Fails to minimize the need for future facilities and services.</i>	No, there is an unmet demand for public facilities and services in this growing area of the County.
h. <i>Allows development patterns that will disproportionately increase the cost of providing public facilities and services.</i>	No, this will bring down the cost to the consumers of public facilities and services by bringing these facilities closer to the center of the population served by them.
i. <i>Fails to provide a clear separation between urban and rural uses.</i>	No, this is central to many existing urban services such as schools, water, wastewater, public safety, and transportation facilities.
j. <i>Discourages infill development or redevelopment of existing neighborhoods.</i>	No, this will encourage infill development or redevelopment of existing neighborhoods.
k. <i>Fails to encourage an attractive and functional mixture of land uses.</i>	No, this complements the mixture of government, residential, and commercial uses in the area.
l. <i>Will result in poor accessibility among linked or related land uses.</i>	No, this will create greater accessibility for government services in this portion of the County than before required journey to downtown Lakeland or Bartow.
m. <i>Results in the loss of a significant amount of open space.</i>	No, this land would have likely been developed for single-family residential development with only the required minimum 20% open space.

Comments from other Agencies: Polk County Land Development Engineering, Polk County Utilities, Polk County Roads & Drainage Division, Polk County Real Estate Services Division, and the Polk County Public Safety Division contributed to the drafting of this report.

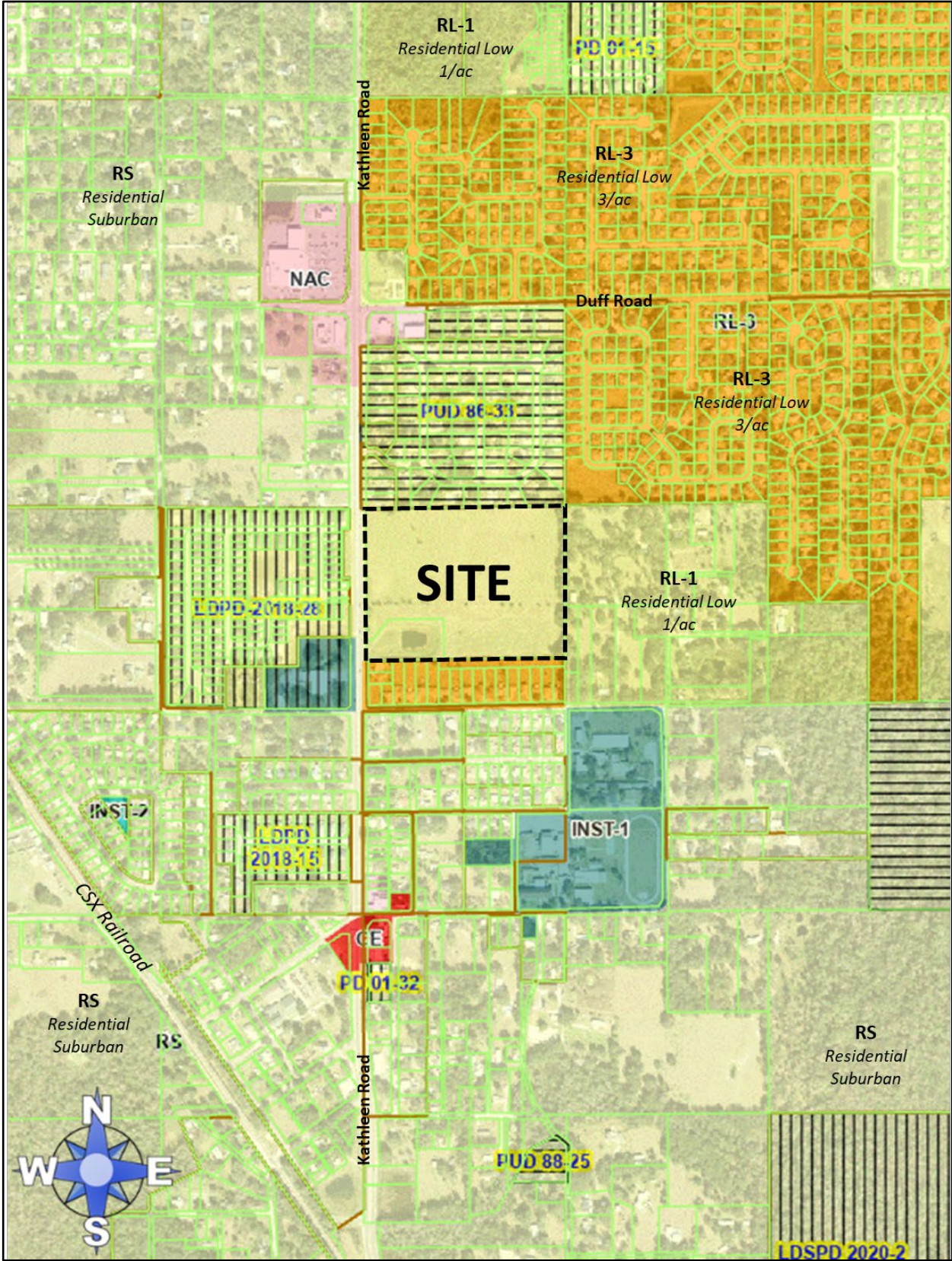
Exhibits:

