

Impact Statement & Description

Property Address: 720 Reynolds Rd. Lakeland FL. 33801
Parcel ID: 242823000000034160

Proposed Action: Rezoning from 9900 – Unplatted up to 10 acres to PC – Conditional Use: New or Mobile Home to allow placement of a new HUD-certified manufactured home.

Short Legal Description:

COMM AT SW COR OF N3/4 OF SW1/4 OF NW1/4 OF SEC N00-1140E 442.76 FT TO POB CONT N00-11-40E 91.94 FT TO INTERSECTION OF S BNDRY OF PCL REC IN

Project Description:

The applicant requests a zoning district change for property located in unincorporated Polk County to permit the placement of a new HUD-certified manufactured home from Jacobsen Homes, to be installed on-site as a permanent single-family residence. The home will be constructed in compliance with the U.S. Department of Housing and Urban Development (HUD) standards, the Florida Building Code, and all applicable Polk County Land Development Code requirements.

Impact on Surrounding Area

Traffic: The proposed residential use will result in minimal traffic generation, consistent with other single-family homes in the area. No roadway modifications will be required.

Utilities & Services: The property will be served by Lakeland Electric and Lakeland Water Utilities for electricity and potable water, and by a private septic system for wastewater. No significant impact on county infrastructure or public services is anticipated.

Compatibility: The requested zoning is compatible with the rural and residential character of the surrounding area, which includes similar single-family and agricultural uses.

Environmental Considerations: The project will comply with all applicable environmental regulations, including stormwater management, setbacks, and, if applicable, Green Swamp requirements. No adverse environmental impacts are anticipated.

Community Benefits

Approval of this rezoning will allow for the productive use of the property, providing a safe, affordable, and permanent housing option while maintaining the character of the surrounding community in unincorporated Polk County.