Polk County Planning Commission

Meeting Agenda

April 01, 2026 Regular Planning Meeting

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

A. Planning Commission (PC) will discuss agenda items and consider additions, deferments, withdrawals to published agenda. Planning Commission will discuss any particular agenda items of concern with any Planning Commission member.

B. Planning Commission will consider and review with staff any upcoming ordinance revisions, comprehensive plan recommendations or other matters of concern to the Planning Commission.

Note: This first part of the monthly Planning Commission agenda is a workshop. No official action on any item will be taken at the workshop. While the public is invited to attend, no public comment will be solicited during the workshop.

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

Meeting Minutes March 4, 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2) Considerations of items to be withdrawn, deferred, or continued.

Explanation of General Procedures

Explanation of Quasi-Judicial Proceedings

Voir Dire of Expert Witnesses

Staff Resumes

Agenda Item

Old Business

1. LDCT-2026-1 Wahneta Main Street Overlay (MSC) LDC Text Amendment

New Business

2. LDCPAS-2025-40 (Poinciana Commercial CPA)
3. LDCT-2026-4 (Poinciana Commercial Activity Center Plan LDC Text Amendment)
4. LDCPAS-2025-39 (Braddock Road CPA)
5. LDCPAS-2026-1 (US 27/Deer Creek Blvd INST)
6. LDCU-2025-37 (Temple Circle Duplex)
7. LDSPD-2025-2 (Old Dixie Highway SPD)
8. LDCU-2025-38 (Highlands Street MHP)
9. LDCU-2025-39 (Thomas Landing Fish Camp Expansion)
10. LDCPAS-2025-19 (PRWC Receiving Facility CPA)
11. LDCD-2025-4 (PRWC Receiving Facility District Change)
12. LDCPAL-2026-1 (Office Center Text Amendment CPA)
13. LDCT-2026-2 (Office Center Consistency)

Comprehensive Plan update

Adjournment

Polk County

Planning Commission

Agenda Item 4/1/2026

SUBJECT

Meeting Minutes March 4, 2026

Polk County Planning Commission

Meeting Minutes - Final

March 04, 2026 Regular Planning Meeting

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

Minutes: The workshop of the Polk County Planning Commission was called to order at 8:50 a.m. by the Chair, Merle Bishop, on Wednesday, March 4, 2026, in the County Commission Boardroom, Administration Building. In attendance were the following members: Julie Jackson, Angel Sims, Cyndi Jantomaso, Brooke Agnini and Robert Beltran. Also, Linda Schultz Planning Commission alternate. Also, present were Sandra Howard, Deputy County Attorney, Ben Ziskal, Erik Peterson, Chanda Bennett, Mark Bennett, Robert Bolton, Kyle Rogus, Andrew Grohowski and Ian Nance of Land Development, and Lyndsay Yannone, recording secretary.

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

Minutes: The workshop of the Polk County Planning Commission was called to order at 9:00 a.m. by the Chair, Merle Bishop, on Wednesday, March 4, 2026, in the County Commission Boardroom, Administration Building. In attendance were the following members: Julie Jackson, Angel Sims, Cyndi Jantomaso, Brooke Agnini and Robert Beltran. Also, Linda Schultz Planning Commission alternate. Also, present were Sandra Howard, Deputy County Attorney, Ben Ziskal, Erik Peterson, Chanda Bennett, Mark Bennett, Robert Bolton, Kyle Rogus, Andrew Grohowski and Ian Nance of Land Development, and Lyndsay Yannone, recording secretary.

Pledge of Allegiance

Roll Call / Attendance

Approved

RESULT:	**APPROVED**
MOVER:	Angelic Sims
SECONDER:	
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson
Excused:	Hickman, and Updike
Excused:	Hickman, and Updike
Absent:	Bass
Absent:	Bass

Approve Minutes

Approved

February 4, 2026, meeting minutes

Approved

RESULT:	**APPROVED**
MOVER:	Angelic Sims
SECONDER:	Cyndi Jantomaso
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson

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-2025-25 (Hudson MH) - Continued

Explanation of General Procedures

Voir Dire of Expert Witnesses

Approved

RESULT:	**APPROVED**
MOVER:	Angelic Sims
SECONDER:	Robert Beltran
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson

Staff Resumes

Agenda Item

Explanation of Quasi-Judicial Proceedings

New Business

1. LDWA-2025-49 (Hatch Easement)

Minutes: Joey Manning, applicant, James and Lisa Hatch, owners, are requesting approval to allow a newly split lot to have access via an easement exceeding 0.25 miles in length on 1.63 +/- acres within a Residential Low-1 (RL-1) within an Urban Growth Area (UGA). The subject site is located west of the City of Bartow off Gaskin Road South, north of Highway 640, south of Clower Street, east of Highway 555, west of Noralyn Mine Road, west of the City of Bartow

in Section 13, Township 30, Range 24.

Kyle Rogus, Land Development, introduced the case and reported 17 mailers sent to area property owners on February 13, 2026, one (1) sign posted on the property on February 13, 2026, and a legal advertisement was published in Polk Sun on February 18, 2026. No response from the public.

Merle asked how many parcels this included. Kyle stated three.

Joey Manning, applicant spoke, agreed with staff.

Mr. Chair opened public portion.

No one spoke from the public.

Mr. Chair closed public portion.
Approved

RESULT:	**APPROVED**
MOVER:	Robert Beltran
SECONDER:	Angelic Sims
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson

2. LDCPAS-2025-38 (Toho Marigold INST/NAC CPA)

Minutes: Allision Schultz, Toho Water Authority, applicant, and Marigold Development LLC, owner, are requesting a Small Scale Comprehensive Plan map amendment from Development of Regional Impact-X (DRIX) to Institutional-X (INST-X), and Neighborhood Activity Center-X (NACX) on 12.39± acres located within the Utility Enclave Area (UEA). The property is located on the north side of Marigold Avenue and Hemlock Avenue, east of Flounder Road, south of Halibut Road, and west of Laurel Avenue east of the City of Haines City, in Sections 02, and 28, Township 28, Range 28.
Robert Bolton, Land Development, introduced the case and reported 111 mailers sent to area property owners on February 13, 2026, four (4) signs posted on the property on February 13, 2026, and a legal advertisement was published in Polk Sun on February 18, 2026. No response from the public.

Micha Smart, representee for the application, spoke and agreed with staff.

Mr. Chair opened public portion.

No one spoke from the public.

Mr. Chair closed public portion.

Approved

RESULT:	**APPROVED**
MOVER:	Angelic Sims

SECONDER:	Cyndi Jantomaso
AYE:	Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson
Recused:	Beltran

3. LDCPAS-2025-37 (Hwy 17/92 LCC CPA)

Minutes: Tom Wodrich, TPW Land Planning, applicant, and Fortress Property Management Group LLC., owner, are requesting a Future Land Use Map change from Leisure/Recreation **(LR)** to Linear Commercial Corridor (LCC) on approximately 1.32+/- acres located within the Urban Growth Area (UGA). The property is located on the South of Old Haines City Lake Alfred Road, east of Experiment Station Road, west of Lake Lowery Road, north of US Highway 17/92, and northeast of the City of Lake Alfred, in Section 27, Township 27, Range 26.

Andrew Grohowski, Land Development, introduced the case and reported 16 mailers sent to area property owners on February 13, 2026, one (1) sign posted on the property on February 13, 2026, and a legal advertisement was published in Polk Sun on February 18, 2026. No response from the public.

Tom Woodrich representee for the application, spoke and agreed with staff.

Merle asked if this was used for the property right now. Maybe self-storage.

Mr. Chair opened public portion.

No one spoke from the public.

Mr. Chair closed public portion.

Approved

RESULT:	**APPROVED**
MOVER:	Cyndi Jantomaso
SECONDER:	Angelic Sims
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson

4. LDCT-2026-1 Wahneta Main Street Overlay (MSC) LDC Text Amendment

Minutes: This was continued to April 1, 2026.

Continued

RESULT:	**CONTINUED**
MOVER:	Robert Beltran
SECONDER:	Julie Jackson
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson

5. LDCT-2025-28 (Flex Space & Retail Plazas)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding Land

Development Code amendment **LDCT-2025-28**, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code, Chapter 2, Section 221, Principal Uses and Buildings, to add standards for Flex Space Building and Retail Plazas; Chapter 10, Definitions, to add definitions; providing for severability; and providing for an effective date.

Ian Nance, Land Development, introduced the case and stated a legal advertisement was published in Polk Sun on February 18, 2026. No response from the public.

Mr. Chair opened public portion.

No one spoke from the public.

Mr. Chair closed public portion.

Approved

RESULT:	**APPROVED**
MOVER:	Robert Beltran
SECONDER:	Brooke Agnini
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson

6. LDCT-2025-29 (Storage Yards)

Minutes: An ordinance of the Board Of County Commissioners, Polk County, Florida, Land Development Code amendment **LDCT-2025-29**, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code, amending Chapter 2, Section 205, Table 2.1, adding a storage yard land use category; Chapter 3 Conditional Uses, Section 303, Criteria For Conditional Uses, adding conditions for storage yards; Chapter 4, Section 401.02, Table 4.3, Use Table For Standard Land Use Districts for the Ronald Reagan Selected Area Plan and Section 401.08, Table 4.01.08.01, Use Table for South East Polk Selected Area Plan adding a storage yard land use category; Chapter 10, Definitions, defining Storage Yards to allow for the outdoor storage of raw materials and finished goods as a primary use of property; providing for severability; providing an effective date.

Erik Peterson, Land Development, introduced the case and stated a legal advertisement was published in Polk Sun on February 18, 2026. No response from the public.

Robert Belton asked what time timing for the property would be for this change?

Mr. Chair opened public portion.

No one spoke from the public.

Mr. Chair closed public portion.

Approved

RESULT:	**APPROVED**
MOVER:	Robert Beltran

SECONDER:	Cyndi Jantomaso
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson

7. LDCT-2025-30 (Administrative Plat Approval)

Minutes: An ordinance of the Board of County Commissioners, Polk County, Florida, Land Development Code amendment **LDCT-2025-30**, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code, amending Chapter 8, Section 806, Plats, Section 810, Replats and Modifications, Section 903, Review Procedures, and Section 908 Level 5 Review, to change the procedure of approving subdivision plats from the Board of County Commissioners to the Land Development Director in accordance with new requirements of Chapter 177-071 of the Florida Statutes and amending Section 909.B Applicability, and Section 909.C Amount of Security, to adjust the minimum construction cost threshold and location of financial institution for Performance and Maintenance Securities; providing for severability; providing an effective date.

Erik Peterson, Land Development, introduced the case and stated a legal advertisement was published in Polk Sun on February 18, 2026. No response from the public.

Mr. Chair opened public portion.

No one spoke from the public.

Mr. Chair closed public portion.

Approved

RESULT:	**APPROVED**
MOVER:	Cyndi Jantomaso
SECONDER:	Robert Beltran
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson

Comprehensive Plan update

Adjournment

Recommendation of Approval

RESULT:	**RECOMMENDATION OF APPROVAL**
MOVER:	Robert Beltran
SECONDER:	Cyndi Jantomaso
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson

Polk County

Planning Commission

Agenda Item 4/1/2026

SUBJECT

Staff Resumes

Agenda Item 1. 4/1/2026

SUBJECT

LDCT-2026-1 Wahneta Main Street Overlay (MSC) LDC Text Amendment

DESCRIPTION

This is a County-initiated request for an LDC text amendment to add a Section 403.L. to establish the Main Street Corridor (MSC) Overlay, plus reinstate Table 3, Wahneta Neighborhood Plan Temporary Uses Modifications. This case is continued from the March 4, 2026 Planning Commission Meeting.

RECOMMENDATION

Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Mark J. Bennett, AICP, FRA-RA, CNU-A

Senior Planner

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markbennett@polkfl.gov

POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

DRC Date:	February 19, 2026	**Level of Review:**	4
PC Dates:	March 4, 2026 April 1, 2026	**Type:** **Case Numbers:**	LDC Text Amendment LDCT-2026-1
BoCC Dates:	May 5, 2026 May 19, 2026	**Case Name:**	Wahneta Main Street Overlay (MSC) LDC Text Amendment
Applicant:	Polk BoCC	**Case Planner:**	Mark J. Bennett

Request:	This is a County-initiated request for an LDC text amendment to add a Section 403.01.L. to establish the Main Street Corridor (MSC) Overlay, plus reinstate Table 3, Wahneta Neighborhood Plan Temporary Uses Modifications.
Location:	Wahneta Neighborhood Plan, Rifle Range Road
Property Owner:	n/a
Parcel Size (Number):	n/a
Development Area:	Neighborhood Utility Service Area (NUSA), Suburban Development Area (SDA)
Nearest Municipality:	Winter Haven
DRC Recommendation:	Approval
Planning Commission Vote:	Pending

Among the changes to Section 403.01, Wahneta Neighborhood Plan, are:

- Establish the Main Street Corridor (MSC) Overlay
- Reinstate Table 3, Wahneta Neighborhood Plan Temporary Uses Modifications

Summary:

This is a County-initiated request to add Section 403.01.L. to establish the Main Street Corridor (MSC) Overlay, plus reinstate Table 3, Wahneta Neighborhood Plan Temporary Uses Modifications.

On November 5, 2024, the Board of County Commissioners approved a Comprehensive Plan text Amendment (LDCPAL-2024-2) to establish the Wahneta Main Street Commercial (MSC) Overlay District. This amendment, which was initiated by the County and the request of area property owners, added new policies, plus mapped the Overlay on the Future Land Use Map. The purpose and intent of these changes is to promote the redevelopment of properties along Rifle Range Road and provide a focal point for non-residential activities in Wahneta by allowing for a "main street" of non-residential development, thereby implementing the Basic Principles identified in the Wahneta Neighborhood Plan.

As part of the Comprehensive Plan policy that established the Overlay, there is a requirement that land development regulations be created to implement this policy. This proposed amendment to the Land Development Code contains the proposed regulations. These regulations address items such as allowed uses, right-of-way setbacks, Compatibility Zones, signage, and parking. These proposed regulations were developed with input from the Wahneta community, based on a public workshop that was held on April 10, 2025.

Findings of Fact

- *LDCT-2026-1 is a County-initiated request for a Land Development Code (LDC) text amendment to add a Section 403.01.L. to establish the Main Street Corridor (MSC) Overlay, plus reinstate Table 3, Wahneta Neighborhood Plan Temporary Uses Modifications.*

- *On November 5, 2024, The Board of County Commissioners approved a Comprehensive Plan Amendment (LDCPAL-2024-2) to establish the Wahneta Main Street Commercial (MSC) Overlay District.*

- *LDCPAL-2024-2 consisted of adding new policies to Section 2.124-A of the Wahneta Neighborhood Plan and mapping the Overlay on the Future Land Use Map.*

- *Included with the proposed text amendment are regulations that address allowed uses, conditional use standards, review/approval requirements, right-of-way requirements, compatibility zones, signage, and parking.*

- *The proposed regulations were developed with input from the Wahneta Community, based on a public workshop that was held on April 10, 2025.*

- *Table 3, Wahneta Neighborhood Plan Temporary Uses Modifications, was inadvertently removed from the Land Development Code.*

- *Table 3 regulates the location of Temporary Uses such as Food and Retail Stands, Produce Stands, Meeting Places, and Special Events.*

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-2026-1.