- Exhibit – 1 Location Map
- Exhibit – 2 Future Land Use Map
- Exhibit – 3 2025 Satellite Photo (Context)

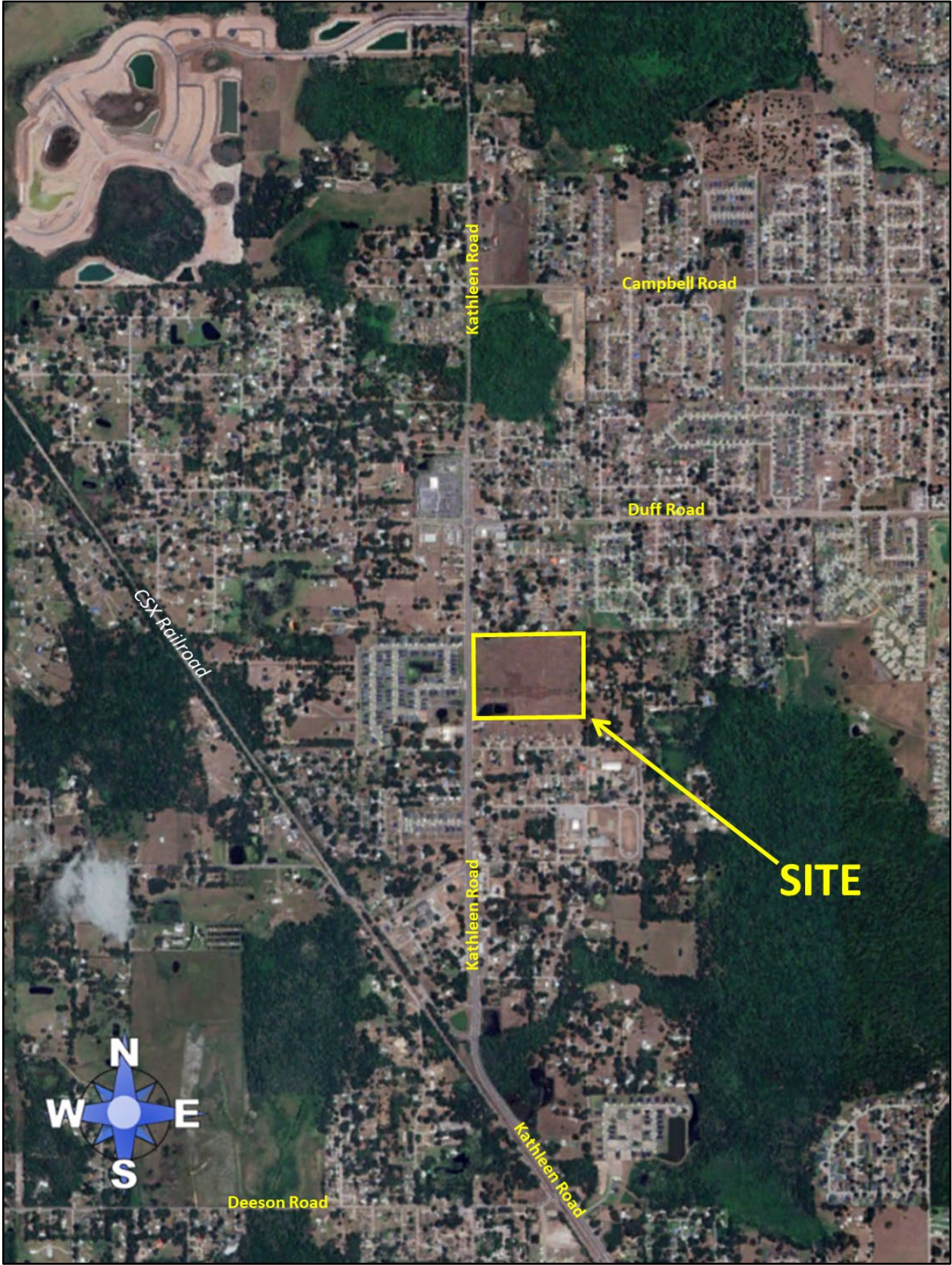
- Exhibit – 4 2025 Satellite Photo (Close-up)
- Exhibit – 5 District Use Comparison Table
- Exhibit – 6 Current and Future Government Center Locations



