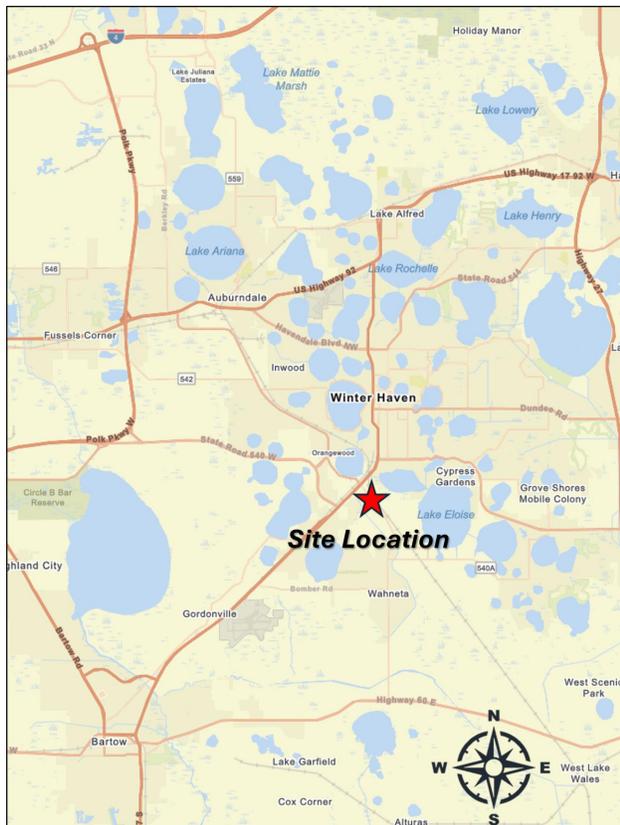


**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

DRC Date: March 13, 2025	Level of Review: Level 3 Review
PC Date: April 2, 2025	Type: Conditional Use Approval
BoCC Date: N/A	Case Numbers: LDCU-2025-5
Applicant: Steven Williams	Case Name: S.A.W. Properties MH
	Case Planner: Kyle Rogus, Planner I

Request:	The applicant is requesting a Conditional Use (CU) approval for a mobile home to be located in the South Winter Haven Extension subdivision, where fewer than 50% of developed lots have mobile homes.
Location:	The subject site is located at 117 4th Street, north of Highway 60 E, south of US Highway 92, east of Highway 17, west of US Highway 27 south of the city of Winter Haven in Section 05, Township 29, Range 26.
Property Owners:	S.A.W. Properties LLC
Parcel Size (Number):	±0.12 acres Parcel IDs (#262905-669000-002202)
Future Land Use:	Residential Low-4 (RL-4)
Development Area:	Transit Supportive Development Area (TSDA)
Nearest Municipality:	N/A
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending Public Hearing

Location



2023 Satellite Photo



Summary of Analysis:

The applicant is requesting Conditional Use (CU) approval to locate a mobile home within the Eloise Community, in the South Winter Haven Extension Subdivision (Plat Book 10, Page 17) where fewer than 50 percent of the developed lots contain mobile homes. The subject site is approximately 0.26-acres, within a Residential Low-4 (RL-4) Future Land Use District (*see Exhibit 2*) and in the County's Transit Supportive Development Area (TSDA). According to Chapter 2, Table 2.1 (Use Table for Standard Land Use District) of the Land Development Code (LDC) the proposed request requires Conditional Use Approval via a Level 1 Review (staff only). In order to meet current development approval conditions, Mobile Home requests are subject to the standards found in Section 303 of the LDC, which states an individual mobile home is permitted within any platted residential subdivision in which 50 percent or more of the developed lots contain mobile homes. To allow a mobile home requires Planning Commission approval.

The South Winter Haven Extension Subdivision Plat consists of single-family homes, mobile homes, and commercial uses. Information from the Polk County Property Appraiser revealed 58 residentially developed parcels within the subdivision. Of that, 41 lots contain site-built homes, and 17 lots have mobile homes. The property directly to the rear of the subject site (Parcel No. 262905-669000-002204) is developed with a mobile home. If this were abutting the side of subject site, rather than behind, there would be no need for a public hearing (See Exhibit 6).

Staff recommends approval. This mobile home request is compatible with the surrounding area. The nearest mobile home to the subject site is approximately 70 feet to the north, behind the property (Parcel No. 262905-669000-002204). The proposed mobile home is similar in size to the surrounding dwelling units and will meet the required setbacks for the Land Use District. The proposed request is consistent with the LDC and Comprehensive Plan.