Planning Commission Recommendation:

On March 4, 2026, The Planning Commission continued the case until April 1, 2026. The reason for the request was to allow staff to conduct additional research regarding distances and building structure, plus additional criteria for granting a variance from the 50-foot Compatibility Zone requirement in Section 220 of the Land Development Code.

Analysis:

On November 5, 2024, The Board of County Commissioners approved a Comprehensive Plan text Amendment to establish the Wahneta Main Street Commercial (MSC) Overlay District. This amendment, which was initiated by the County and the request of area property owners, added new policies, plus mapped the Overlay on the Future Land Use Map. The purpose and intent of these changes is to promote the redevelopment of properties along Rifle Range Road and provide a focal point for non-residential activities in Wahneta by allowing for a “main street” of non-residential

development, thereby implementing the Basic Principles identified in the Wahneta Neighborhood Plan.

As part of the new policy that established the Overlay, there is a requirement that land development regulations be created to implement this provision. This proposed amendment to the Land Development Code contains the proposed regulations.

After adoption of the text amendment, the next step in the process was to obtain community input on the proposed regulations. On April 10, 2025, a community meeting was held at the Guadalupe Mission Catholic Church on Bomber Road in Wahneta that was conducted by the Central Florida Regional Planning Council (CFRPC) and Land Development Division staff.

Listed below is the summary of the meeting, included as part of the Summary document prepared by the CFRPC staff and included with this report:

"The April 10, 2025, Wahneta 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 Wahneta. There is a desire for adaptable development regulations (such as setbacks, compatibility zones, and parking) to better accommodate site-specific needs and encourage reinvestment. The community showed a clear preference for simplified regulations to encourage investment and revitalization within the Wahneta Main Street Commercial (MSC) Overlay.

A major theme raised was the condition of Rifle Range Road, 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."

Based on this input, the proposed ordinance was created, and includes the following provisions:

1. Allowed Uses – the Overlay contains a list of allowed uses. These allowed uses are in addition to the list of permitted and conditional uses already listed in Table 4: Wahneta Neighborhood Plan - Use Table (Allowable Uses and Districts) for the underlying Future Land Use Districts.

2. Conditional Use Standards – This section outlines the following:
   - Level of Review (C1 or C2)
   - Additional Requirements
   - Exemption of certain use-specific development requirements contained in either Section 303 Conditional Use Standards and/or other provisions of the Wahneta Neighborhood Plan.

3. Review/Approval Process – Outlines the process for uses listed in the Section L1. that are not already listed in Table 4 within the NACX and LCCX Land Use Districts.

4. Right-of-Way Setbacks – This section allows for reductions in the right-of-way setback to promote flexibility in site design and promote a more urban, walkable community.

5. Compatibility Zone – A reduction in the required Compatibility Zone is provided for (up to 25 feet), subject to approval as a variance by the Land Use Hearing Officer.

6. Signage - Within the Overlay, Pole-mounted Free-standing Signs would be prohibited, with only Ground-mounted Free-standing and Monument Signage allowed.

7. Parking - No food truck parking shall be allowed in parking lots that receive the 60% reduction per Section 403.01. F.9. unless additional spaces are included for the food truck and related parking.

At the March 4, 2026, Planning Commission meeting, there was discussion about insurance industry requirements for distances between structures. There was also discussion about the need for specific standards for considering variance requests from Section 220 (Compatibility Standards) of the Land Development Code. In response, the proposed ordinance has been revised to provide criteria for use by the Land Use Hearing Officer to consider in determining whether to grant a variance (see below).

5. Compatibility Zone:

b. A reduction of the Compatibility Zone from the required from 50 feet to a maximum of 25 feet may be allowed, subject to approval as a variance by the Land Use Hearing Officer. In order to authorize this variance, the Land Use Hearing Officer shall consider the following factors in addition to those in Section 931:

1) Whether the dimensions of the subject parcel(s) prevent the reasonable use of the land;

2) Whether the location of the buildings on the proposed site plan would adversely impact existing buildings to the north and south of the site;

3) Whether granting the variance would adversely impact adjoining residentially designated and used properties; and

4) Whether the intensity of the requested use would adversely impact adjoining properties.

Benefit-Cost Analysis of the Amendment

Who does it help?
This amendment directly benefits landowners of residential and institutional properties that are in the Main Street Corridor Overlay. By allowing certain types of neighborhood commercial and office uses, there will be increased opportunities available for property to be developed or redeveloped, thereby promoting development activity and potentially new businesses in Wahneta. The proposed regulations are also intended to provide a greater flexibility in site design than typically permitted in other areas of the County.

Who does it hurt?
There is the potential for existing residents living next to the Overlay to deal with impacts caused by new activity along the Corridor. However, because the new regulations still require that the compatibility provisions in Section 220 of the Land Development Code must still be met, the potential for any adverse impacts should be minimized.

What is the cost?

Any new development/redevelopment within the Overlay will be restricted to only ground-mounted free-standing and monument signage. This requirement may result in additional cost. Also, any site that has already obtained the 60% parking space allowed in Wahneta but subsequently wants to contain a food truck must then provide additional parking to account for the food truck use.

Limits of the Proposed Ordinance

The proposed ordinance is limited to amending the County's Land Development Code to implement the requirements found in Section 2.134-A, Wahneta Neighborhood Plan, by:

Policy 2.134-A4 Main Street Commercial Overlay, by:

- Adding Policy 2.134-A4, Main Street Commercial Overlay.
- Reinstating Table 3, Wahneta Neighborhood Plan Temporary Uses Modifications.

Consistency with the Comprehensive Plan

POLICY 2.134-A4: MAIN STREET COMMERCIAL OVERLAY

A. Purpose And Intent - The purpose of the Wahneta Main Street Commercial (MSC) Overlay is to promote the redevelopment of properties along Rifle Range Road and provide a focal point for non-residential activities in Wahneta for a Mainstreet of non-residential development. The intent of the Overlay is to specifically allow for the implementation of the following Vision Basic Principles as identified in the Wahneta Neighborhood Plan and as revised below:

- *Allow for a changing development environment based on pending impacts of the Thompson Nursery Road expansion.*

- *Work with the residents of Wahneta to develop an updated community strategy to encourage beautification and further define a sense of place based on the expected impacts of the Thompson Nursery Road expansion.*

- *Allow greater flexibility for the development of small businesses and community service providers to meet the changing needs of the community through a conditional use process in residential land use designations.*

- *Encourage the development of diverse employment opportunities to attract businesses that will enable the community to become self-sufficient and enhance the quality of life of the residents that is unique to Wahneta.*

- *Develop multi-modal transportation design and development standards for pedestrians, bicycles, trails, bus service, and vehicles. These standards will enable the community to encourage a more pedestrian-oriented community, particularly along the Rifle Range Road and Bomber Road corridor, while allowing for economic development that will enhance and compliment the community's workforce and residents' diverse heritages.*

B. Designation and Mapping – The Main Street Commercial (MSC) Overlay shall only be allowed in the Wahneta Neighborhood Plan. The MSC Overlay includes the non-residential future land use designations along Rifle Range Road and selected residential areas to allow for a transition to non-

residential uses, such as neighborhood commercial, office, and neighborhood-oriented institutional. Any Future Land Use designation mapping changes in the Overlay shall require a Comprehensive Plan Amendment.

C. Overlay Locational Criteria:

1. Frontage and Depth Requirements - Properties in the MSC Overlay must be of the same depth as the adjoining non-residential future land use designations. The intent of this provision is to ensure that non-residential uses are not extended into residentially designated areas further away from Rifle Range Road.

2. Expansion Criteria – Any extension of the MSC Overlay along Rifle Range Road shall be prohibited until such time as a holistic review of the Wahneta Neighborhood Plan is completed. Infilling of the MSC Overlay shall be limited to a depth which corresponds to the typical depth of existing development within the general area of the infill development.

D. Allowed Conditional Use – The following uses may be allowed in the Residential and Institutional Future Land Use designations in the MSC Overlay per the review requirements and development standards of the Land Development Code:

1. Residential - Multi-family

2. Non-Residential - Non-residential uses may include, but are not limited to, grocery stores, personal service shops, restaurants, specialized and general retail, medical and professional offices, cultural facilities, community centers, churches, schools, community-oriented policing substations, and day care centers.

E. Development Criteria – Development or redevelopment within the MSC Overlay shall conform to the review requirements and development standards of the Land Development Code and be subject to the following density and intensity standards
:
1. The maximum floor area ratio shall not exceed 0.35 for non-residential development.

2. Residential development shall not exceed 10.00 dwelling units per acre.

F. Current Future Land Use Designations – The MSC Overlay does not divest any current Future Land Use designation the rights provided it in the Comprehensive Plan and the Land Development Code or the Wahneta Neighborhood Plan. This provision is included to preserve the ability for property owners to utilize their previously allowed uses to preserve their property rights.

G. Land Development Code - Polk County shall implement the provisions of this policy by creating flexible development regulations to incentivize development and redevelopment in the MSC.

The ordinance implements Section 2.134-A - Wahneta Neighborhood Plan Policy 2.134-A4: Main Street Commercial Overlay, specifically Policy 2.134-A4.G: Main Street Commercial Overlay – Land Development Code, by creating flexible development regulations to incentive development and redevelopment in the Corridor.

Comments from Other Agencies: Wahneta Commercial Overlay Meeting Summary, prepared by the Central Florida Regional Planning Council.

Draft Ordinance: Under separate attachment

Exhibit 1 – Section 220, Compatibility Standards
Exhibit 2 – Compatibility Standards Diagrams

Section 220 Compatibility Standards (Revised 05/15/18; Ord. 18-031; 5/15/02 - Ord. 02-22; 2/11/02 - Ord. 02-04)

The provisions of this Section shall apply to all non-residential development within 50 feet of an existing residence or property designated as Agricultural/Residential Rural (A/RR), Residential Suburban (RS), Residential-Low (RL-1, RL-2, RL-3, RL-4), Residential-Medium (RM), Residential High (RH) or Rural Cluster Center-Residential (RCC-R) by the Future Land Use Map Series. Only the portion of the development within the 50-foot compatibility area shall be subject to the requirements of this Section.

A. **Signage**

Signage shall be attached to the building or shall be limited to signs of 24 square feet in area and ten feet in height. Internal illuminated signs shall be prohibited.

B. **Lighting**

Exterior lighting shall be designed to minimize light trespass from non-residential structures and parking facilities onto adjacent residential properties and into rights-of-way except at the vehicular entrances into developments. Electrical reflectors, spotlights, floodlights, and other sources of illumination may be used to illuminate buildings, landscaping, signs, parking and loading areas, on any property provided they are equipped with proper lenses or other devices concentrating the illumination upon the building, landscaping, signs, parking and loading areas, on any property, and preventing any bright, direct illumination upon adjacent property or any public right-of-way. Lighting fixtures shall be recessed or designed with shields which prevent direct view of the light sources from adjacent property boundaries.

A lighting plan shall be required for all non-residential development proposing light fixtures within 50 feet of existing residential properties or residential districts. The plan shall clearly demonstrate that there will be no increase in ambient lighting into existing residential properties and residential districts.

The lighting plan shall include the following elements:

1. No light source shall be located closer than 15 feet from any property line, excluding public rights-of-way.
2. Mounting heights for exterior lights shall not exceed 30 feet in height within a parking lot and 15 feet within adjacent non-vehicular pedestrian areas.
3. Maximum maintained illumination levels measured at finished grade on an adjoining residential property of the project in question shall average no more than 0.5 foot-candles (fc) at the property line and shall not exceed 0.1 fc at 10 feet beyond the property line.
4. Potentially adverse effects of parking area lighting or of other light sources from the property on which the non-residential use is to be located shall be eliminated or prevented so that lights do not illuminate adjacent residential property or shine into any residential window per the standards of Section 220.E.

C. **Buildings**

Non-residential buildings shall not be located within the 50-foot compatibility area.

D. **Prohibited Uses/Activities**

The following are prohibited within the 50-foot compatibility area:

1. Dumpsters, except temporary construction dumpsters.
2. Outdoor sales, storage, or display.

Section 220, Compatibility Standards

3. Air conditioning units greater than five tons. If said unit has a capacity of less than five tons, the unit shall be located to reduce off-site impacts.

4. Loading facilities/structures.

5. Drive-thru facilities.

6. Grease Traps

7. Wastewater lift stations.

8. Gasoline pump islands

E. **Additional Screening and Buffering for Parking Areas**

When vehicle parking is located within 50 feet of a residential structure or platted residential lots with a lot depth of less than 200 feet, the parking area shall require a minimum setback of 15 feet and additional landscaping with specific types of plantings required to minimize noise, light and visual effects upon neighboring residential properties. The following shall be applied in addition to the standard buffer required:

1. For noise reduction: evergreen plantings shall be required with thick foliage covering from ground level to a minimum of 12 feet in height at maturity and spaced to provide overlapping branches within two years after planting.

2. For minimizing ambient light: well foliated, non-deciduous canopy trees spaced to provide overlapping branches within five (5) years after planting and a hedge row to reach 100% opacity above 4 feet within three (3) years to block vehicle lights.

3. For visual effects: decorative plantings, that seasonally flower, staggered between buildings and property line(s) at eight trees per 100 linear feet.

F. **Commercial Vehicles**

Along drive aisles and where commercial vehicles may park or travel within 50 feet of a residential property line there shall be a wall or sound reducing opaque fence of at least eight (8) feet in height or greater. Where there are grade separations in which the drive aisles, parking, loading occur that are lower than the residential properties, wall height may be adjusted.

G. **Linear Commercial Corridor and Commercial Enclave**

In addition to the other requirements of this section, these requirements shall apply to all new development and redevelopment of LCC and CE properties:

1. New development or redevelopment of non-residential uses within a Linear Commercial Corridor and Commercial Enclave shall be limited to the intensities of uses at the same or less intensity as adjacent existing uses.

H. **Large Loading/Unloading Areas and Accessory Truck Parking Areas**

For docking facilities and areas where loading and unloading of goods and materials is conducted that have four (4) or more bay door openings and any associated truck or trailer parking areas abutting residential[1] property, the following shall be required for minimizing vehicular lights and noise reduction:

1. Fencing - An 8-foot opaque fence, limited to solid PVC fences, solid wooden fences, or solid masonry walls shall be required setback 30 feet from any residential[1] property line.