Location Map



Future Land Use Map



2025 Satellite Photo (Context)

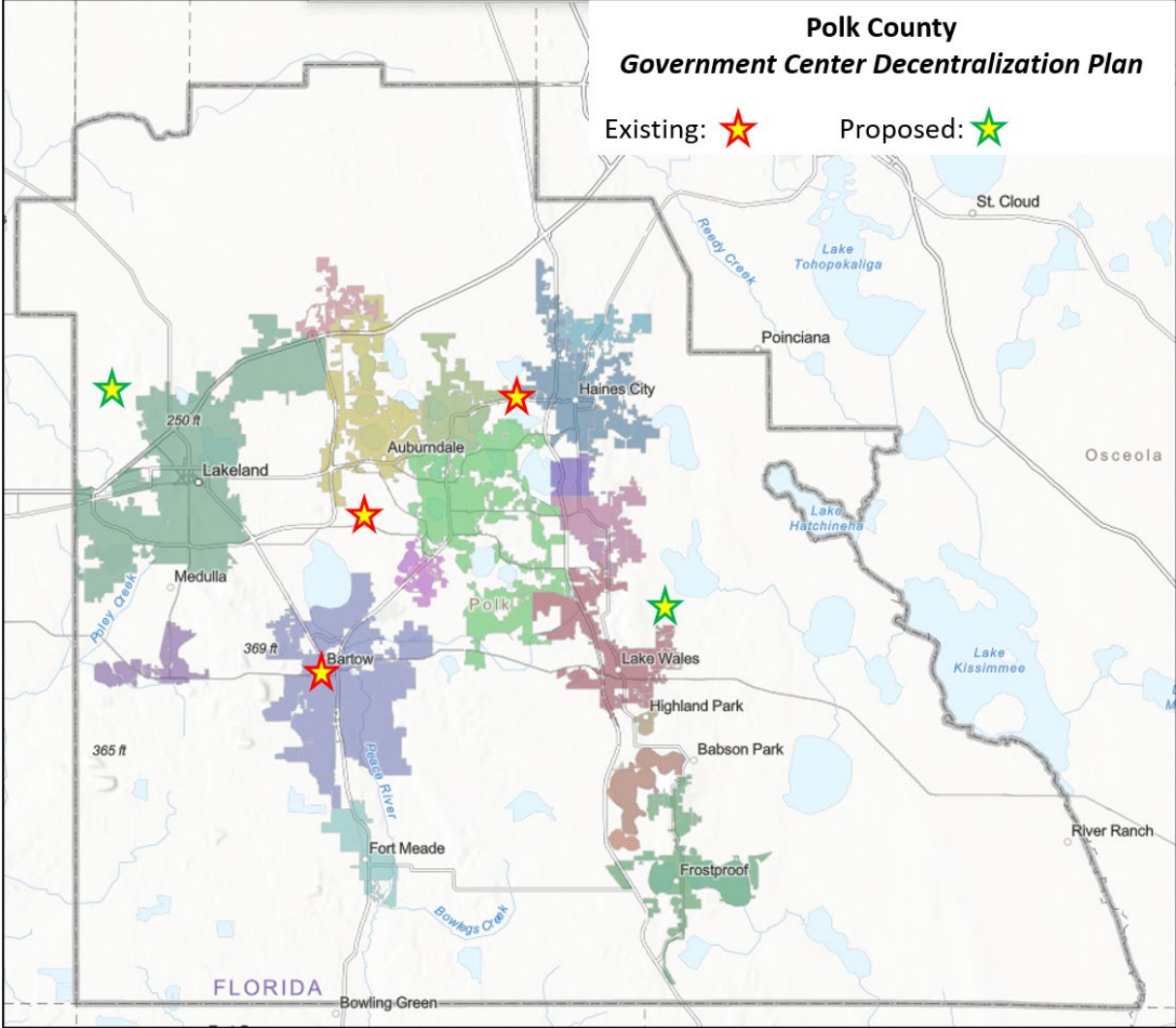


2025 Satellite (Close-up)

Comparison of Permitted and Conditional Uses*

District	Permitted Uses	Administrative Review	Public Hearing(s) Required
RL-1 <i>Residential Low-1</i>	Single-family Residential Class I Utilities	Small Group Homes (≤6 patients) Mobile Homes Residential Infill Development Golf Course Emergency Shelter (≤6 patients) Passive Recreation Low Intensity Recreation Elementary Schools Middle Schools Nurseries and Greenhouses Class II Utilities Livestock Auction Veterinary Service	Duplex Group Living Facility (≥15 patients) Mobile Home Park Mobile Home Subdivision Short-term Rental Planned Development Residential Based Mixed-Use Dev. Adult Day Care (≤6 patients) Agricultural Support, Off-Site Bed and Breakfast Childcare Center Communication Towers Community Center Cultural Facility Emergency Shelter (6> patients) Government Facility Helistop High Intensity Recreation Vehicle Oriented Recreation Religious Institution Riding Academies High School Leisure/Special Interest School Class III Utilities
INST-1 <i>Institutional-1</i>	Childcare Center Government Facility Lodges and Retreats Elementary School Middle School Leisure/Special Interest School Production Studio Transit Facility	Group Living Facility (7+ clients) Adult Day Care Center (7+ clients) Cemetery Clinics & Medical Offices Community Center Communication Tower Cultural Facility Emergency Shelter (7+) Heliports & Helistops Nursing Home Offices & Office Park High & Low Intensity Recreation Vehicle Oriented Recreation Religious Institution Research & Development Solar Power Generation Facility	Multifamily Housing (dormitories) Gas Station (fleet) Hospital Lime Stabilization Facility Residential Treatment Facility High School Residential Treatment Facility Vo-Tech, College or University

*Uses with the same level of review in both categories such as mining or agricultural uses which is preempted by State Law.