Findings of Fact

- *LDCU-2025-5 is a Conditional Use request to allow a mobile home on Parcel No. 262905-669000-002202 (+/- 0.12 acres) within a Residential Low-4 (RL-4) land use district in the Transit Supportive Development Area (TSDA).*
- *This property is in South Winter Haven Extension Subdivision (Plat Book 10, Page 17), recorded in March 1925.*
- *The surrounding properties are within a Residential Low-4 (RL-4) Land Use District.*
- *4th Street (Road No. 960516) is a County-maintained, paved local road with a width of 19 feet.*
- *Section 111.F.2 of the Land Development Code (LDC) states, "Subdivision plats which have been recorded prior to the effective date of this code shall be vested for any development standard which would apply to the subdivision."*
- *Section 204.A.7 of the LDC states, "The purpose of the RL-4 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 6,000 square feet."*

- *Per Table 2.2 of the LDC, RL-4 land use mandates right-of-way setbacks for the primary structure of 15 feet, side setbacks for the primary structure of 7 feet, and rear setbacks for the primary structure of 10 feet.*
- *Chapter 553 of the Florida Statutes states that “Mobile Homes” means any residential unit constructed to standards promulgated by the United States Department of Housing and Urban Development. Mobile Homes are built to a separate standard than site-built homes and may be regulated differently than site-built and other manufactured homes. Site-built homes and other manufactured homes are built to standards set forth in Chapter 553 of Florida Statutes.*
- *POLICY 2.203-A2 of the Comprehensive Plan (Housing Element) states that “Mobile homes shall be allowed in all areas of the County designated for residential development subject to siting and design criteria consistent with the County’s Land Development Code*
- *According to Section 303 of the LDC, Individual Mobile Homes are allowed in all the following locations:*
 1. *Within any registered mobile home park that has been approved by Polk County;*
 2. *Within any platted residential subdivision that has been approved by Polk County as a mobile home subdivision;*
 3. *Within any platted residential subdivision, or single platted phase within a multiple phased development, in which 50 percent or more of the developed lots contain mobile homes;*
 4. *On any un-platted parcel in the A/RR district;*
 5. *On any un-platted parcel that is five acres or larger in the RS district;*
 6. *On any un-platted legal residential lot or parcel that is abutting vacant properties to all side and rear property lines;*
 7. *On any un-platted parcel where at least one property abutting the subject property's side lot line has a mobile home;*
 8. *On lots of record, including those within platted subdivisions, where at least one property abutting the subject property's side lot line has a mobile home. Within subdivisions, the abutting property must be within the plat; or,*
 9. *On any residential lot or parcel where it is determined by the Planning Commission to be compatible with the established character of the surrounding area.*
- *Fire and EMS Response is from Polk County Fire Rescue Station 19 located at 5361 Rifle Range Rd, Bartow, FL 33830. This is located approximately 2.1 miles from the subject site with a response time of five (5) minutes.*
- *Sheriff’s response to the site is served by the Central District located at 3635 Ave G NW in Winter Haven. The recent response times were: Priority 1 Calls – 8:42 and Priority 2 Calls – 19:28.*

- *The subject property is located within the City of Winter Haven’s water and wastewater service area and will connect to Winter Haven water and wastewater.*
- *The development is zoned for John Snively Elementary, Denison Middle, and Winter Haven Senior High. The site is 0.6 miles from John Snively Elementary; 2.9 miles from Denison Middle; and 2.6 miles from Winter Haven Senior High.*
- *The subject parcel is not within one of the Wellhead-Protection Areas.*
- *The property is composed of Pomona-Urban Land Complex soils.*
- *The property has no wetland or floodplains.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of endangered species.*
- *According to a preliminary report from the Secretary of State’s Department of Historical Resources Florida Master Site File, no archaeological sites are found within the parcel boundaries.*
- *There is a Citrus Connection stop within half a mile of the subject parcel. The Winter Haven/Bartow transit (22XW) is located to the west of Highway 17 N and Snively Avenue.*
- *The subject site has ingress and egress access 4th Street. 4th Street is a paved, local, County-maintained roadway. According to the 2025 Roadway Network Database, the nearest monitored roadway CR 655 (4168N) has approximately 220 available PM Peak Hour trips; CR 655 (4168S) has approximately 193 available PM Peak Hour trips. CR 655 current Level-of-Service (LOS) is “D” with an adopted LOS standard of “C”.*
- *The Comprehensive Plan defines Compatibility in Section 4.400 as “A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”*
- *This request has been reviewed for consistency with Section 111 and Section 303 of the LDC.*
- *This request has been reviewed for consistency with Section 2.102 GROWTH MANAGEMENT; SECTION 2.104 TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA) AND POLICY 2.203-A2 HOUSING ELEMENT of the Comprehensive Plan.*