2. Additional Buffering - The required buffer plantings in Section 720 of this code shall be required on the outside side of the fence (as required in section H.1 above) between the fence and the

Section 220, Compatibility Standards

property line. The plantings shall include evergreen plantings with thick foliage covering from ground level to a minimum of 12 feet in height at maturity and spaced to provide overlapping branches within two years after planting. Existing native mature vegetation shall be incorporated into the landscape Buffer where possible.

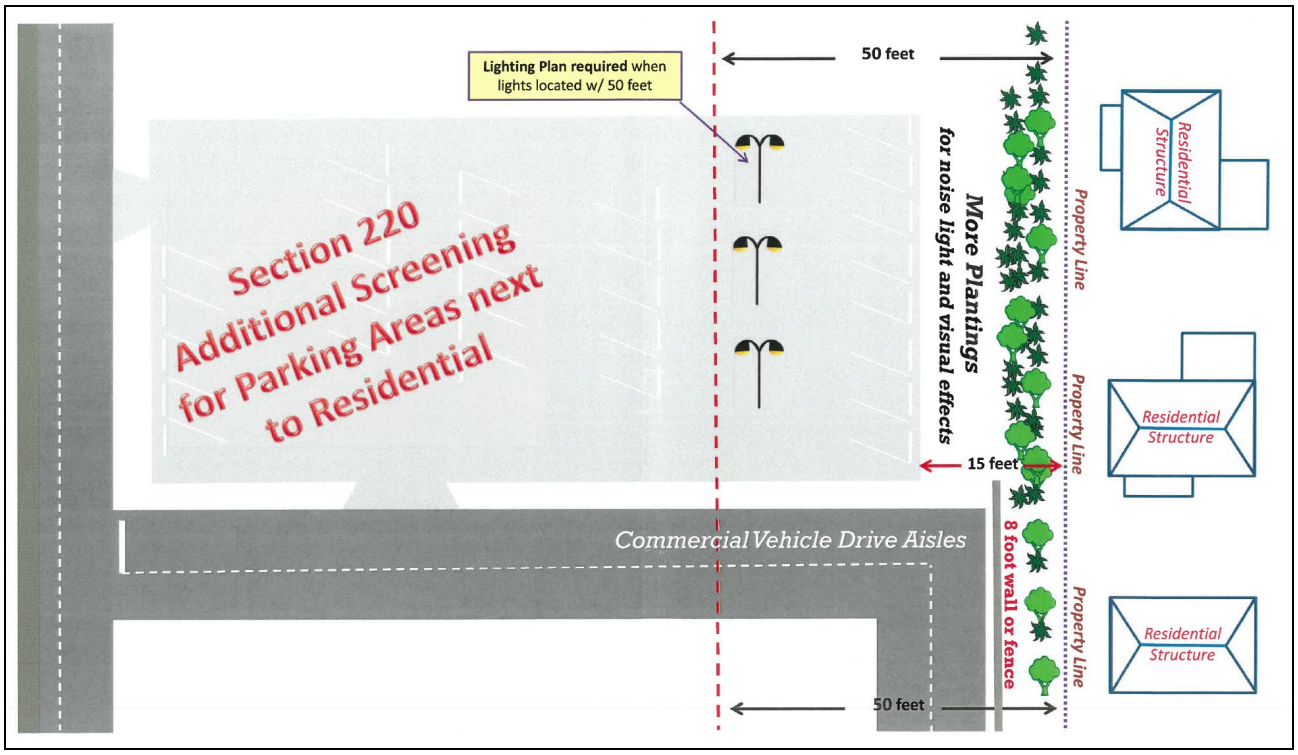
3. Building setback - The setback shall be a minimum of 100 feet from residential[1] property lines for the buildings with loading and unloading bays.

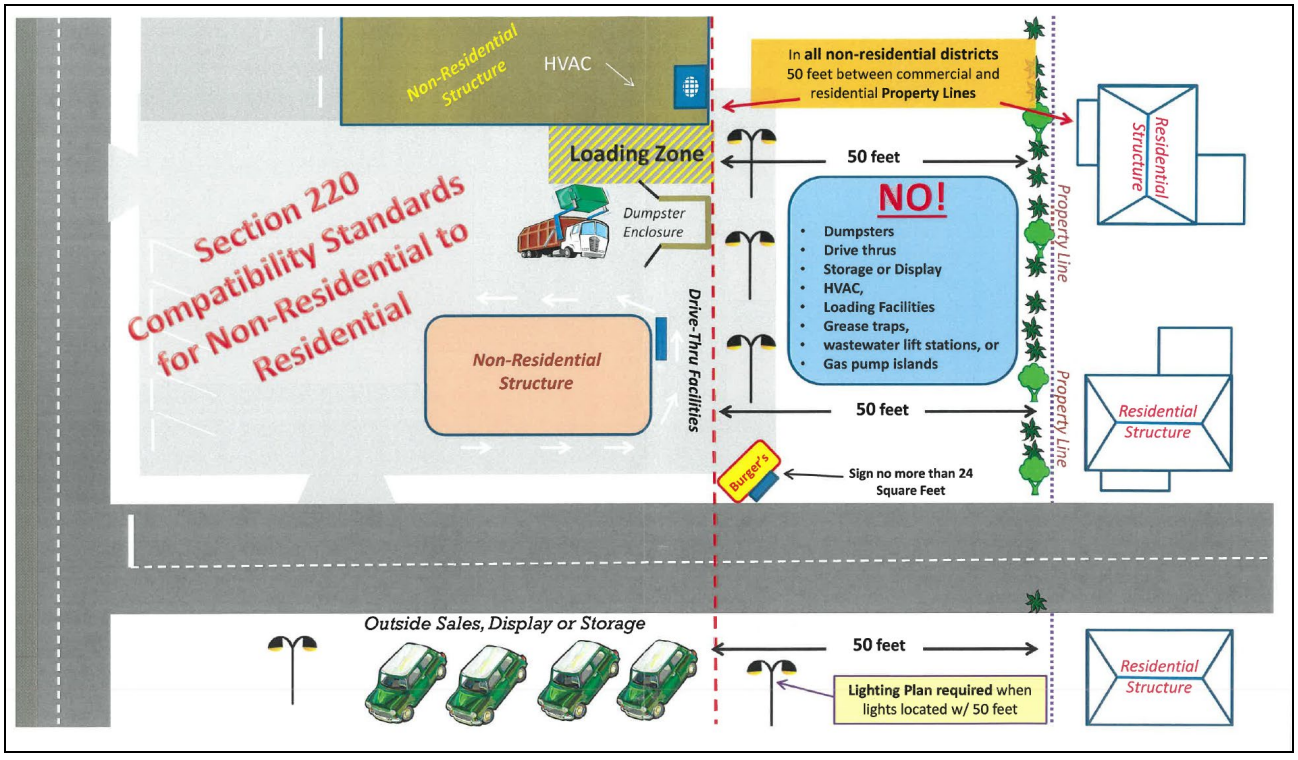
4. Truck Parking - No commercial vehicle or trailer shall be parked within the 50 feet of the residential[1] property lines.

[1] Residential Property is property designated as Agricultural/Residential Rural (A/RR), Residential Suburban (RS), Residential-Low (RL-1, RL-2, RL-3, RL-4), Residential-Medium (RM), Residential High (RH), or Rural Cluster Center- Residential (RCC-R) Future Land Use districts and non-residential districts with an existing residence within 200 feet of the abutting property line.

(Ord. No. 2021-015, § 2, 3-16-2021; Ord. No. 2025-008, § 2, 2-4-2025)

Section 220, Compatibility Standards





Compatibility Standards Diagrams

ORDINANCE NO. 26-_____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING LAND DEVELOPMENT CODE AMENDMENT LDCT-2026-1, AMENDING ORDINANCE NO. 00-09, AS AMENDED, THE POLK COUNTY LAND DEVELOPMENT CODE; AMENDING CHAPTER 403.01 WAHNETA NEIGHBORHOOD PLAN, TO ADD THE MAIN STREET COMMERCIAL OVERLAY AND REINSTATING TABLE 3, WAHNETA NEIGHBORHOOD PLAN TEMPORARY USES MODIFICATIONS; PROVIDING FOR SEVERABILITY; 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 April 1, 2026; and

WHEREAS, the proposed text amendment to the Polk County Land Development Code regarding Amending Chapter 403.01, Wahneta Neighborhood Plan, to add the Main Street Commercial Overlay and reinstate Table 3, Wahneta Neighborhood Plan Temporary Uses Modifications; and

WHEREAS, the Board of County Commissioners held two public hearings on May 5, 2026 and May 9, 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 March 4, 2026, to consider the LDC text amendments contained within Application LDCT-2026-1 and found them to be consistent with the Comprehensive Plan and recommended that the Board adopt the LDC Text Amendment contained within Application LDCT-2026-1.

c) The adoption of LDCT-2026-1 is consistent with the Comprehensive Plan and LDC.

SECTION 2: Chapter 4, Section 403.01.L. Wahneta Neighborhood Plan, of the Polk County Land Development Code, Polk Ordinance No. 00-09, as amended, is hereby amended in the following manner:

Section 403.01 – Wahneta Neighborhood Plan

L. Main Street Commercial Overlay - These requirements implement the purpose and intent of the Wahneta Main Street Commercial (MSC) Overlay, as contained in Policy 2.134-A4: Main Street Commercial Overlay, of the Wahneta Neighborhood Plan.

1. Allowed Uses – Allowable uses are listed in the MSC Overlay as shown below: In addition to the uses allowed in Table 4, the following uses are allowed:

   a. Residential Uses:

      Duplex, Two-family Attached
      Triplex and Quad
      Multi-family
      Planned Development

   b. All Other Uses:

      Adult Day Care (7 or more clients)
      Child Care Center
      Clinics and Medical Offices
      Community Center
      Cultural Facility
      Financial Institution
      Flea Market Open
      Government Facility
      Nurseries, Retail
      Office
      Personal Service
      Religious Institution
      Restaurant, Sit-down/Take-out

Retail, Less than 5,000 sq.ft.
Retail, 5,000-19,999 sq.ft.
Retail, Outdoor Sales/Display

2. Conditional Use Standards:

Purpose and Intent - Conditional uses have unique characteristics that require the imposition of development criteria in order to ensure that they are not harmful to the health, safety, and welfare of residents, surrounding uses and surrounding properties. These criteria may be applied in relation to use, occupancy, location, construction, design, character, scale, manner of operation, or the necessity for making complex or unusual determinations. The uses are listed in this Section together with the specific criteria that apply to each conditional use. These criteria shall be met in addition to all other standards of this Code, unless specifically exempted by this section or if the Code states otherwise, and all applicable regulations of other governmental agencies.

Duplex

a. Individual Duplexes shall be a C1 Use within the Overlay.
b. Duplex Development shall be a C2 Use within the Overlay.
c. Duplexes in the Overlay shall be exempt for the other requirements of the Wahneta Neighborhood Plan.
d. Duplexes shall be required to comply with the requirements in Section 303.

Child Care Centers

a. Child Care Centers shall be a C2 Use within the Overlay.
b. Child Care Centers within the Overlay shall be exempt from the requirements that Child Care Centers display the characteristics of a residential unit, as contained in Section 403.01.E.1. of the Wahneta Neighborhood Plan.

Clinic and Medical Office

a. Clinics and Medical Offices shall be a C2 Use within the Overlay.
b. Interconnection with adjacent commercial properties shall be required.
c. No outside storage of any equipment or supplies shall be allowed on site.
d. The following requirements for Clinics and Medical Offices listed in Section 303 shall be exempt within the Overlay:
    1. The clinic or medical office structure shall be consistent with the character of any adjacent residential neighborhood but maybe allowed to locate in existing non-residential structure without the requirement of being consistent with the character of any adjacent residential neighborhood.
    2. There shall be at a minimum 50 feet of road frontage and all access points shall be on a collector road or higher facility.
e. All other requirements for clinics and medical offices in Section 303 shall be met.

Community Center

a. Community Centers shall be a C2 Use within the Overlay.
b. Community Centers shall be required to comply with the requirements in Section 303.
c. Community Centers in the Overlay shall be exempt from the requirement that any proposed parking facilities shall be setback at least 25 feet from adjacent residential property, as contained in Section 303 of the Land Development Code.

Cultural Facility

a. Cultural Facilities shall be a C2 Use within the Overlay.
b. Cultural Facilities in the Overlay shall comply with the Compatibility Standards in Section 220, and the Conditional Use standards listed in Section 303 of the Land Development Code.
c. Cultural Facilities in the Overlay shall be exempt from the requirement that any proposed parking facilities shall be setback at least 25 feet from adjacent residential property as contained in Section 303 of the Land Development Code.

Flea-Market, Open

a. Flea-Market, Open shall be a C2 use in the Overlay.
b. All Flea-Market, Open in the Overlay shall comply with the Conditional Use standards listed in the Wahneta Neighborhood Plan and Section 303 of the Land Development Code.

Financial Institution

a. Financial Institutions shall be a C2 use in the Overlay.
b. Financial Instituions shall comply with the Compatibility Standards in Section 220 of the Land Development Code.

Government Facility

a. Governmental Facilities shall be a C2 use in the Overlay.
b. Governmental Facilities with the Conditional Use Standards in Section 303 of the Land Development Code.

Multi-Family

a. Multi-Family uses shall be a C2 use in the Overlay.
b. Multi-Family uses in the Overlay shall be exempt from the requirements for multi-family development within residential low-density districts (RCC-R, RL-1, RL-2, RL-3, and RL-4) contained in Section 303, Multi-Family, Item 5. a. thru h.

Nurseries, Retail

a. Nurseries, Retail shall be a C2 use in the Overlay.
b. All Nurseries, Retail in the Overlay shall comply with the Conditional Use standards listed in the Wahneta Neighborhood Plan.

Religious Institutions

a. Religious Institutions shall be a C2 use in the Overlay.
b. Religious Institutions in the Overlay shall comply with the Compatibility Standards in Section 220, and the Conditional Use standards listed in Section 303 of the Land Development Code.
c. Religious Institutions in the Overlay shall be exempt from the requirement that any proposed parking facilities shall be setback at least 25 feet from adjacent residential property.

Restaurant, Sit-down/Take-out

a. Restaurant, Sit-down/Take-out uses shall be a C2 use in the Overlay.

b. Restaurant, Sit-down/Take-out uses shall be exempt from the following requirements listed in Section 303:

1) All structures shall connect to water and sewer facilities.
2) Within OC districts (including OCX), Restaurant, Sit-down/Take-out uses shall comprise no more than 20 percent of the overall district.