Current and Future Government Center Locations

ORDINANCE NO. 26 - _____

AN ORDINANCE OF POLK COUNTY, FLORIDA ADOPTING **LDCPAS-2026-8**, AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN, ORDINANCE 92-36, AS AMENDED, MODIFYING THE FUTURE LAND USE MAP DESIGNATION ON 29.62± ACRES FROM RESIDENTIAL LOW (RL) TO INSTITUTIONAL (INST) IN THE URBAN GROWTH AREA (UGA). THE SUBJECT PROPERTY IS LOCATED ON EAST OF KATHLEEN ROAD, NORTH OF WHEELER ROAD, SOUTH OF HILEMAN DRIVE, SOUTH OF DUFF ROAD, NORTHWEST OF THE CITY OF LAKE LAND, SECTION 16, TOWNSHIP 27, RANGE 23; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt a Comprehensive Plan (Plan); and

WHEREAS, Section 163.3187, FS, and Comprehensive Plan Section 4.305.B, provides for the approval of Small-Scale Comprehensive Plan Amendments; and

WHEREAS, pursuant to Section 163.3174, FS, the Local Planning Authority (Planning Commission) conducted a public hearing, with due public notice having been provided, on the proposed Plan revisions on July 8, 2026; and

WHEREAS, pursuant to Section 163.3187(2), FS, the Board of County Commissioners conducted an adoption public hearing, with due public notice having been provided, on the proposed Plan revisions on August 18, 2026; and

WHEREAS, the Board of County Commissioners reviewed and considered all comments received during said public hearing, and provided for necessary revisions; and

NOW THEREFORE, BE IT ORDAINED by the Polk County Board of County Commissioners:

SECTION 1: COMPREHENSIVE PLAN AMENDMENT

The Future Land Use Map of Ordinance No. 92-36, as amended, (the “Polk County Comprehensive Plan”) is hereby amended to reflect a change in the Future Land Use

designation on an approximately 29.62 acres from Residential Low (RL) to Institutional (INST) on the parcel listed below and graphically depicted on the parcel map in Attachment “A”.

North 3/4 of the southwest 1/4 of the southwest 1/4 of Section 16, Township 27 south, Range 23 east.

Parcels 232716-000000-044010 and 232716-000000-044020

SECTION 2: SEVERABILITY

If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction the other provisions shall remain in full force and effect.

SECTION 3: EFFECTIVE DATE

This ordinance shall be effective on September 19, 2026 (31 days after adoption), unless the amendment is challenged. If challenged, the effective date of this ordinance shall be the date a Final Order is issued by the Department of Economic Opportunity or Administration Commission finding the amendment in compliance in accordance with Section 163.3184 (1)(b), Florida Statutes. No development orders, development permits, or land uses dependent upon this amendment, as described on the attached map of proposed land uses, may be issued or commence before it has become effective.

SECTION 4: FILING WITH THE DEPARTMENT OF STATE:

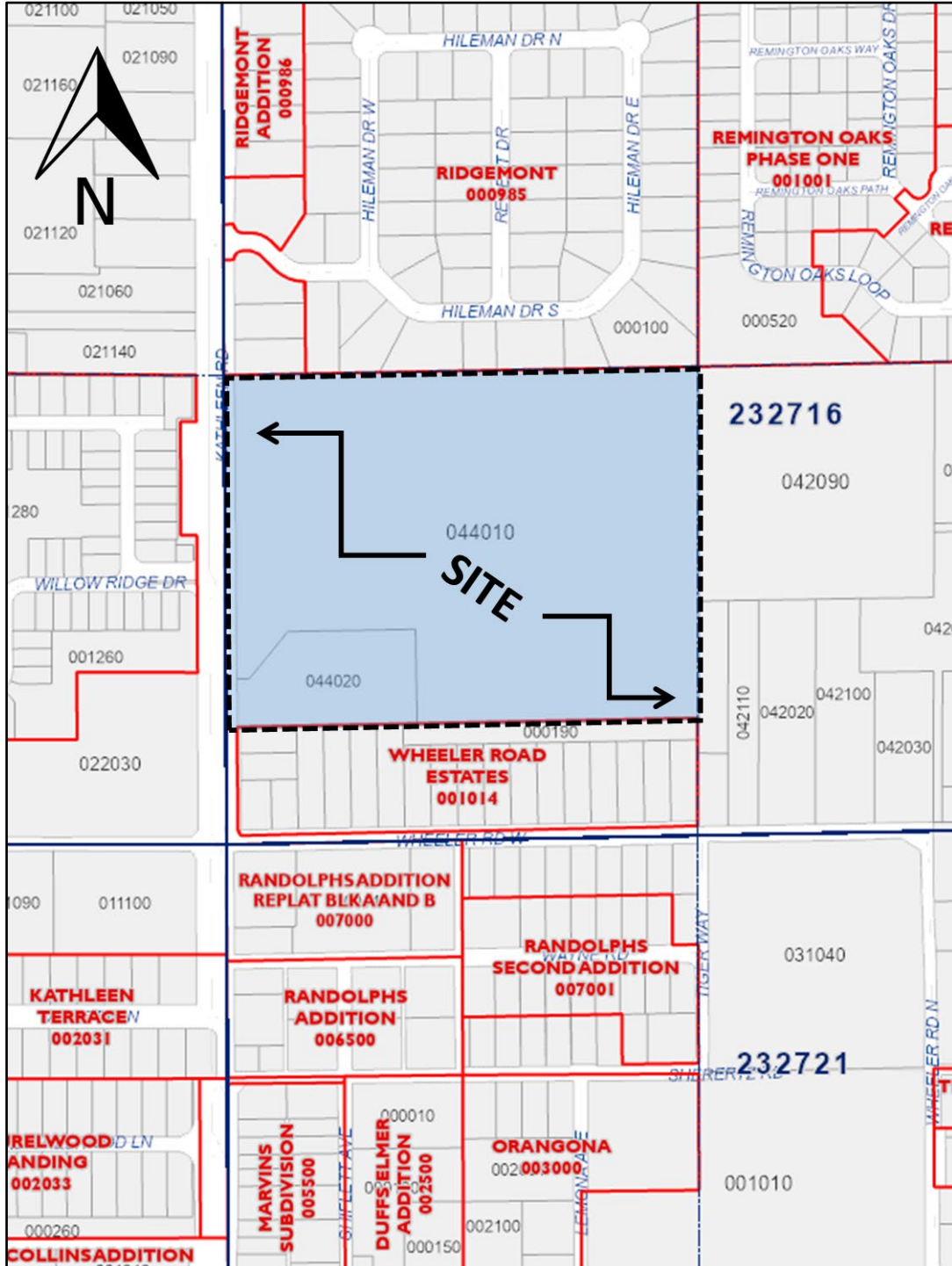
The Clerk and Auditor to the Board of County Commissioners of Polk County, Florida, shall file a certified copy of this ordinance with the Department of State, through the Secretary of State, upon adoption by the Board of County Commissioners of Polk County, Florida.

ADOPTED, in open session of the Polk County Board of County Commissioners with a quorum present and voting this 18th day of August 2026.

LDCPAS 2026-8

Location: East of Kathleen Road, north of Wheeler Road, south of Hileman Drive, south of Duff Road, northwest of the city of Lakeland, Section 16, Township 27, Range 23.

Section-16 Township-27 Range-23



PARCEL DETAIL

Note: Not to Scale

LDCPAS-2026-8 - Northwest County Government Center CPA

Menu Reports Help

Application Name: [Northwest County Government Center CPA](#)

File Date: [02/13/2026](#)

Application Type: [BOCC-CPA Small](#)

Application Status: [Approved for Hearing](#)

Application Comments: View ID Comment Date

Description of Work: [Northwest County Government Center](#)

Application Detail: [Detail](#)

Address:

Parcel No: [23271600000044020](#)

Owner Name: [POLK COUNTY](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	POLK COUNTY		Engineer	Mailing_330 W Church ...	Active
	POLK COUNTY		Contact	Mailing_330 W Church ...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$850.00](#)

Total Fee Invoiced: [\\$0.00](#)

Balance: [\\$0.00](#)

Custom Fields: **LD_GEN_PUB**

PUBLIC HEARINGS

Development Type

[Board of County](#)

[Commissioners](#)

Application Type

[Government Project](#)

Brownfields Request

-

Affordable Housing

GENERAL INFORMATION

Expedited Review Number of Lots

-

Will This Project Be Phased Acreage

0

DRC Meeting DRC Meeting Time

[04/23/2026](#)

[10:15 AM](#)

Rescheduled DRC Meeting Rescheduled DRC Meeting Time

-

Green Swamp Number of Units

[No](#)

-

Case File Number Is this Polk County Utilities Is this Application a result of a Code Violation

-

[No](#)

One Year Extension FS 119 Status Code Violation Case Number

-

[Non-Exempt](#)

-

ADVERTISING

Legal Advertising Date BOCC1 Advertising Date

-

-

BOCC2 Advertising Date Advertising Board

-

[Board of County](#)

[Commissioners](#)

MEETING DATES

Community Meeting Planning Commission Date

-

[07/08/2026](#)

Land Use Hearing Officer 3 1st BOCC Date

-

[08/18/2026](#)