Development Review Committee Recommendation: Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee (DRC) finds that with the proposed conditions the request **IS COMPATIBLE** with the surrounding land uses and general character of the area and **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the DRC recommends **APPROVAL of LDCU-2025-5.**

CONDITIONS OF APPROVAL

Based upon the findings of fact the Development Review Committee recommends APPROVAL of LDCU-2025-5 with the following Conditions:

1. LDCU-2025-5 is approved for no more than one (1) mobile home on Parcel No. 262905-669000-002202 as indicated in the site plan and staff report.

GENERAL NOTES

NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.

NOTE: Approval of this request shall not constitute a waiver or variance from any applicable development requirement unless specifically noted in the conditions of approval and consistent with the LDC.

NOTE: All written comments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such comments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

NOTE: Approval of this request is only for Level 3 Review and only for those development decisions within the Planning Commissioners' jurisdiction. A Level 2 Review (engineered plans) will be required reflecting the standard conditions listed in Section 303 of the Land Development Code and the development standards listed in Chapter 7 of the Land Development Code. Upon completion of the Level 2 Process, building permits will be required for all structures in accordance with Chapter 553 of the Florida Statutes.

NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Surrounding Land Use Designations and Current Land Use Activity

The following table provides a reference point for notable and pertinent Future Land Use Map districts and existing land uses upon them.

Table 1

<p>Northwest: Residential Low-4 Residential Vacant 4.18 acres</p>	<p>North: Residential Low-4 Mobile Home 1,216 sq. ft. 0.22 acres</p>	<p>Northeast: Residential Low-4 Mobile Home 1,216 sq. ft. 0.22 acres</p>
<p>West: Residential Low-4 Residential Vacant 4.18 acres</p>	<p>Subject Property: Residential Low-4 Residential Vacant 0.12 acres</p>	<p>East: Residential Low-4 Residential Vacant 0.11 acres</p>
<p>Southwest: Residential Low-4 Mobile Home 1,104 sq. ft. 0.18 acres</p>	<p>South: Residential Low-4 Single Family 1,248 sq. ft. 0.20 acres</p>	<p>Southeast: Residential Low-4 Residential Vacant 0.14 acres</p>

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

The subject property was assigned an address of 117 4th Street, Winter Haven, FL 33880. Property Appraiser shows the parcel as vacant residential. There are two (2) mobile homes in the immediate surrounding area of the subject property. The nearest mobile home is located 70 feet away on the property to the rear of the subject property. If the mobile home was abutting the subject property on either side, there would be no need for a public hearing.

The surrounding homes range in size from 1,104 sq. ft. to 1,248 sq. ft. and aged 47 to 85 years. The surrounding properties are within Residential Low-4 (RL-4) Land Use District and are occupied with site-built single-family homes and two (2) mobile homes. In the South Winter Haven Extension Subdivision, the Property Appraiser shows that of the 58 total residential parcels in this subdivision, 17 have mobile homes while 41 have site-built homes. The other properties in this subdivision are vacant or commercial.

Compatibility with the Surrounding Land Uses and Infrastructure:

This request is compatible with surrounding land uses and available infrastructure. The impact from a single mobile home is minimal. Given the improved standards for mobile home construction in recent years, the placement of a mobile home in this location is compatible with surrounding homes. There have been multiple lots previously approved for mobile homes around the subject property, however none are directly abutting the side. There is a mobile home located on the property to the rear of the subject property approximately 70 feet away. A second mobile home is located southwest of the subject property across the street, sharing access off 4th street. Currently, 4th Street has two (2) mobile homes. Please refer to Exhibit 6 for the layout of the mobile homes in relation to the site-built homes.

The LDC defines compatibility as “A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”

The South Winter Haven Extension does not meet the 50 percent threshold of developed lots as mobile homes, however, in all, mobile homes are not unusual. Approximately 29 percent of the South Winter Haven Extension Subdivision is comprised of mobile homes. As shown in Table 1, above, the surrounding uses are residential in nature, comprised of both single-family residences and mobile homes. The closest mobile home to the subject site is approximately 70 feet to the north. The nearest residential home is approximately 80 feet south from the property line across 4th Street. Please refer to Table 1 and Exhibit 6 for the layout of the mobile homes in relation to the site-built homes. This proposed mobile home is within the square footage of the surrounding mobile homes.