Retail

a. Retail shall be a C2 use in the Overlay.
b. Retail uses in the Overlay shall be exempt from the requirement in Section 303 of the Land Development Code that all structures shall not exceed 10 percent of the existing developed OC land use district, and the retail is an accessory use that supports the OC land use.

Retail, Outdoor Sales/Display

a. Retail, Outdoor Sales/Display shall be a C2 use in the Overlay.
b. Within the Overlay, all outdoor storage shall be at a minimum of 25 feet from any side or rear lot line. An 8-foot-high opaque fence, limited to solid PVC fences, solid wooden fences, or solid masonry walls shall be required along these lot lines.
c. Retail, Outdoor Sales/Display uses in the Overlay shall be exempt from the minimum-distance requirement from other Outdoor Sales/Display Retail Uses listed in Section 303.

Triplex or Quad

a. Triplexes or Quads shall be a C2 use in the Overlay.
b. All Triplexes or Quads in the Overlay shall be exempt from the Conditional Use standards listed in the Wahneta Neighborhood Plan.

3. Review/Approval Process:
Uses in the MSC Overlay that are listed in Section L.1. that are in the Neighborhood Activity Center (NACX) & Linear Commercial Corridor (LCCX) Land Use Districts that are not already listed in Table 4 of the Wahneta Neighborhood Plan shall be processed as a Level 2 review.

4. Right-of-Way Setbacks:

a. To promote maximum flexibility in site design, and to also promote a more urban, walkable community, a reduction in the minimum right-of-way front setback for structures on property in the MSC Overlay, may be allowed, subject to approval as a Level 2 review.
b. Buildings shall not be placed within a clear visibility triangle, utility, drainage, or any other type of easement unless approval is granted by the easement holder.
c. Landscaping – Buildings that are placed within 6 feet of a front setback property line may request an alternate landscape plan from that required in Section 720. These alternate landscape plans shall be reviewed through the Level 2 process. This requirement may be waived as outlined in Section 932 (Waivers to Technical Standards) if a building is within one foot of a property line.
d. Clear Visibility Triangle – No buildings, signs, landscaping, fences, walls, or other structures and parking areas shall be located in a clear visibility triangle.

5. Compatibility Zone:

a. Due to the layout of properties within the MSC Overlay, along with the desire to promote redevelopment, a reduction in the width of the Compatibility Zone is allowed in the MSC Overlay.
b. A reduction of the Compatibility Zone from the required from 50 feet to a maximum of 25 feet, may be allowed, subject to approval as a variance by the Land Use Hearing Officer. In order to authorize this variance, the Land Use Hearing Officer shall consider the following factors:

1) Whether the dimensions of the subject parcel(s) prevent the reasonable use of the land;

2) Whether the location of the buildings on the proposed site plan would adversely impact existing buildings to the north and south of the site;

3) Whether granting the variance would adversely impact adjoining residentially designated and used properties; and

4) Whether the intensity of the requested use would adversely impact adjoining properties.

c. All other requirements of Section 220 for Compatibility Zones shall still apply, regardless of ultimate width of the Zone, and will be reviewed as part of the Level 2 review.

6. Signage:
   a. Within the MSC Overlay, Pole-mounted Free-standing Signs shall be prohibited.
   b. Only Ground-mounted Free-standing and Monument Signage (as shown in Figure 7.5) shall be permitted.
   c. All other signage within the MSC Overlay shall comply with the requirements of Section 760 (Signs).

7. Parking:
   a. No food truck parking shall be allowed in parking lots that receive the 60% reduction per Section 403.01. F.9. unless additional spaces are included for the food truck and related parking.
   b. The food truck location and associated parking shall be shown on the site plan.

Table 3: Wahneta Neighborhood Plan Temporary Uses Modifications

Table 3: Wahneta NP Temporary Uses Modifications (Districts that Allow Temporary Uses along Rifle Range Road)				
Districts	**Food & Retail Stands**	**Produce Stands**	**Meeting Places**	**Special Events**
INSTX	X	X	X	X
RSX	X	X		X
RL-3X	X	X		X
RL-4X	X	X		X
RMX	X	X	X	X
Notes: Refer to Section 207 and Table 2.3, of the Land Development Code, for temporary uses permitted in other land use districts and beyond Rifle Range Road.				

SECTION 4: 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 5: 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 19th day of May 2026.

APRIL 23, 2025

Wahneta Neighborhood Vision

Call for details

Wahneta Main Street Commercial (MSC) Overlay Land Development Regulations

PREPARED BY:

CFRPC

WAHNETA - MAIN STREET COMMERCIAL OVERLAY
FUTURE LAND USE (AERIAL PHOTO) MAP

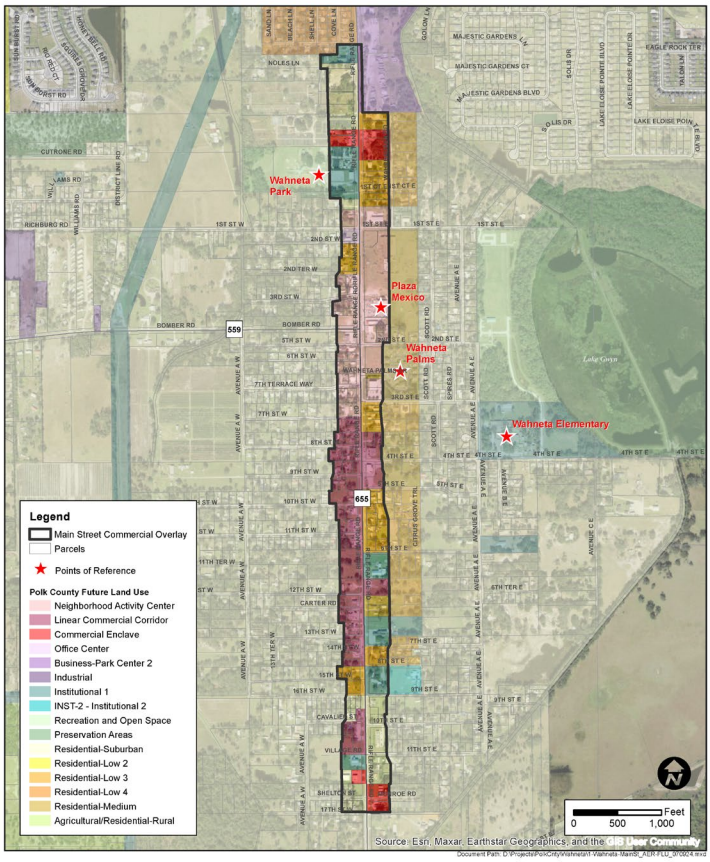


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Wahneta Neighborhood Vision

Wahneta Community Meeting
THURSDAY, APRIL 10, 2025, 5:30PM - 7:00PM
Guadalupe Mission Catholic Church
2150 Bomber Road, Wahneta, FL 33880

Overview

On April 10, 2025, Polk County, in collaboration with the Central Florida Regional Planning Council (CFRPC), hosted a community meeting at the Guadalupe Mission Catholic Church. The event brought together residents and business owners from the Wahneta community, as well as key stakeholders and representatives from various 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 Wahneta area.

The purpose of the meeting was to:

- Inform the Community of the Wahneta Main Street Commercial (MSC) Overlay.
- Provide information to the community on the draft proposed Polk County Land Development regulations for the Wahneta Main Street Corridor Overlay.
- Identify existing opportunities and challenges specific to residential and commercial uses and in Wahneta.



Photo: April 10, 2025 Community Workshop

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. Forty-two (42) people attended the event.

Key Themes

The following are overall key themes, as gathered from staff facilitating group discussions.

Allowable uses:
Participants expressed consensus and support regarding the proposed uses within the Wahneta Main Street Commercial (MSC) Overlay.

Front Setbacks:
Attendees supported the proposed flexibility in reducing front setback requirements, as long as the site design is appropriate for the development and compatible with the property.

Compatibility Zone:
There was support for allowing reductions in the compatibility zone, with attendees emphasizing that such adjustments should be based on neighboring land uses and the nature of the proposed development. Some development types may justify either a larger or smaller compatibility zone.

Signage:
Participants were in favor of prohibiting pole-mounted free-standing signs within the MSC Overlay. Only ground-mounted free-standing and monument signage would be permitted, in line with a more cohesive and pedestrian-friendly streetscape.

Architectural Standards:
Attendees felt that architectural standards were not necessary within the MSC Overlay. The community's primary focus was on revitalization, including attracting new businesses and promoting economic development in the area.

Parking:
There was support for allowing parking reductions, but with important considerations. Participants highlighted that existing businesses already face parking shortages, particularly along Rifle Range Road. To address this, they expressed a desire for a more walkable community that would help reduce the need for on-site parking, or the development of a designated public parking lot to accommodate residents and visitors.

Traffic/Transportation:
Attendees expressed that Rifle Range Road 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. However, residents were concerned about the potential impacts of widening the road, particularly due to the close proximity of existing businesses along the corridor.

In Summary
The April 10, 2025, Wahneta 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 Wahneta. There is a desire for adaptable development regulations (such as setbacks, compatibility zones, and parking) to better accommodate site-specific needs and encourage reinvestment. The community showed a clear preference for simplified regulations to encourage investment and revitalization within the Wahneta Main Street Commercial (MSC) Overlay.

A major theme raised was the condition of Rifle Range Road, 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.

Recommendations

Based on community feedback, the following recommendations are offered for consideration:

1. Move forward with the proposed uses and flexible development standards outlined in the MSC Overlay, as they received support from the community.

2. Eliminate the proposed architectural design requirements within the overlay. This aligns with community priorities focused on revitalization, affordability, and encouraging new business investment.

3. Support reductions in parking and compatibility requirements on a case-by-case basis, especially where developments incorporate walkable design or are near public/shared parking options.

4. Explore opportunities for a shared or public parking lot along or near Rifle Range Road to relieve existing pressure on businesses and support future growth.

5. Initiate a study or planning process for Rifle Range Road improvements that consider:
    - Complete streets concepts for multimodal access (car, pedestrian, bike).
    - Alternatives to widening that minimize business impacts (e.g., streetscape improvements, side street enhancements, traffic calming).

6. Continue community engagement throughout the code refinement and infrastructure planning process to ensure residents and business owners remain informed and involved.



Photo: April 10, 2025 Community Workshop

Breakout Groups Comments

Challenges

- Would like to see Rifle Range Rd widened to 4-lanes similar to Martin Luther King Jr. Blvd in Florence Villa
- Concerns with truck parking
- Lots of traffic on 3rd street & Rifle Range Rd by Plaza Mexico resulting in accidents
- Surveyors refuse to come to Wahneta, challenge of plots, line lots.
- Rifle Range Rd current infrastructure cannot support commercial development
- Widening of Rifle Range Road will decrease the overlay
- Rifle Range Road needs to be improved at a minimum with a turn lane
- Semi-trucks from CSX ILC use Rifle Range Rd, heavy truck traffic
- Rifle Range Rd is not pedestrian friendly
- Lack of existing parking for big trucks
- Need adequate sidewalks on Rifle Range Rd
- Development on the south side of Wahneta is causing higher traffic
- Public transportation is inadequate
- Need sidewalks up to US17
- Crime issues
- Code enforcement

Wants:

- Make Rifle Range Rad a complete street with sidewalks and bike path with ADA access.
- Homes with Food Trucks allowed
- Rifle Range Rad alternative to keep trucks off corridor
- Provide public parking
- Traffic lights to improve traffic on Rifle Range Rd
- A walkable community

Businesses and Services needed:

- Mix use development. Apartments over commercial on the first floor.
- Bank
- Small businesses
- Sit- down restaurants
- Public transportation

Outreach and Notification

Organizations, stakeholders, and community members were notified of the Wahneta Community Meeting through the following methods:

- Over 900 property owners were notified by mail.
- Physical copies of meeting flyer were delivered to local businesses and churches for distribution.
- Physical copies of meeting flyer were delivered to Plaza Mexico for customer distribution.
- Physical copies of meeting flyer were delivered to RCMA for distribution to parents.
- Physical copies of meeting flyer were delivered to the Mission of Guadalupe Catholic Church for distribution at Sunday mass.

Wahneta Community Meeting Notice

Tu hogar
Your Home

Tu negocio
Your business

Tu comunidad
Your Community

Wahneta Neighborhood Vision

SHARE YOUR VOICE ON THE WAHNETA NEIGHBORHOOD VISION

THURSDAY, APRIL 10, 2025

COMPARTE TU VOS SOBRE LA VISIÓN DE LA COMUNIDAD DE WAHNETA

JUEVES, ABRIL 10, 2025

5:30PM - 7:00PM

Meeting starts at 5:30PM | Reunión comienza a las 5:30PM

Join us to discuss the draft Polk County Land Development Code requirements for the Wahneta Main Street Corridor Overlay

Únase a nosotros para discutir los requisitos del Código de desarrollo de terrenos del condado de Polk para la Wahneta Main Street Commercial Overlay (MSC).







Mission of Guadalupe Catholic Church
2150 Bomber Rd,
Wahneta, FL 33880

Contact/Contacto: Brenda Torres, Central Florida Regional Planning Council, (863) 534-7130, ext: 109 , btorres@cfrpc.org.

POLK COUNTY
CFRPC

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 (voice), 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 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.

Wahneta Community Meeting Sign-In Sheets

Wahneta Neighborhood Vision Meeting
Sign-In Sheet
Mission of Guadalupe Catholic Church
April 10, 2025, 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
Edward+Elizabeth Pratt			111 Ave A Wahneta East, Winter Haven	epratt1@tampabay.rr.com
William D Smith			505 Cipres CR W.H.	wsmith.ws@email.com
Coreyl Russ			131-9TH Wahneta ST E	
Tabetha Russ			" "	" "
Mauro Lopez			122 1st street west Winter Haven	Same
Sebastian Lopez			122 1st street west Winter Haven	Same
Valentina Serna			118 3rd Wahneta St West	emy2014.vs@gmail.com
adelina salazar			106 3rd Wahneta St. West	

*I hereby consent to and authorize the reproduction, publication and/any other use by the Central Florida Regional Planning Council (CFRPC), its licensees and assigns, of the photographs/audio/video from this meeting, in whole or part in conjunction with other photographs/audio/video, in any medium and for any lawful purpose, including illustration, promotion, advertising or web content, without any royalty or compensation to me. I assign to CFRPC any and all rights of ownership to the photographs/audio/video, the transparencies or digital files thereof, and agree that CFRPC has full right to copyright, use and publish the same in print and/or electronically, with full right of lawful disposition in any manner. I waive any right to notice, inspection, or approval of any use of the photographs/audio/video which the CFRPC, may make or authorize, and I release, the HRTPO, and its licensees and assigns, from any claim or liability arising from or in connection with CFRPC's use of the photographs/audio/video or any alteration, processing or use thereof in composite form, whether intentional or otherwise.