2nd BOCC Date LUHO-Level 3

-

-

HEARING

PC Hearing Results PC Vote Tally

-

-

BOCC 1st Hearing Results
BOCC 2nd Hearing Results

BOCC 1st Vote Tally
BOCC 2nd Vote Tally

FINAL LETTER

Denovo Appeal

Denovo Results

Denovo Tally

LD_GEN_PUB_EDL

[Opening DigEplan List...](#)

DigEplan Document List

[Open](#)

PLAN REVIEW FIELDS

TMPRecordID

[POLKCO-REC26-00000-005UA](#)

RequiredDocumentTypesComplete

[Yes](#)

DocumentGroupforDPC

[DIGITAL PROJECTS LD](#)

AdditionalDocumentTypes

[Applications, AutoCad File, Binding Site Plans \(PDs, and CUs\), CSV, Calculations, Correspondence, Design Drawings, Flood/Traffic Studies, Impact Statement, Inspections, Miscellaneous, Plats, Record Drawings, Response Letter Resubmittal Complete, Staff Report/Approval Letter Survey, Title Opinion](#)

[/Approval Letter Survey, Title Opinion](#)

[DigitalSigCheck](#)

[Yes](#)

RequiredDocumentTypes

-

Activate DPC

Activate FSA

[Yes](#)

SELECTED AREA PLANS

[Selected Area Plans](#)

LAND USE

[Selected Area Plan LU Code](#)

DEVELOPMENT AREA

[Development Area](#)

NOR

[Neighborhood Organization Registry \(NOR\)](#)

PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
PC	2		06/19/2026	06/23/2026	
BOCC 1	2		06/19/2026	06/23/2026	

[PC](#)

2

06/19/2026

06/23/2026

[BOCC 1](#)

2

06/19/2026

06/23/2026

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	02/13/2026	Lyndsay Rathke
Engineering Review				
Surveying Review	Mike Benton	Not Required	03/02/2026	Mike Benton
Roads and Drainage Review	Phil Irven	Approve	02/16/2026	Phil Irven
Fire Marshal Review	Kim Turner	Not Required	02/17/2026	Kim Turner
Planning Review	Erik Peterson	Approve	05/16/2026	Erik Peterson
School Board Review	School District	Not Required	02/16/2026	School District
Review Consolidation	Lyndsay Rathke	Approved for...	05/18/2026	Lyndsay Rathke
Staff Report				
Public Notice				
Planning Commission				
BOCC Hearing				
Final Letter				
DEO Review				
Second BOCC Hearing				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
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Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments
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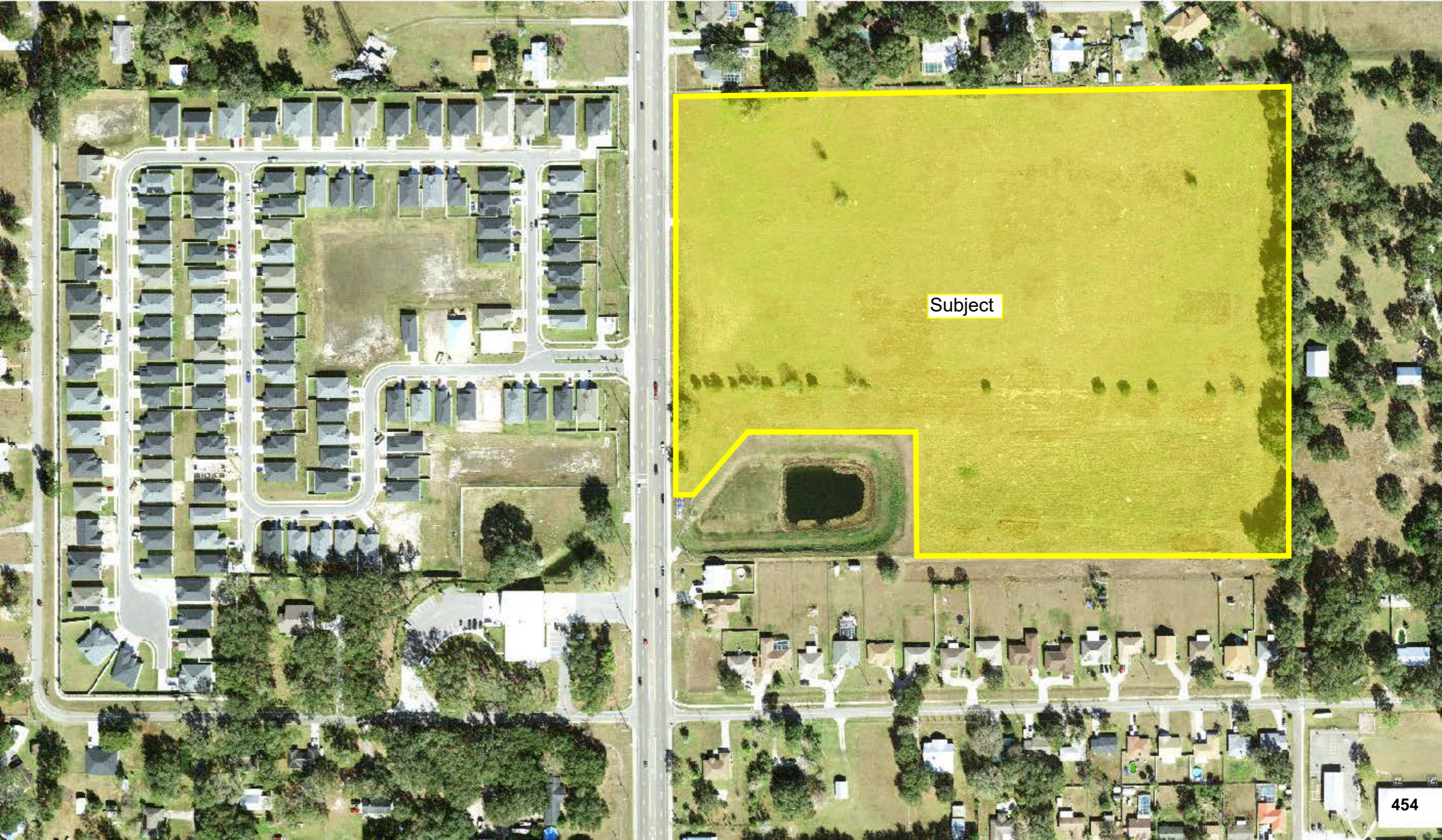
Northwest Polk County Government Center CPA Project Narrative