Urban Services and Infrastructure Analysis:

The surrounding area has public safety service facilities that are operating within their adopted Level of Service (LOS) standard with no deficiencies. Placement of one mobile home will not trigger school concurrency requirements at John Snively Elementary, Denison Middle or Winter Haven Senior High; however, John Snively Elementary is at 59% capacity, Denison Middle is currently operating at 56% capacity, and Winter Haven Senior High is currently operating at 102% capacity. The subject property is located within the City of Winter Haven’s water and wastewater service area and will connect to Winter Haven water and wastewater.

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

Table 2

Urban Services and Infrastructure Summary	
Schools (Zoned)	John Snively Elementary, Denison Middle, and Winter Haven Senior High.
Sheriff	Sheriff’s response to the site is served by the Southeast District located at 3635 Ave G NW in Winter Haven. The most recent response times were: Priority 1 Calls – 8:42 and Priority 2 Calls – 19:28.
Fire/EMS	Fire and EMS Response is from Polk County Fire Rescue Station 19 located at 5361 Rifle Range Rd, Bartow, FL 33830. This is located approximately 2.1 miles from the subject site with a response time of five (5) minutes.
Water	City of Winter Haven
Sewer	City of Winter Haven
Transportation	The subject site has ingress and egress access through 4th Street. 4th Street is a paved, local, County-maintained roadway. According to the 2025 Roadway Network Database, the nearest monitored roadway CR 655 (4168N) has approximately 220 available PM Peak Hour trips; CR 655 (4168S) has approximately 193 available PM Peak Hour trips. CR 655 current Level-of-Service (LOS) is “D” with an adopted LOS standard of “C”.
Urban Sprawl	Site is located within the TSDA and is not considered urban sprawl.

Table 3, below, identifies the anticipated impact of one mobile home on water and sewer services. The site has approximately 75 feet of frontage along Sumner Street, using a private well and septic tank. The placement of one mobile home will have negligible impacts on the traffic on local roadways.

Table 3

Impact Analysis Summary Proposed Conditional Use (One Mobile Home)			
Potable Water Impact	Wastewater Impact	*AADT Impact	*PHT Impact
215 GPD	180 GPD	7.81 AADT	1.00 PHT
<i>Source: Polk County Concurrency Manual. The proposed development assumes that the potable water rate for a mobile home will consume 215 GPD and generate 180 GPD in wastewater. ITE 210-Single Family rate was used to determine similar AADT and PM Peak Hour rates for mobile homes. The AADT rate was 7.81 and the PM Peak Hour rates was 1.00 per unit.</i>			

Environmental Conditions Analysis:

There are no known conditions that should pose a threat to existing environmental resources based upon the proposed request (See Table 4, below). The parcel has no FEMA flood hazards. There are no wetlands on the subject property and no further known conditions exist that should pose a threat to the existing environmental resources based upon the proposed request (See Table 4, below). The parcel is not located within any Flood Hazard Zones. The subject site is not located within any of the County’s identified Wellhead-Protection Areas. The subject property is not located within a one-mile radius of endangered species, according to the Florida Natural Areas Inventory Biodiversity Matrix. The property is composed entirely of Pomona Urban Land Complex. The soil is not of such that would limit compliance with applicable Land Development Code regulations for the proposed use. The subject property is relatively flat with an elevation of 132 feet and contains no surface water features. In addition, the subject property is not located

within a Historical Preservation area. The subject site is outside any Airport Height Notification and In-Flight Visual Interference Zones.

Table 4

Environmental Conditions Summary	
Surface Water	There are no surface water ponds on the subject property. The subject property has contour elevations of 132 for the proposed location of the mobile home.
Wetlands/Floodplains	There are no wetlands on site and no floodplains.
Soils	The property is composed of Pomona-Urban Land Complex soils which provides poor drainage, but the soil is not of such that would limit compliance with applicable LDC regulations for the proposed use.
Protected Species	The subject site is not located within one mile of any identified endangered species. (Source: Florida Natural Areas Inventory Biodiversity Matrix).
Wellfield Protection	The property is not located within any County Wellhead-Protection Areas.
Historical Preservation	The subject property contains no historical resources as monitored by the State of Florida's Division of Historical Resources.
Airports	The subject property is not located within any Airport Height Notification and In-Flight Visual Interference Zones.