Wahneta Neighborhood Vision Meeting
Sign-In Sheet
Mission of Guadalupe Catholic Church
April 10, 2025, 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
Juleen Deeb	JD	yes	701 Dolly Ben CT	juleend@hotmail.com
Tammy Scott	TS	yes	703 Dolly Ben CT	tscott2023@yahoo.com
Bill Pennington	BP	YES	854 SADDLE OAK DR.	William Pennington 591 @ YAHOO.com
Mike Khudstrup	MK	Yes	P.O. Box 7572 Lakeland, FL 33807	MKNUPSTRUP@yah...
Jesus Gonzalez	J.G	Yes	Jgonzalez@ruperton.com	118 3rd wahneta St west W.H FL 33880
Arturo Gonzalez	A.R	yes.	artio@gmail.com	PO Box 2488 Eagle Lake FL 33839
Jose Muñez				
Juan Hernandez				

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Wahneta Neighborhood Vision Meeting
Sign-In Sheet

Mission of Guadalupe Catholic Church
April 10, 2025, 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
Jorge I Sevilla margarita R Salameth	Jr.	yes	jsevilla.laSalle@gmail.com margarita.SevillaSalameth21@gmail.com	
fama & mario Ramirez			500 Ave A Wahneta Winter Haven, Fl. 33880	
Maria Hernandez			12 CHERRY Blossom Ln Winter Haven, Fl. 33884	
Paula Vann			6021 Morgan Rd Winter Haven FL	
TROY Holley	T.H.	Yes	136 16th ST west 33880	TROY PHolley@Yahoo
Francisco Cruz			108 Scott Rd. Winter Haven	Franciscocruz132@Gmail.com.
Carmela Ramos			110 Scott Rd Winter Haven	
Rosa Santiago Lorenzo Santiago		Yes	118 1 st wahneta St west Winter Haven FL 33880	

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Wahneta Neighborhood Vision Meeting
Sign-In Sheet

Mission of Guadalupe Catholic Church
April 10, 2025, 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
MIKE & SHANA SETSER	M.S. S.S.	YES	480 ADRIEL AVE WINTER HAVEN, FL 33880	mssetser@sbcglobal.net
Paula Vann		yes	2860 Rifle Range Rd Winter Haven FL 33880	pjanev9@aol.com
Victor Cruz	V.C.	Yes	114 18th Wahneta St W.	
Daisy Cruz	D.C	yes	415 Ave B Wahneta E Winter Haven	
Christian Filomeno	CF	Yes	110 Carter Rd Winter Haven	
Alexis Filomeno	AF	Yes	110 CARTER RD WINTER HAVEN	
* LUZ D Huipio	LH	yes	215 RICHBURG RD Winter Haven 33880	luzhuipio78@gmail.com
Delores Skipper	D.S.		1140 Ave A West Wahneta	

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Wahneta Neighborhood Vision Meeting
Sign-In Sheet

Mission of Guadalupe Catholic Church
April 10, 2025, 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
Maribel Villegas Escobedo		Yes	3110 Rifle Ranger Rd Winter Haven, FL 33880	
Guadalupe Lopez meeting		Yes	1st Terrace Wahneta Winter Haven FL 33880	
Kim Davis		yes	354 Terranova Blvd WH 33884	Kim@crosbydirt.com
Renisia Ramez		Yes	P.O. Box 1215 Winter Haven FL 33882	Renisiaramez75@gmail.com
Steve Sanders			107 West 14th Street 33880	
Hayden A. Crowley		yes	114 2nd Wahneta Terr West Wahneta W. Haven FL	
Danica Crowley		yes	11	
Robert Foster		Yes	712 Logan Lane Wahneta Winter Haven FL 33880	

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Wahneta Neighborhood Vision Meeting
Sign-In Sheet

Mission of Guadalupe Catholic Church
April 10, 2025, 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
Julia M. Vega	JV	Yes	521 Cipress Circle W. H. 33880	

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Wahneta Neighborhood Vision Meeting

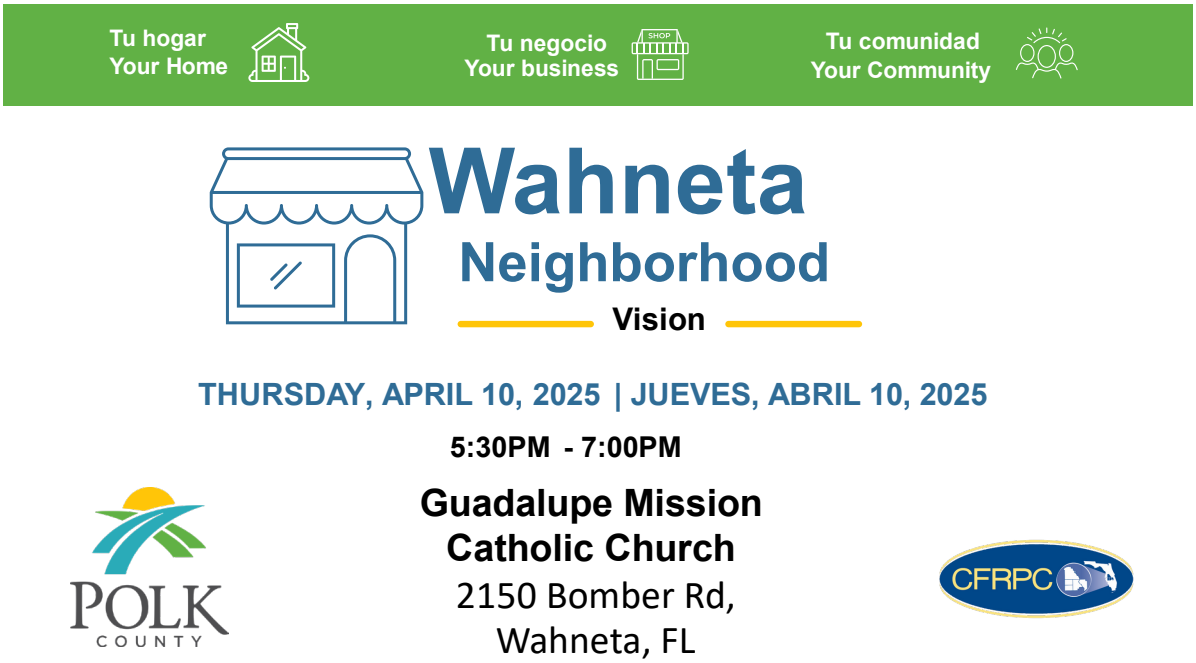
Sign-In Sheet

Mission of Guadalupe Catholic Church
April 10, 2025, 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
Karissa Olmos	KO	Yes	281 W Crystal Beach Rd Cadle Lake 33934	karissaolmos@yahoo.com

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Wahneta Community Meeting Presentation (PowerPoint Presentation)



Wahneta Main Street Commercial (MSC) Overlay
Rifle Range Road Corridor

- Develop an updated community strategy to encourage **beautification** and further **define a sense of place**.
- Allow **greater flexibility for the development of small businesses** and community service providers to meet the changing needs of the community.
- Encourage the **development of diverse employment opportunities** to attract businesses.
- Encourage a **pedestrian-oriented community,** particularly along the Rifle Range Road and Bomber Road corridor, while allowing for economic development.



- Desarrollar una estrategia comunitaria actualizada para el **embellecimiento** y **definir aún más el sentido de lugar.**
- **Permitir flexibilidad para el desarrollo de negocios pequeñas** y proveedores de servicios comunitarios para satisfacer las necesidades cambiantes de la comunidad.
- Animar el **desarrollo de diversas oportunidades de empleo** para atraer empresas.
- Incitar una **comunidad orientada a los peatones**, particularmente a lo largo del corredor Rifle Range Road y Bomber Road, al tiempo que permite un desarrollo económico.

POLK COUNTY

Wahneta
Neighborhood
Vision

CFRPC

Goal | Purpose

- Inform Community of the Wahneta Main Street Commercial (MSC) Overlay.
- Inform on the draft Polk County Land Development Code requirements for the Wahneta Main Street Corridor Overlay.
- Identify existing opportunities & challenges specific to residential & commercial needs in Wahneta.

Gol |Objetivo

- Informar a la comunidad sobre la Wahneta Main Street Commercial (MSC) Overlay.
- Informar sobre los requisitos del Código de desarrollo de terrenos del condado de Polk para la Wahneta Main Street Commercial Overlay(MSC).
- Identificar oportunidades y desafíos existentes específicos para las necesidades residenciales y comerciales en Wahneta

Proposed Wahneta Main Street Commercial (MSC) Overlay
Land Development Regulations
Polk LDR Section 403.01 – Wahneta Neighborhood Plan

Allowable uses are listed in the MSC Overlay as shown below:

Los usos permitidos se enumeran en la MSC Overlay como se muestra a continuación:

Residential Uses:

- Duplex, Two-family Attached
- Triplex and Quad
- Multi-family
- Planned Development

Usos residenciales:

- Dúplex, adjunto para dos familias
- Triplex y Cuádruple
- Multifamiliar
- Desarrollo planificado

All Other Uses:	Todos los demás usos:
Adult Day Care (7 or more clients)	Cuidado diurno para adultos (7 o más clientes)
Child Care Center	Centro de cuidado infantil
Clinics and Medical Offices	Clínicas y consultorios médicos
Community Center	Centro Comunitario
Cultural Facility	Instalación Cultural
Financial Institution	Institución financiera
Flea Market Open	Mercado de pulgas abierto
Government Facility	Instalación gubernamental
Nurseries, Retail	Viveros, Comercio minorista
Office	Oficina
Personal Service	Servicio personalizado
Religious Institution	Institución religiosa
Restaurant, Sit-down/Take-out	Restaurante, Sentado/Para llevar
Retail, Less than 5,000 sq.ft.	Comercio minorista, menos de 5000 pies cuadrados.
Retail, 5,000-19,999 sq.ft.	Comercio minorista, 5,000-19,999 pies cuadrados.
Retail, Outdoor Sales/Display	Venta minorista, venta al aire libre/exhibición

Front Setbacks

a. To promote **maximum flexibility in site design**, and to also promote a more urban, walkable community, there shall not be any minimum front setback for structures on property in the MSC Overlay.

b. Buildings shall not be placed within utility, drainage, or any other type of easement unless approval is granted by the easement holder.

c. Landscaping – Buildings that are placed within 6 feet of a front setback property line may request an alternate landscape plan from that required. These alternate landscape plans shall be reviewed through the Level 2 process. This requirement may be waived if a building is within one foot of a property line.

Retrocesos Frontales

a. Para promover la máxima flexibilidad en el diseño del sitio y también para promover una comunidad más urbana y transitable, **no habrá ningún retroceso frontal mínimo para las estructuras en la propiedad en el MSC Overlay.**

b. Los edificios no se ubicarán dentro de servicios públicos, drenaje o cualquier otro tipo de servidumbre a menos que cuenten con la aprobación del titular de la servidumbre.

c. Paisajismo: los edificios ubicados a menos de 6 pies de una línea de propiedad con retroceso frontal pueden solicitar un plan de paisajismo alternativo al requerido. Estos planes paisajísticos alternativos se revisarán mediante el proceso de Nivel 2. Este requisito puede no aplicarse si un edificio se encuentra a menos de un pie del límite de una propiedad.

Building Setbacks
Retrocesos en la construcción

Traditional setbacks



More separation distance between a Property line and a building or structure

Más distancia de separación entre una línea de propiedad y un edificio o estructura

Reduced Front Yard Setbacks



Less separation distance between a property line and a building or structure.

Menos distancia de separación entre una línea de propiedad y un edificio o estructura

Compatibility Zone

a. Due to the layout of properties within the MSC Overlay, along with the desire to promote redevelopment, a reduction in the width of the Compatibility Zone is allowed in the MSC Overlay.

b. A **reduction from the required from 50 feet to a maximum of 25 feet may be allowed**, subject to approval by the Planning Commission.

c. All other requirements of for Compatibility Zones shall still apply, regardless of ultimate width of the Zone, and will be subject to approval.

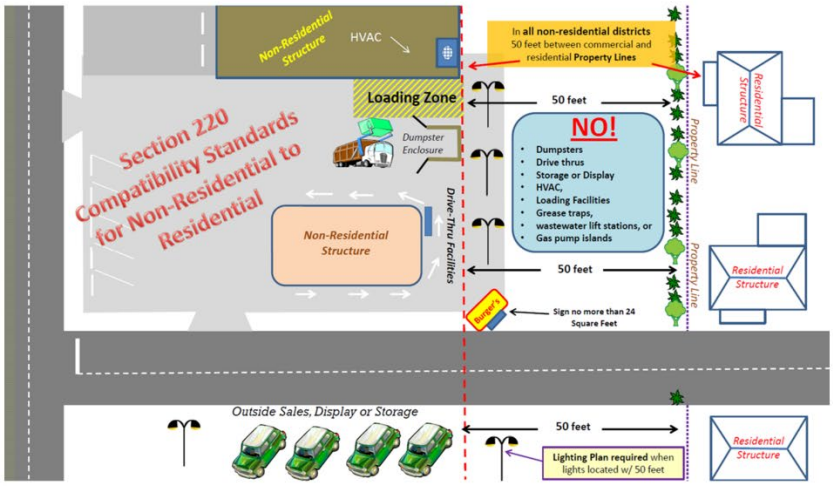
Zona de Compatibilidad

a. Debido al diseño de las propiedades dentro del MSC Overlay, junto con el deseo de promover la reurbanización, se permite una reducción en el ancho de la Zona de Compatibilidad en el MSC Overlay.

b. Se puede permitir **una reducción de los requeridos de 50 pies a un máximo de 25 pies,** sujeto a la aprobación de la Comisión de Planificación.

c. Todos los demás requisitos de las Zonas de Compatibilidad seguirán aplicándose, independientemente del ancho final de la Zona, y estarán sujetos a aprobación.

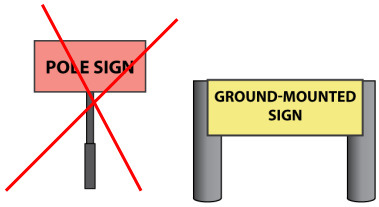
Compatibility Zone
Zona de Compatibilidad



Signage

a. Within the MSC Overlay, **Pole-mounted Free-standing Signs shall be prohibited.**

b. Only Ground-mounted Free-standing and Monument Signage shall be permitted. All other signage within the MSC Overlay shall comply with the requirements of Section 760 (Signs).

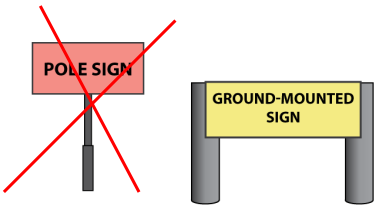


The Pole Sign would not be allowed.