On February 5, 2026, Polk County finalized the purchase of approximately 27 acres fronting Kathleen Road northwest of the city of Lakeland with the intention of creating a County Government annex. This facility will provide the public with remote access to all the County Government branches of service. This will provide closer access to Board of County Commissioner's services such as building permits, customer service for water, wastewater, garbage, drainage, road maintenance, and public meeting facilities. It will also provide services from the constitutional offices such as the Clerk of Courts, Property Appraiser, Tax Collector, Sherriff, and Supervisor of Elections.

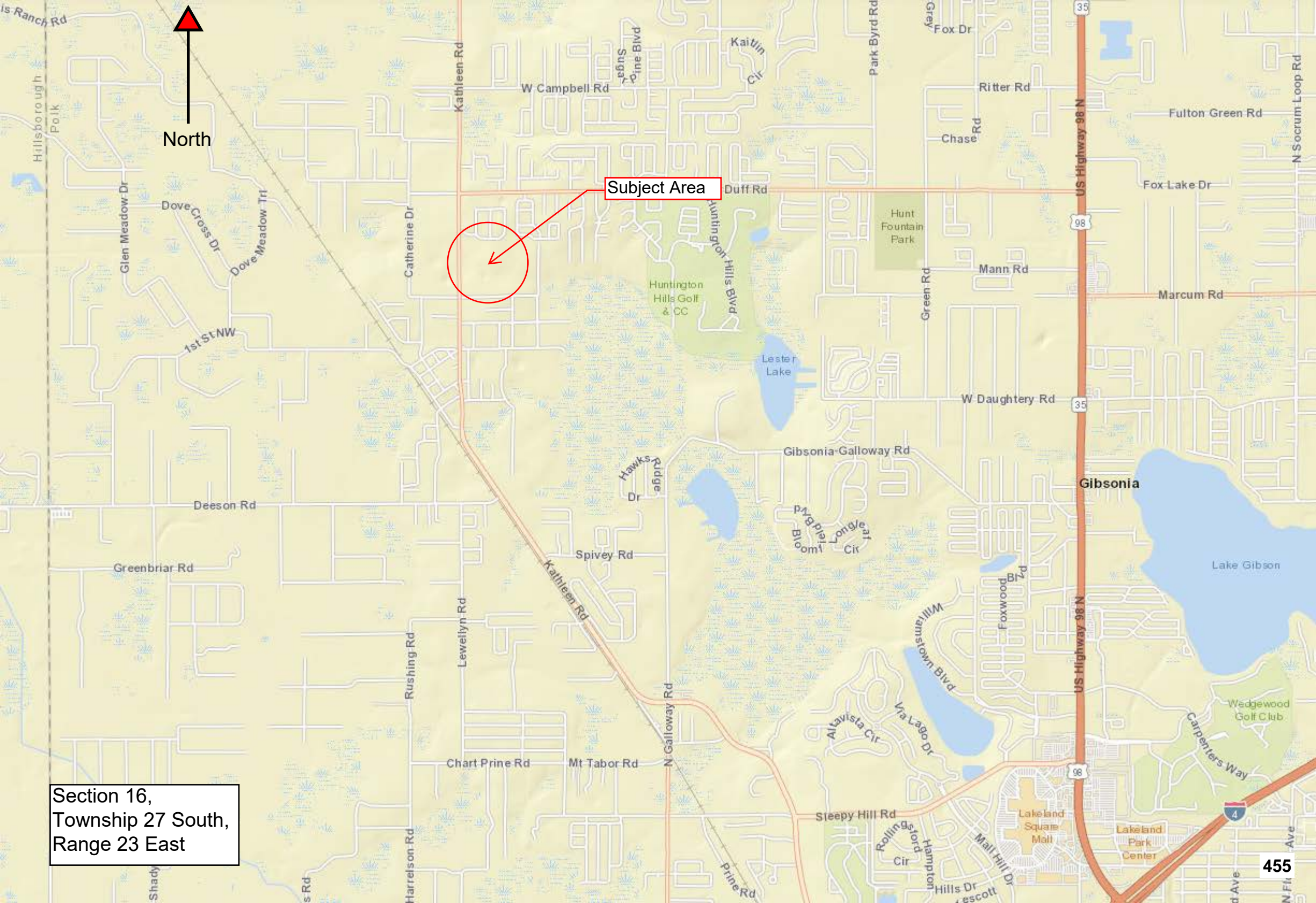


Staff chooses to request a change to the INST district because of the following reasons:

- The property is predicted to remain under County ownership beyond the 30-year planning horizon.
- The property is more central to the growing populations in the northwest portion of the County than the existing one in downtown Lakeland.
- The stormwater facility adjacent to the site is being included. This facility filters stormwater runoff from Kathleen Road through percolation and evaporation. It will be expanded to serve the proposed Northwest Government Center and be incorporated into an aesthetic design that will include passive recreation facilities.



Subject



North

Subject Area

Section 16,
Township 27 South,
Range 23 East

RETURN TO POLK COUNTY
REAL ESTATE SERVICES OFFICE BOX

EXEMPT UNDER 12B-4.014(13)F.A.C.

INSTR # 2026030025
BK 13872 Pgs 1094-1095 PG(s)2
RECORDED 02/05/2026 11:45:29 AM
STACY M. BUTTERFIELD, CLERK OF COURT
POLK COUNTY
RECORDING FEES \$18.50
RECORDED BY abiszamb

This Instrument prepared under the direction of:
R. Wade Allen, Director
Polk County Real Estate Services
Post Office Box 988
Bartow, Florida 33831

By: Stina Leftenant
American Government Services Corporation
3812 W. Linebaugh Avenue, Tampa, Florida 33618
AGS File Number: 32195

WARRANTY DEED

THIS INDENTURE, made this 5 day of February 2026, from **Wynona Serenceses, an unmarried widow**, whose address is Post Office Box 798, Kathleen, Florida 33849, Grantor, to **POLK COUNTY, a political subdivision of the State of Florida**, whose address is Post Office Box 988, Bartow, Florida 33831, Grantee,