The Planning Commission, in the review of development plans, shall consider the following factors listed in Table 5 in accordance with Section 906.D.7 of the Land Development Code.

Table 5

The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
Whether the proposed development is consistent with all relevant requirements of this Code;	<i>Yes, this request is consistent with the LDC, specifically Section 303 which permits this use upon completion of a Level 3 Review. These can be found in the Findings of Fact on Pages 2 - 4 of the staff report.</i>
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	<i>Yes, this request is consistent with the Comprehensive Plan, as reviewed for consistency with SECTION 2.102 GROWTH MANAGEMENT and POLICY 2.203-A2 HOUSING ELEMENT of the Comprehensive Plan.</i>
Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and	<i>Yes, the request is compatible with surrounding uses and the general character of the area. See Pages 5 & 6 of this staff report for data and analysis on surrounding uses and compatibility.</i>
How the concurrency requirements will be met if the development were built.	<i>This request will not require concurrency determinations from utilities, the school board, or TPO. The impact on public services can be found in the analysis found on Pages 6-8 of the Staff Report.</i>

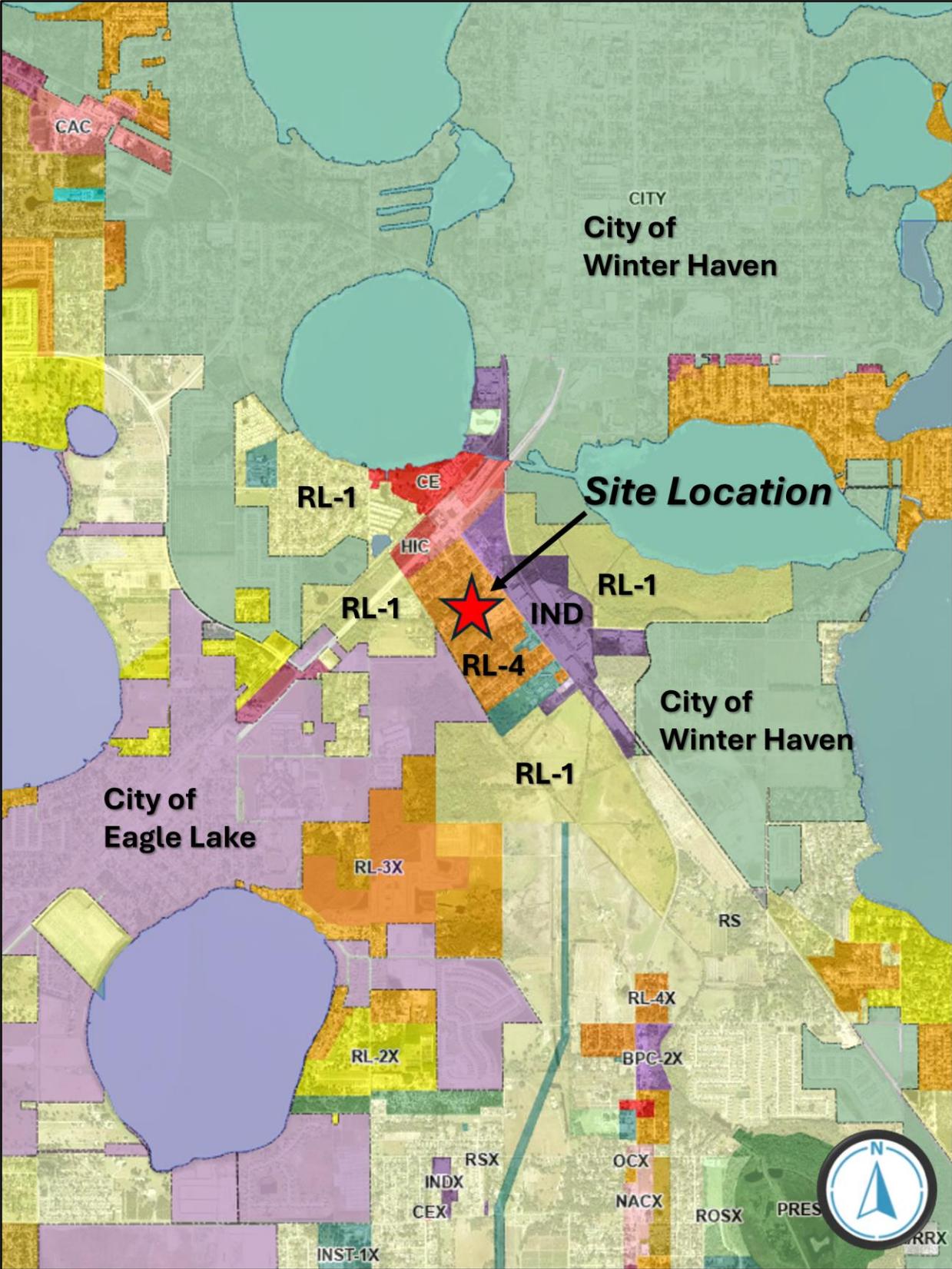
Comments from other Agencies: None

Exhibits:

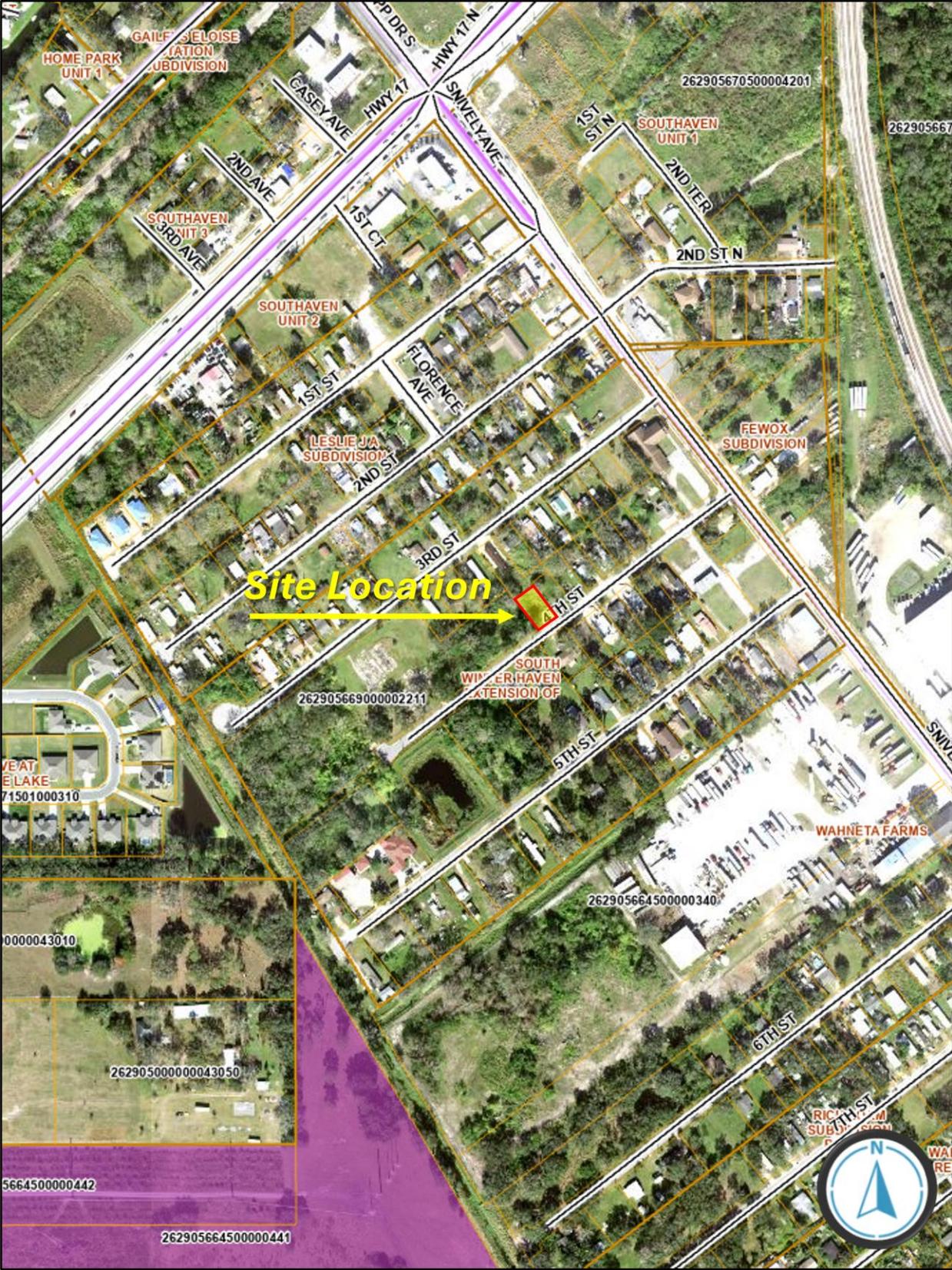
- Exhibit 1 Location Map
- Exhibit 2 Future Land Use Map
- Exhibit 3 Aerial Imagery (context)
- Exhibit 4 Aerial Imagery (close-up)
- Exhibit 5 Site Plan
- Exhibit 6 Surrounding Mobile Homes
- Exhibit 7 Extension of South Winter Haven Subdivision