Letreros

a. Dentro del MSC Overlay, se prohibirán los letreros independientes montados en postes.

b. Sólo se permitirán señales monumentales e independientes montadas en el suelo. Todos los demás letreros dentro del MSC Overlay deberán cumplir con los requisitos de la Sección 760 (Señales).



No se permitiría letreros de poste

Architecture / Design Standards
Estándares de Arquitectura / Diseño



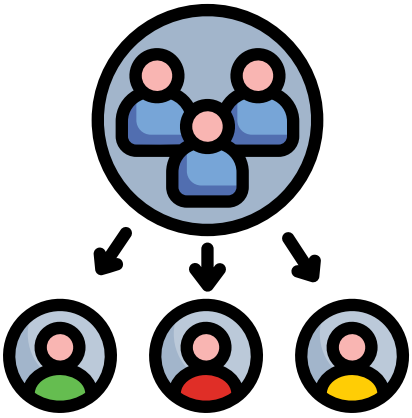
Without Design Requirements

Sin Requisitos De Diseño

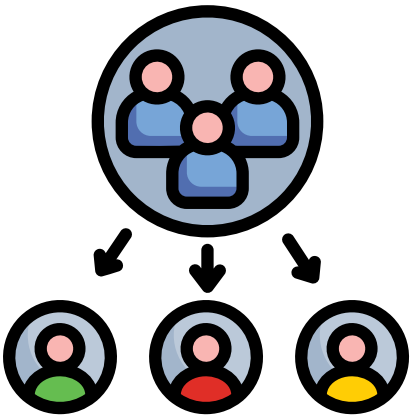


With Design Requirements

Con Requisitos De Diseño



Breakout Groups | Sesión de Grupos



Group Report Outs | Informes Grupales

Next Steps:

To Be Determined :

Polk County Planning Commission Hearing and Polk County Board of County Commissioners Hearing
Proposed Wahneta Main Street Corridor (MSC) Overlay Land Development Regulations

Próximos Pasos

Ser Determinado

Audiencia de la Comisión de Planificación del Condado de Polk y de la Junta de Comisionados del Condado de Polk
Propuesta de requisitos del Código de desarrollo de terrenos del condado de Polk para la Wahneta Main Street Commercial Overlay (MSC).

Wahneta Neighborhood Vision

For more Information:
Para más información:

Chanda Bennett
Polk County, Comprehensive Planning Administrator
Office of Planning and Development | Land Development
Phone 863.534.6484
chandabennett@polk-county.net

Mark Bennett
Polk County, Senior Planner
Office of Planning and Development | Land Development
Phone 863.534.6455
markbennett@polk-county.net

Brenda Torres
Community Planner & Communications Manager
Central Florida Regional Planning Council
(863) 534-7130 ext. 109
btorres@cfrpc.org

Tu hogar Your Home | Tu negocio Your business | Tu comunidad Your Community

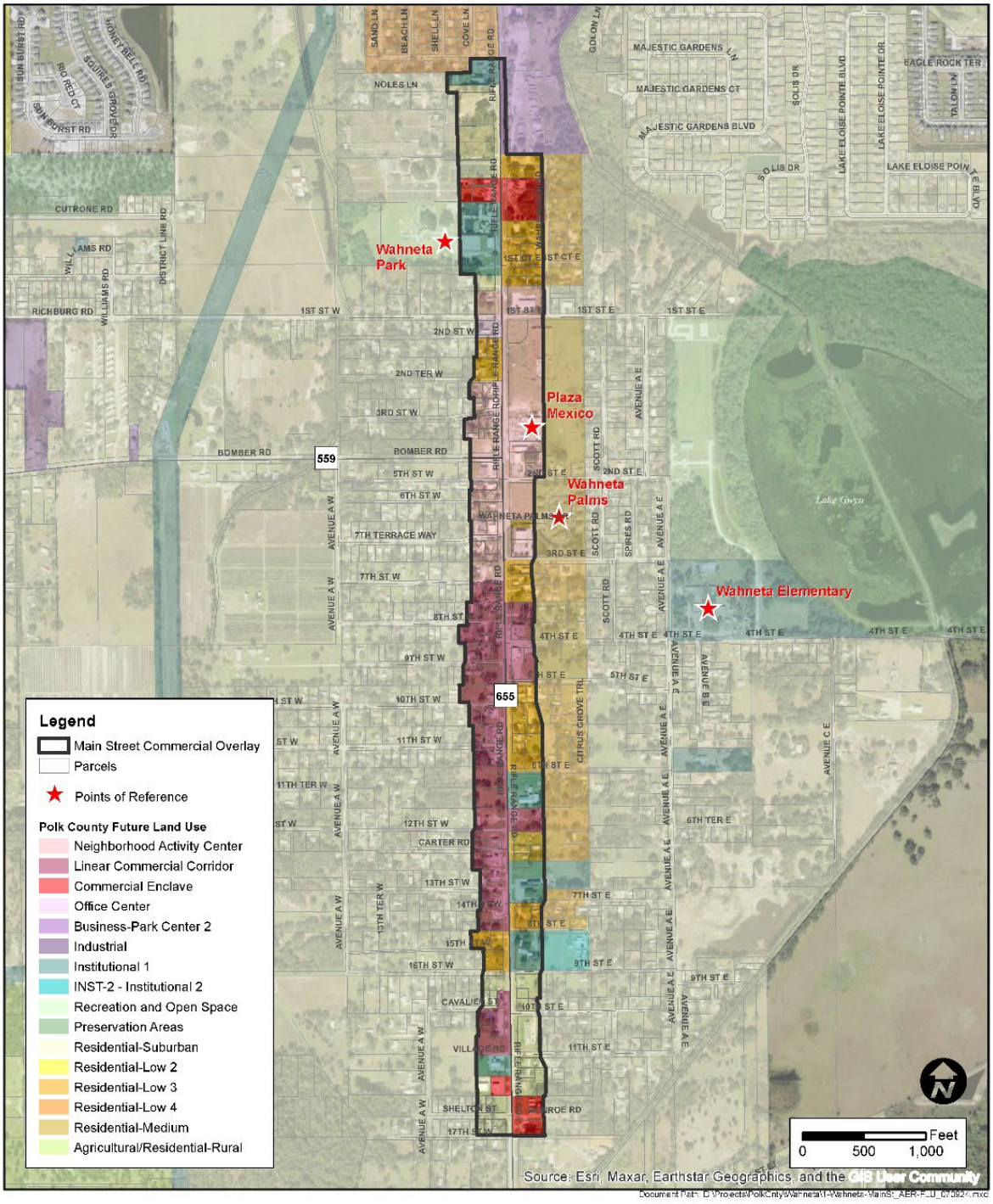
Wahneta Neighborhood Vision

THANK YOU! | GRACIAS!

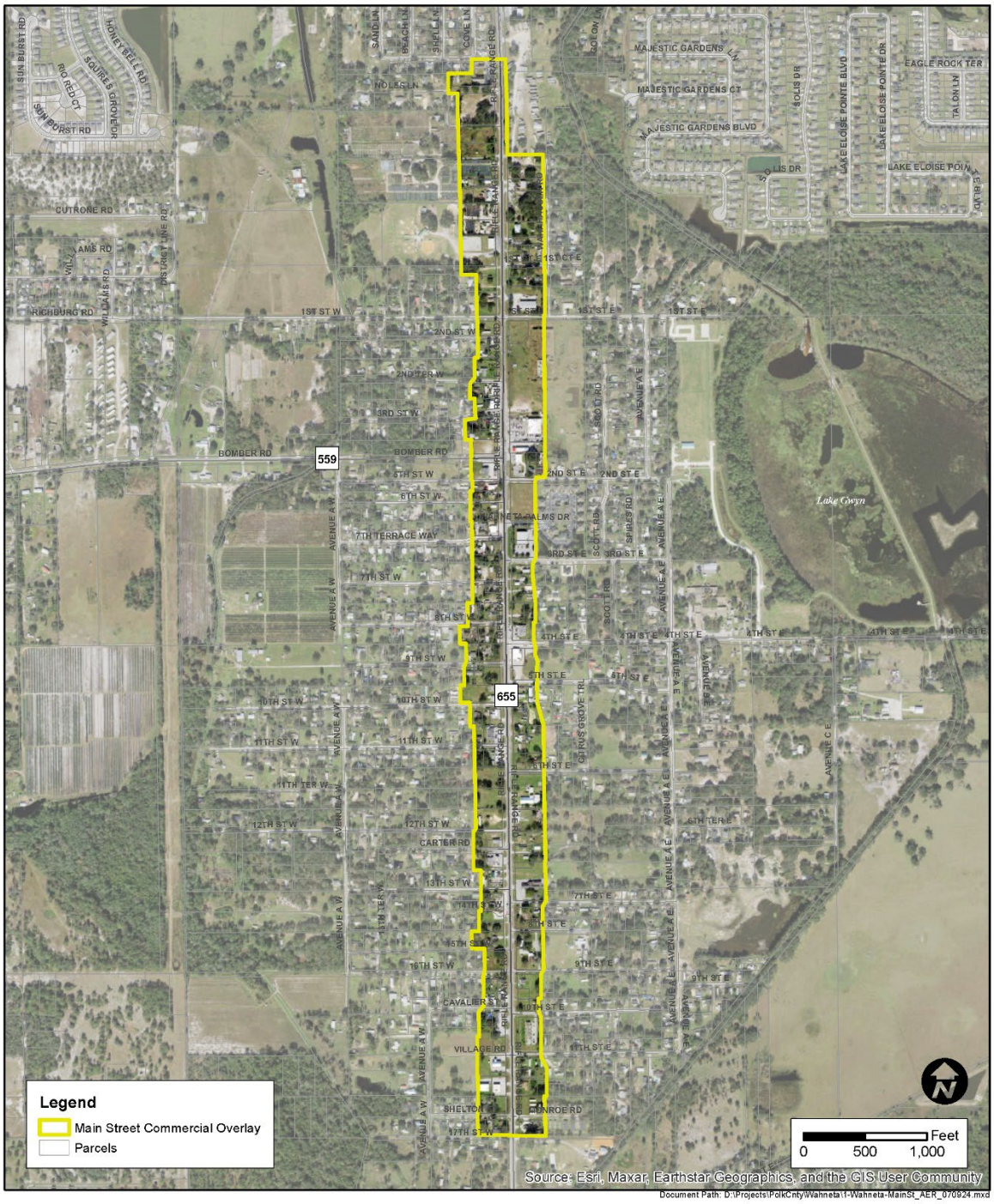
Wahneta Community Meeting Maps

WAHNETA - MAIN STREET COMMERCIAL OVERLAY

FUTURE LAND USE (AERIAL PHOTO) MAP

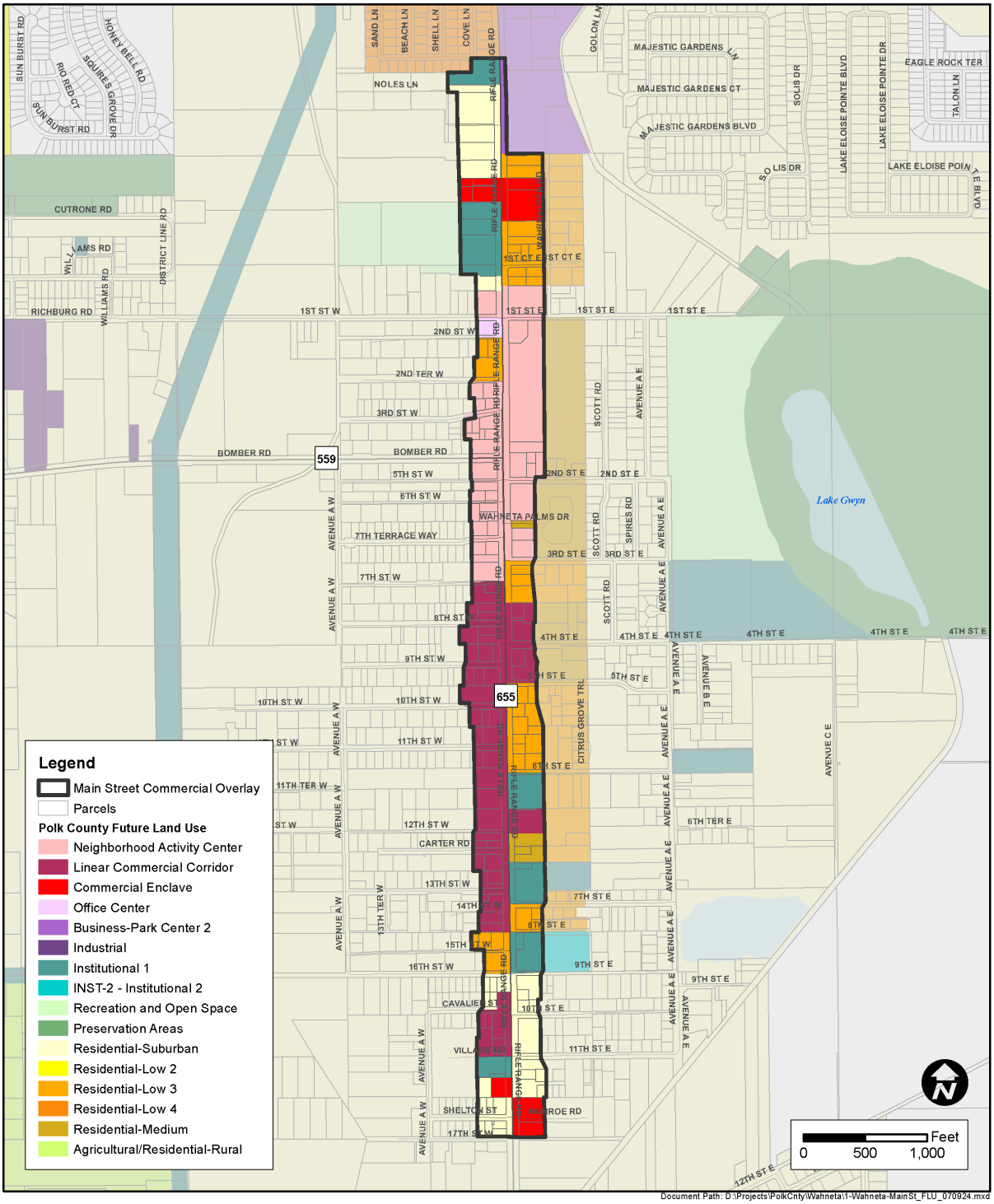


WAHNETA - MAIN STREET COMMERCIAL OVERLAY
AERIAL PHOTO MAP



WAHNETA - MAIN STREET COMMERCIAL OVERLAY

FUTURE LAND USE MAP



Document Path: D:\Projects\PolkCnty\Wahneta\1-Wahneta-MainSt_FLU_070924.mxd

Wahneta Community Meeting Property Owner Notice - English

COMMUNITY WORKSHOP NOTICE

March 27, 2025

RE: Thursday, April 10, 2025 – Wahneta Main Street Commercial Overlay (MSC) Community Meeting

Dear Property Owner:

Please join us and share your thoughts and ideas on the draft Polk County Land Development Code requirements for the Wahneta Main Street Corridor Overlay. This community meeting will be held on **Thursday, April 10, from 5:30 to 7 p.m. at the Mission of Guadalupe Catholic Church, 2150 Bomber Road, Wahneta, FL 33880.**

Discussions will include but are not limited to the Rifle Range Road multi-use corridor and proposed Wahneta Main Street Commercial Overlay Land Development Regulations.