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Grantor" and "Grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following described land situate, lying and being in Polk County, Florida, to-wit:

The North 3/4 of the Southwest 1/4 of the Southwest 1/4 of Section 16, Township 27 South, Range 23 East, Polk County, Florida; LESS maintained right-of-way, and LESS portion recorded in Official Records Book 7843, Page 918, of the Public Records of Polk County, Florida.

Property Appraiser's Parcel ID No.: 23-27-16-000000-044010

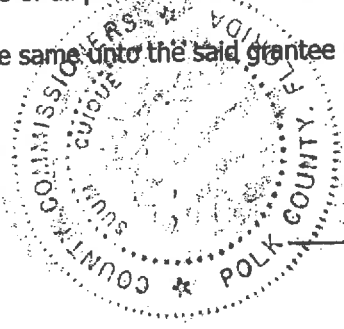
This property is not the homestead property of the grantor, nor contiguous to homestead property, as such homestead is defined under Florida law.

This conveyance is subject to easements, restrictions, limitations, and conditions of record if any now exist, but any such interests that may have been terminated are not hereby re-imposed.

This Instrument constitutes a conveyance to Polk County under the Threat of Eminent Domain and is not subject to documentary stamp tax. See Florida Department of Revenue Rule 12B-4.013(4) and 12B-4.014(13), Florida Administrative Code.

AND the said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

TO HAVE AND TO HOLD the same unto the said grantee in fee simple forever.



Approved for Recording

[Signature]
Director
Real Estate Services

IN WITNESS WHEREOF the grantor has hereunto set grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten Signature]

1st Witness Signature
Print: STINA LEFTENANT
Address: 3812 W. LINEBAUGH AVE
TAMPA, FL 33618
City, State & Zip

[Handwritten Signature]
Wynona Serenceses

[Handwritten Signature]

2nd Witness Signature
Print: *[Handwritten Name]*
Address: *[Handwritten Address]*
City, State & Zip

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5 day of FEBRUARY 2026, by Wynona Serenceses. Such person, Notary Public must check applicable box:

- is personally known to me.
- produced a current driver license.
- produced _____ as identification.

(Notary Public Seal)

Notary Public Signature: *[Handwritten Signature]*
Notary's Printed Name: _____
Commission Number: _____
My Commission Expires: _____



STINA LEFTENANT
Commission # HH 258347
Expires April 27, 2026