Location Map



Future Land Use Map



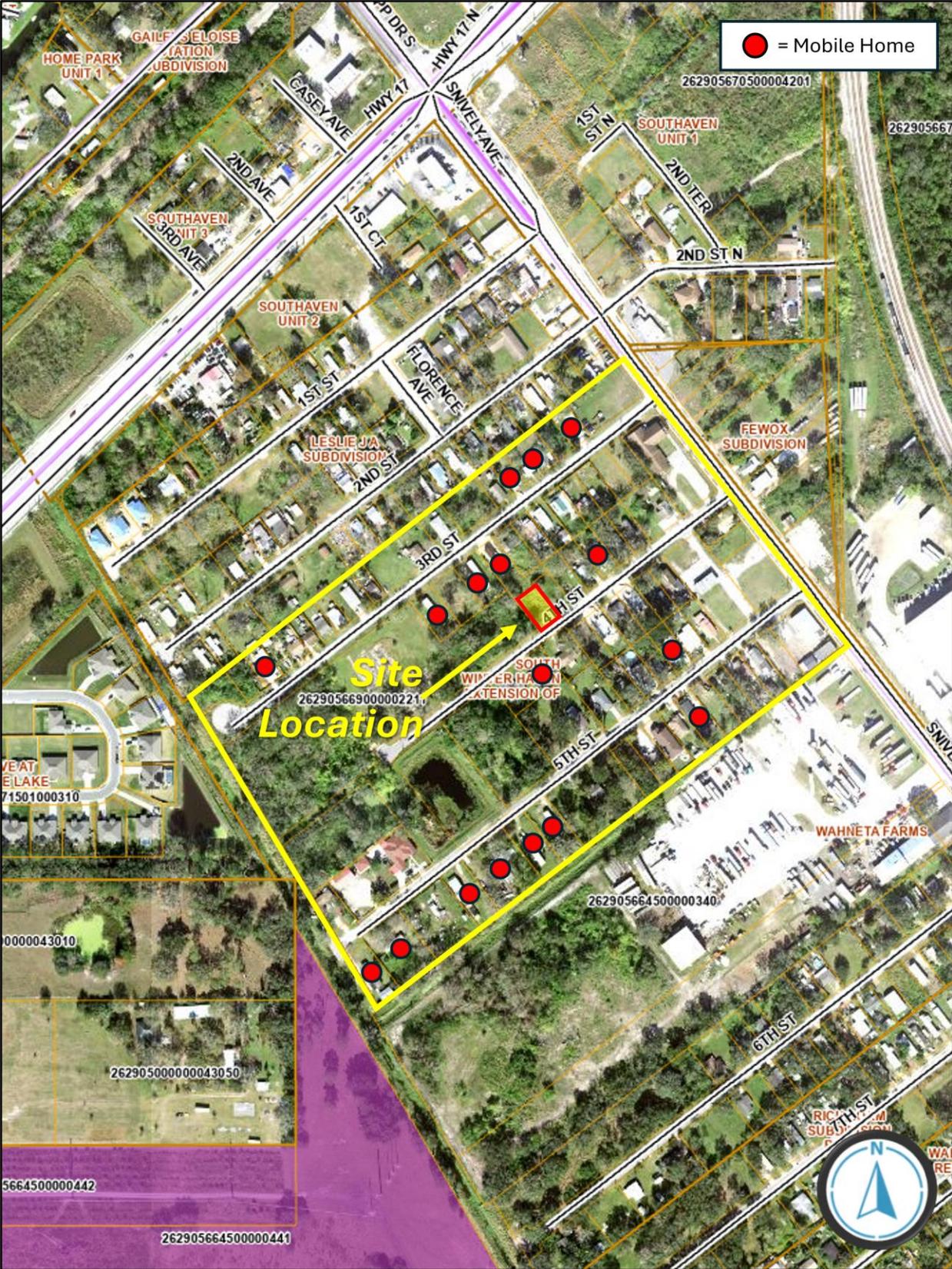
Aerial Imagery (Context)