The workshop will be facilitated by the Central Florida Regional Planning Council (CFRPC) in partnership with Polk County.

Wahneta Main Street Commercial Overlay (MSC) Community Meeting

Thursday, April 10, 2025
5:30 p.m. to 7 p.m.

Mission of Guadalupe Catholic Church
2150 Bomber Road
Wahneta, 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.

POLK COUNTY

CFRPC

Wahneta Community Meeting Property Owner Notice - Spanish

AVISO DE REUNIÓN COMUNITARIA

Marzo 27, 2025

Atención: Jueves 10 de Abril de 2025: Reunión comunitaria de Wahneta Main Street Commercial Overlay (MSC)

Estimado propietario:

Únase a nosotros para compartir sus pensamientos e ideas sobre los requisitos del Código de Desarrollo de Terrenos del Condado de Polk para el corredor principal de Wahneta. Esta reunión comunitaria se llevará a cabo el **Jueves 10 de Abril de 2025, de 5:30 a 7 p.m. en la Iglesia Católica Misión de Guadalupe, 2150 Bomber Rd, Wahneta, FL 33880**

Las discusiones incluirán, entre otras, el corredor de usos múltiples de Rifle Range Road y las regulaciones propuestas para el desarrollo de terrenos de Wahneta Main Street.

La reunión será facilitado por el Consejo de Planificación Regional de Florida Central (CFRPC) en asociación con el condado de Polk.

Reunión Comunitaria Sobre el Wahneta Main Street Commercial Overlay (MSC)

Jueves, Abril 10, 2025
5:30 p.m. to 7 p.m.

Iglesia Católica Misión de Guadalupe
2150 Bomber Rd
Wahneta, 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.

Agenda Item 2. 4/1/2026

SUBJECT

LDCPAS-2025-40 (Poinciana Commercial CPA)

DESCRIPTION

This is an applicant-initiated Future Land Use Map change from 12.6 acres from Development of Regional Impact (DRI) to Neighborhood Activity Center (NAC). This case is related to LDCT-2026-4, a text amendment to establish the Poinciana Commercial Activity Center Plan (ACP). The location is on the north side of Pine Street, between Mackerel Road and Laurel Avenue, east of the City of Haines City, in Section 2, Township 28 Range 28.

RECOMMENDATION

Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

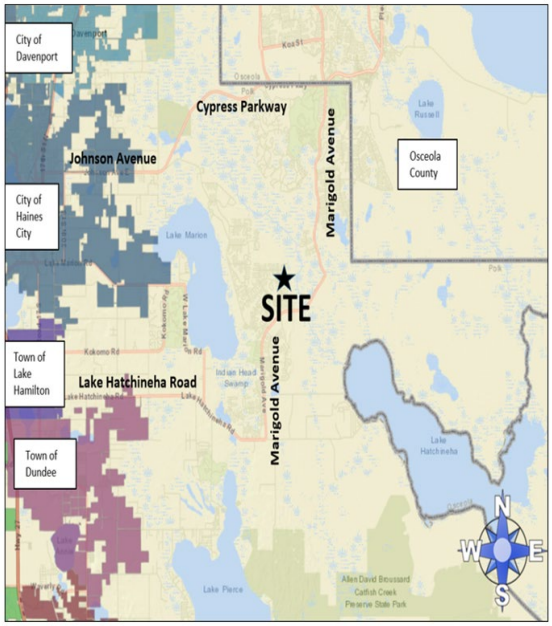
Mark J. Bennett, AICP, FRA-RA, CNU-A

Senior Planner

markbennett@polkfl.gov <mailto:markbennett@polkfl.gov>
(863) 534-6455

POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

DRC Date:	January 22, 2026
Planning Commission Date:	April 1, 2026
BoCC Dates:	May 19, 2026
Applicant:	Ryan Behren, Esq.
Level of Review:	Level 4 Review, Small-Scale Comprehensive Plan Amendment
Case Number and Name:	LDCPAS-2025-40 (Poinciana Commercial CPA)
Request:	Change from Development of Regional Impact (DRI) to Neighborhood Activity Center (NAC) and the text of Section 2.135 of the Comprehensive Plan to allow for the adoption of the Poinciana Commercial Activity Center Plan (ACP). This case is related to LDCT-2026-4, a text amendment to establish the Poinciana Commercial ACP.
Location:	North side of Pine Street, between Mackerel Road and Laurel Avenue, east of the City of Haines City, in Section 2, Township 28, Range 28.
Property Owner:	Titan Land Company LLC
Parcel Size:	12.6 acres
Development Area:	Utility Enclave Area (UEA)
Future Land Use:	Development of Regional Impact (DRI)
Nearest Municipality:	Haines City
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



2023 Aerial Photo

Summary:

This is an applicant-initiated Comprehensive Plan Map Amendment to change 12.6 acres from Development of Regional Impact (DRI) to Neighborhood Activity Center (NAC) on the Future Land Use Map. and to change the text of Section 2.135 of the Comprehensive Plan to allow for the adoption of the Poinciana Commercial Activity Center Plan (ACP).

To implement the ACP, a text amendment to both the Comprehensive Plan and the Land Development Code (LDCT-2026-4) is proposed. The ACP, if approved, will ensure that the development of this site will be compatible with the existing and proposed uses by providing for an orderly guide to ensure quality growth.

Compatibility Summary

There are several reasons why this request is considered to be compatible, and consistent with the Comprehensive Plan and Land Development Code. Policy 2.110-D, Location Criteria for Neighborhood Activity Centers (NACs), requires that NACs be located at the intersections of arterial and/or collector roads. This request is located at the northwest corner of the Pine Street and Laurel Avenue intersection. Additionally, the corresponding Activity Center Plan (ACP) that has been submitted for this amendment (LDCT-2026-4), plans for the expansion of the proposed NAC to the Pine Street & Mackerel Road (also an Urban Collector) intersection. Because the NAC will be located next to two intersections, the request is consistent with the NAC location criteria policy.

The location criteria policy also contains distance-separation criteria from other activity centers. A Neighborhood Activity Center has been proposed (LDCPAS-2025-38) at the Hemlock Avenue/Marigold Avenue/Poinciana Parkway intersection, .8 miles away. Although this does not comply with the four (4) mile distance criteria requirement for NACs in the UEA, this policy also contains a provision that allows for the separation criteria to be reduced if the proposed Neighborhood Activity Center market-area radius minimum population support is over 10,000 people. The applicant has submitted documentation that shows that there are 27,591 people within 3 miles. Because this greatly exceeds the minimum population support standard of 10,000 people, this request is consistent with this policy.

Policy 2.110-L4, Plan Required (for Activity Centers) also requires a developer to prepare and submit an ACP if a new Activity Center is proposed. The applicant has submitted an Activity Center Plan under a separate application (LDCT-2026-4), so this request is consistent with this policy.

Infrastructure Summary

The site is in Tohopekaliga (Toho) Water Authority service area, and provides water and sewer service to the site. Because this amendment is for a non-residential use, schools will not be impacted. There is sufficient roadway capacity. Public safety facilities and services are available.

Environmental Summary

The site is not within the 100-year floodplain and does not contain wetlands or surface waters. No adverse environmental impacts are expected due to the development of this site.

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 2.107(A1-A7): Utility Enclave Areas (UEAs)
- Policy 2.110(D1-D5): Neighborhood Activity Centers (NAC)
- Objective 2.110 L: Activity Center Plans

Findings of Fact

Request and Legal Status

- LDCPAS-2025-40 is an applicant-initiated request for a Comprehensive Plan Amendment to change 12.6 acres from Development of Regional Impact (DRI) to Neighborhood Activity Center (NAC) on the Future Land Use Map. and to change the text of Section 2.135 of the Comprehensive Plan to allow for the adoption of the Poinciana Commercial Activity Center Plan (ACP).

- This case has a companion Land Development Code text amendment (LDCT-2026-4), which provides for an Activity Center Plan (ACP) to guide future development of the NAC.

- Policy 2.110-L1. describes an ACP as a special, detailed land use plan for a specific Activity Center. An ACP shall include a land use map and accompanying objective and policies to provide special conditions, restrictions, or requirements for activities within the ACP. ACPs shall be incorporated into the Land Development Code with reference to the Comprehensive Plan.

- The subject site is in the Utility Enclave Area (UEA).

- Policy 2.107-A1 describes Utility Enclave Areas (UEAs) as are those areas within the County which have developed at urban or suburban densities with County-owned, municipal or County-franchised potable-water systems, and centralized public sewer facilities, or private sewer system in excess of 400,000 GPD. UEAs are typically lacking the full complement of other urban services typically found in the Transit Supportive Development, Urban Growth, or Suburban Areas.

- Policy 2.110-D1 describes the characteristics of Neighborhood Activity Center (NAC) land use district. NACs are intended to accommodate the shopping needs of residents living within the immediate surrounding neighborhood(s).

- The property is vacant and undeveloped.

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 Neighborhood Activity Center (NAC) use.

- Policy 2.110-D, Location Criteria for Neighborhood Activity Centers (NACs), requires that NACs be located at the intersections of arterial and/or collector roads.

- This request is located at the northwest corner of the Pine Street and Laurel Avenue intersections, (both of which are Urban Collectors), even though this is not a full intersection.

- A corresponding Activity Center Plan (ACP) that has been submitted for this amendment (LDCT-2026-4).

- The northeast corner of the Pine Street and Mackerel Road intersection is designated as Commercial in the Poinciana Master Plan.

- Because the NAC will be located next to two intersections, the request is consistent with the NAC location criteria policy.

- The location criteria policy also contains distance-separation criteria from other activity centers.

- A Neighborhood Activity Center has been proposed (LDCPAS-2025-38) at the Hemlock Avenue/Marigold Avenue/Poinciana Parkway intersection, .8 miles away. Although this does not comply with the four (4) mile distance criteria requirement for NACs in the UEA, this policy also contains a provision that allows for the separation criteria to be reduced if the proposed Neighborhood Activity Center market-area radius minimum population support is over 10,000 people.

- The applicant has submitted documentation that shows that there are 27,591 people within three miles.

- Policy 2.110-L4, Plan Required (for Activity Centers), states that a developer shall be required to prepare and submit an ACP for the following: Development of Regional Impact (DRI) within an Activity Center; a request to develop a residential development with a "Special Residential "classification (15 DU/AC or more) within an Activity Center; or **any new Activity Center proposed (emphasis added).**

- The applicant has submitted an Activity Center Plan as part of a text amendment to both the Comprehensive Plan and the Land Development Code (LDCT-2026-4).

- This area of Polk County is characterized by predominantly single-family residential uses as part of the Poinciana development.

- Policy 2.107-A3: Land Use Categories (for Utility Enclave Areas (UEAs)) list Neighborhood Activity Centers as a permitted use in UEAs.

Infrastructure

- The property is zoned for Laurel Elementary, Lake Marion Creek Middle School, and Haines City Senior High School.

- Fire and ambulance response is from Polk County Fire Rescue Station 46, located at 9500 Marigold Avenue, Kissimmee (Poinciana). The estimated response time from this station is 8 minutes.

- Sheriff's response to the site is served by the Ridge District, located at 9500 Marigold Avenue, Kissimmee (Poinciana). The response times are as follows: Priority One: 11:35 minutes; Priority Two: 29:52 minutes.

- The subject parcel is next to Pine Street. This road is not monitored for concurrency. The closest monitored road for concurrency is the Poinciana Parkway, located ¾ mile south of the site. Poinciana Parkway is an Urban Major Collector, according to the Polk County TPO Roadway Network Database.

- The site is located within a Tohopekaliga (Toho) Water Authority utility service area.

Environmental

- There are no wetlands on the site.

- The site is not in a 100-year floodplain.

- The site is comprised of the Arents-Urban Land complex, with a small portion of the site containing Archbold Sand. These soils have moderate and severe limitations for septic tanks and slight moderate limitations for dwellings without basements.

- According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is located within one mile of an eagle nest.

- The PolkGreen Map show this parcel as part of a potential connection of an overall natural network.

- This site does not have a conservation easement, but property with a conservation easement is located 1.6 miles west of the site, along the shore of Lake Marion.

- This property is not within an 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 2.107-A1 DESCRIPTION - UEAs shall be those areas within the County which have developed at urban or suburban densities with County-owned, municipal or County-franchised potable-water systems, and centralized public sewer facilities, or private sewer system in excess of 400,000 GPD. UEAs are typically lacking the full complement of other urban services typically found in the Transit Supportive Development, Urban Growth, or Suburban Areas.

- POLICY 2.107-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within UEAs:

  a. ACTIVITY CENTERS: Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and High-Impact Commercial Centers shall be permitted within UEA's in accordance with applicable criteria.

  b. RESIDENTIAL: Residential-High, Residential-Medium and Residential-Low Districts shall be permitted within UEA's in accordance with applicable criteria.

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

- POLICY 2.110-D1: CHARACTERISTICS - Neighborhood Activity Centers are intended to accommodate the shopping needs of residents living within the immediate surrounding neighborhood(s). General (approximate) characteristics of Neighborhood Activity Centers are:

  Usable Area: Over 5 acres to 20 acres
  Gross Leasable Area (GLA): 20,000 to 150,000 square feet
  Minimum Population Support: 5,000 to 10,000 people
  Market-Area Radius: 1½ miles

Typical Leading Tenant: Supermarket
Other Typical Leading Tenants: Drug Store, Restaurant, Bakery, Office, Convenience Store

- POLICY 2.110-D2: DESIGNATION AND MAPPING - Neighborhood Activity Centers shall be located within UDAs, UGAs, SDAs, and UEAs as designated on the Future Land Use Map Series as "Neighborhood Activity Center" (NAC).

- POLICY 2.110-D3: LOCATION CRITERIA - Neighborhood Activity Centers shall be located at the intersections of arterial and/or collector roads. There shall be the following traveling distances, on public roads, between the center of a Neighborhood Activity Center and the center of any other Neighborhood Activity Center, or other higher-level Activity Center, Linear Commercial Corridor, or Commercial Enclave providing for the same neighborhood-shopping needs:

  a. Two (2) miles within the TSDA and UGA.

  b. Four (4) miles within the SDA and UEA.