Aerial Imagery (Close-up)



Site Plan

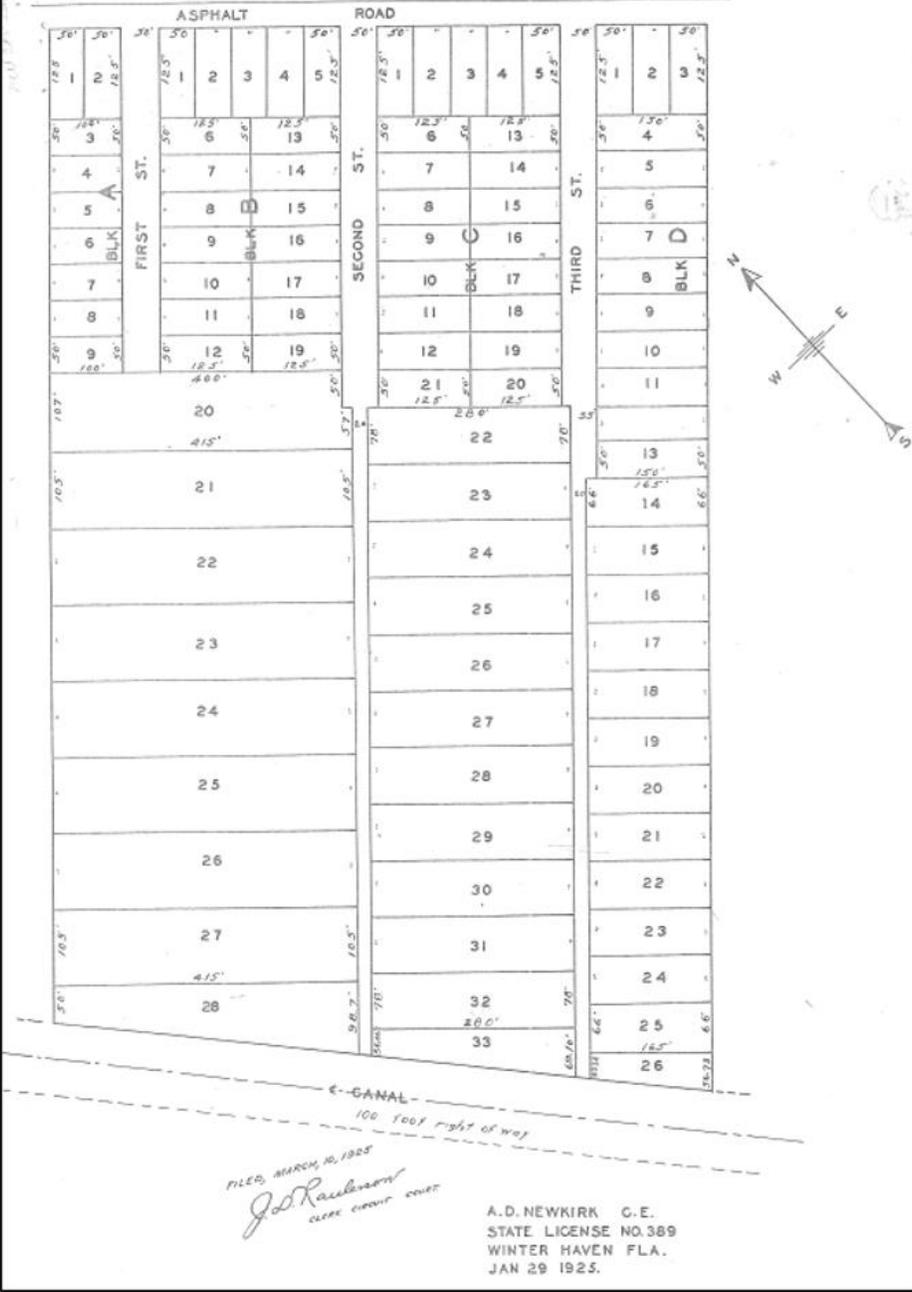


Surrounding Mobile Homes

PB 10
PG 17

EXTENSION OF SOUTH WINTER HAVEN

Lots 35, 36 and 37 of Wahneta Farms
As recorded in Plot Book 1-B, Page 821
of Polk County, Records of Dorton, Fla.
Scale: 1 inch = 100 feet



Extension of South Winter Haven Subdivision