  This required separation may be reduced if:

  a. The higher-level Activity Center, Linear Commercial Corridor or Commercial Enclave within the required distance separation is over 80% developed; or

  b. The proposed Neighborhood Activity Center market-area radius, minimum population support is over 10,000 people.

- POLICY 2.110-D4: DEVELOPMENT CRITERIA - Development within a Neighborhood Activity Center shall conform to the following criteria:

  a. Neighborhood Activity Centers shall have frontage on, or direct access to, an arterial or major collector roadway, or a frontage road or service drive which directly serves an arterial or collector roadway.

  b. Different uses within a Neighborhood 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. Residential uses shall not be permitted in Neighborhood Activity Centers except as part of a mixed use Planned Development.

  e. Office uses shall not exceed 40 percent of the total area of the Neighborhood Activity center. Commercial uses may constitute 100 percent of the Neighborhood Activity center.

  f. The maximum floor area ratio shall not exceed 0.25 unless developed as a Planned Development.

g. Planned Developments within the Neighborhood Activity Center may be permitted a maximum floor area ratio up to 0.70 and a maximum residential density of 5 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 2.110-L1: ACTIVITY-CENTER PLANS - An Activity-Center Plan (ACP) is a special, detailed land use plan for a specific Activity Center. An ACP shall include a land use map and accompanying objective and policies to provide special conditions, restrictions, or requirements for activities within the ACP. ACPs shall be incorporated into the Land Development Code with reference to the Comprehensive Plan.

- POLICY 2.110-L2: INITIATED BY THE COUNTY - An Activity-Center Plan may be adopted for an Activity Center and become incorporated into the Future Land Use Element by a Comprehensive Plan Amendment for all new Activity Centers proposed. The ACP, shall at a minimum, include land use, traffic, and market studies, or other appropriate studies to support the requested ACP.

- POLICY 2.110-L3: INITIATED BY A PROPERTY OWNER - Any property owner applying for a new Activity Center shall prepare and submit an ACP for consideration by the Board of County Commissioners for inclusion within the Future Land Use Element through a Comprehensive Plan Amendment. The ACP can also be used as supporting documentation for a proposed expansion or reclassification. The Board may require that such submittal of a requested ACP include land use, traffic, and market studies, or other appropriate studies to support the requested ACP as outlined in L5 below.

- POLICY 2.110-L4: PLAN REQUIRED - A developer shall be required to prepare and submit an ACP for the following:
  a. Development of Regional Impact (DRI) within an Activity Center;
  b. a request to develop a residential development with a "Special Residential “classification (15 DU/AC or more) within an Activity Center; or
  c. any new Activity Center proposed.

- POLICY 2.110-L5: PLAN REQUIREMENTS - ACPs, at a minimum, shall include a map, or maps, and policies which establish:
  a. Land uses designations for all property within the center;

  b. development criteria;

  c. development restrictions, if appropriate;

  d. a traffic circulation plan for the activity center; and

  e. special transportation restrictions, if appropriate.

  f. identify environmentally sensitive lands and endangered natural communities and outline proposals for the preservation and/or conservation of these areas; and

g. any other information that the Land Development Director or his designee may request.

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-2025-40.**

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.

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 Utility Enclave Area (UEA). UEAs shall be those areas within the County which have developed at urban or suburban densities with County-owned, municipal or County-franchised potable-water systems, and centralized public sewer facilities, or private sewer system in excess of 400,000 GPD. UEAs are typically lacking the full complement of other urban services typically found in the Transit Supportive Development, Urban Growth, or Suburban Areas.

Currently, the site has a Future Land Use designation of Development of Regional Impact (DRI), specifically PRE-DRI#1 (Poinciana). The approved master development plan for Poinciana and subsequent modifications to various portions of this development are on file in the offices of the Polk County Land Development Division. Approved land uses are also detailed in the Poinciana Binding Letter of Interpretation of Vested Rights Status, date May 17, 1983, and subsequent Binding Letters of Modification to a Development of Regional Impact with Vested Rights (BLIVR), issued by and on file with the Department of Economic Opportunity (DEO). Additional copies are also available through the Polk County Land Development Division. In 2018, the Florida legislature modified Section 380.06 that local governments may modify the BLIVRs instead of DEO. The Land Development Code includes processes and procedures to determine if property is within the boundaries of Poinciana and how development will be implemented. This also includes Future Land Use changes adjacent to proposed roadways.

The proposed request is for a Neighborhood Activity Center (NAC). NACs are intended to accommodate the shopping needs of residents living within the immediate surrounding neighborhood(s). General (approximate) characteristics of Neighborhood Activity Centers are: Usable Area: Over 5 acres to 20 acres; Gross Leasable Area (GLA): 20,000 to 150,000 square feet; Minimum Population Support: 5,000 to 10,000 people; Market-Area Radius: 1½ miles; Typical Leading Tenant: Supermarket; and Other Typical Leading Tenants: Drug Store, Restaurant, Bakery, Office, Convenience Store, and pizza restaurant.

As shown on the Future Land Use Map, adjacent properties are designated Development of Regional Impact (DRI) and are part of Poinciana. The Poinciana Master Plan shows single-family residential & mobile to the north and south, commercial to the west, and multi-family (low-density) on the site and to the east). Southeast of the site, on the east side of Laurel Avenue, is INST1-X, and is for the Laurel Avenue Elementary School.

The site is labeled with a Department of Revenue Use Code of unplatted tracts by the Polk County Property Appraiser and is vacant and undeveloped.

Generally, the predominant uses in this area of the county are residential. Single-family residential uses are south of the site, across Pine Street. North of the site is a mixture of single-family and vacant residential lots. Properties east and west of the site are vacant and undeveloped parcels. Laurel Elementary is .25 miles southeast of the site.

There are several reasons why this request is considered to be compatible and consistent with the Comprehensive Plan and Land Development Code. Policy 2.110-D, Location Criteria, requires that NACs be located at the intersections of arterial and/or collector roads. This request is located at the northwest corner of the Pine Street and Laurel Avenue intersections, (both of which are Urban Collectors), even though this is not a full intersection. The corresponding Activity Center Plan (ACP) that has been submitted for this amendment (LDCT-2026-4), plans for the extension of proposed NAC to the Pine Street & Mackerel Road (also an Urban Collector) intersection. The parcel to the west of the subject site at the northeast corner of Pine Street and Mackerel Road is designated as Commercial on the Poinciana Master Plan. Both of these parcels equal 18.32 acres, and create a larger NAC node. Because the NAC will be located next to two intersections, the request is consistent with the NAC location criteria policy.

The location criteria policy also contains distance-separation criteria from other activity centers. A NAC has been proposed (LDCPAS-2025-38) at the Hemlock Avenue/Marigold Avenue/Poinciana Parkway intersection, .8 miles away. Although this does not comply with the four (4) mile distance criteria for NACs in the UEA, this policy also contains a provision that allows for the separation criteria to be reduced if the proposed Neighborhood Activity Center market-area radius minimum population support is over 10,000 people. The applicant has submitted documentation that shows that there are 27,591 people within 3 miles. Because this greatly exceeds the minimum population support standard of 10,000 people, this request is consistent with this policy.

As outlined in Policy 2.110-L4, Plan Required (for Activity Centers), a developer shall be required to prepare and submit an ACP for the following:

a. Development of Regional Impact (DRI) within an Activity Center;
b. a request to develop a residential development with a "Special Residential "classification (15 DU/AC or more) within an Activity Center; or
c. any new Activity Center proposed (emphasis added).

The applicant has submitted an Activity Center Plan under a separate application (LDCT-2026-4), so this request is consistent with this policy.

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 Utility Enclave Area (UEA), where connection to water and sewer service 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

Northwest Development of Regional Impact (DRI) Poinciana Master Plan – Single-Family Residential Single-Family Residential	**North** Development of Regional Impact (DRI) Poinciana Master Plan – Single-Family Mobile Single-Family Residential	**Northeast** Development of Regional Impact (DRI) Poinciana Master Plan – Multi-Family Low Density, Single Family- Mobile Vacant
West Development of Regional Impact (DRI) Poinciana Master Plan – Commercial Vacant	**Subject Site** Development of Regional Impact (DRI) Poinciana Master Plan – Multi-Family Low Density Vacant	**East** Development of Regional Impact (DRI) Poinciana Master Plan – Multi-Family Low Density Vacant
Southwest Development of Regional Impact (DRI) Poinciana Master Plan – Single-Family Residential Single-Family Residential	**South** Development of Regional Impact (DRI) Poinciana Master Plan – Single-Family Residential Single-Family Residential	**Southeast** Institutional-1X (INST-1X) Poinciana Master Plan – Multi-Family Low Density, School Laurel Elementary School

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 a non-residential use, the request will not impact school concurrency.

Table 2: School Information

School	Annual Estimated Demand	Distance from Subject Site
Laurel Elementary	0	.25 mile
Lake Marion Creek Middle School	0	1.5 miles
Haines City Senior High School	0	7.35 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.

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	Ridge District, located at 9500 Marigold Avenue, Kissimmee (Poinciana)	3.4 miles	P1: 11:35 minutes P2: 29:52 minutes
Fire/ EMS	Polk County Fire Rescue Station 46, located at 9500 Marigold Avenue, Kissimmee (Poinciana)	3.4 miles	8 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 Utility Enclave Area (UEA), where connection to public water and sewer is required. Sewer service and water lines are available in this area.

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. The following analysis assumes the maximum allowed density of 88 dwelling units, based on the DRI (Multi-Family Low-Density) designation shown in the Poinciana Master Plan (7 units per acre * 12.6 acres). The following analysis assumes the maximum allowed intensity of 275,349 square feet of warehouse space for NAC.

Table 4 Estimated Water and Sewer Impact Analysis

Maximum Allowable Use: **DRI – 12.6 AC * 7 DU/AC = 88 DU** **NAC – 12.6 AC *.25 FAR = 3.15 AC * 43,560 SF = 137,214 SF**	Estimated Impact Analysis DRI (Multi-Family Low-Density) to Neighborhood Activity Center (NAC) Development Area: UEA	
	Current Land Use designation DRI	**Current Land Use designation NAC**
Current Maximum Allowable Use	88 DU	137,214 Square Feet (SF)
Potable Water Consumption	88 DU * 198 GPD/DU = **17,424 GPD**	137,214 SF * .18 GPD/SF = **24,699 GPD**
Wastewater Generation	88 DU * 180 GPD/DU = **15,840 GPD**	137,214 SF * 80% of water usage = **19,760 GPD**

GPD – Gallons Per Day
Source: Polk County Concurrency Manual and Polk County Utilities: Multi-Family 198 GPD/DU (water) & 180 GPD/DU (sewer); Retail; .18 GPD/SF (water) & .165 GPD/SF (sewer)

B. Available Capacity:

Because this property is in a Utility Enclave Area, where public water or sanitary sewer services are available. The Tohopekaliga (Toho) Water Authority has water and sewer service next to this site. A 12 -inch water is along Pine Street, with a 10-inch water line along the eastern property

line. A 6-inch sewer force main is along the eastern property line, then extending along the north property line.

C. Planned Improvements:

No information is known currently about any planned improvements to utilities in this area or line capacity information.

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 significantly 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 assumes the maximum allowed density of 88 dwelling units, based on the DRI (Multi-Family Low-Density) designation shown in the Poinciana Master Plan (7 units per acre * 12.6 acres). The following analysis assumes the maximum allowed intensity of 275,349 square feet of warehouse space for NAC.

Table 5 Estimated Transportation Impact Analysis

Maximum Allowable Use: **DRI – 12.6 AC * 7 DU/AC = 88 DU** **NAC – 12.6 AC *.25 FAR = 3.15 AC * 43,560 SF = 137,214 SF**	Estimated Impact Analysis DRI (Multi-Family Low-Density) to Neighborhood Activity Center (NAC) Development Area: UEA	
	Current Land Use designation DRI	**Maximum Permitted Use in Proposed NAC**
	88 Dwelling Units (DU)	137,214 Square Feet (SF)
Average Annual Daily Trips (AADT)	88 DU *6.21 trips/1 DU = **546 AADT**	137,214 SF * 26.93 trips/1,000 SF = **3,695 AADT**
PM Peak Hour Trips	88 DU * .52 trips/1 DU = **46 PM Peak Hour Trips**	137,214 SF * 3.40 trips/1,000 SF = **467 PM Peak Hour Trips**

Source: Concurrency Manual and Table for Minor Traffic Study – Multi-Family Housing (Low-Rise) (ITE 220) – 6.21 AADT/1 DU, .52 peak-hour trips/1 DU; Shopping Center (ITE 820) – 26.93 AADT/1,000 SF, 3.40 peak-hour trips/1,000 SF.

B. Available Capacity:

The roads surrounding the subject site should have sufficient capacity available, depending on the eventual use and full build out of the site. 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.

The subject parcel is not directly located next to a road that is monitored for concurrency. The closest monitored road is the Poinciana Parkway, located .75 miles south of the site.

Table 6, 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
8101N	Poinciana Parkway From: CR 542 to Marigold Avenue	C	452	D	C
8101S	Poinciana Parkway From: CR 542 to Marigold Avenue	C	437	D	C

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database January 17, 2025

As identified above, the Poinciana Parkway has sufficient PM peak hour capacity to support future development activity.

The subject parcel is next to Pine Street. This is an County-maintained Urban Collector and has a pavement width of 24 feet.

C. Roadway Conditions:

Pine Street has a Pavement Condition Index rating of "Fair".

D. Planned Improvements:

There are no known improvements for Pine Street. The closest County Community Investment Program project is for Marigold Avenue (Palmetto Street to Cypress Parkway). Currently in the design phase, the project is proposed for road widening.

As part of the proposed Activity Center Plan, an extension of Laurel Avenue is contemplated. This action will ensure that the partial intersection is more fully built out, thereby ensuring that this request will meet the location criteria standard.

E. Mass Transit:

There are no mass transit immediately next to this site. The closest route to this site is Route 16X, Haines City/Poinciana Express. This route traverses along Cypress Parkway, which is generally located 4.5 to 5 miles northeast of the site.

F. Sidewalks:

There is a recently constructed sidewalk in front of the subject property along Pine Street.

Park Facilities and Environmental Lands:

The closest County Park is the Lil Halibut Park, located 0.43 miles northwest of the site. Because the proposed amendment is for non-residential uses, it will not have an impact on this facility.

A. Location:

Saddle Creek Park & Campground is located at 1681 Halibut Road. Haines City, 32560.

B. Services:

Lil Halibut Park is a small neighborhood playground. It features an accessible, gated playground for children ages 4 through 12.

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 are the Snell Creek Trails, located on Cypress Parkway, 4.75 northwest of the site.

Environmental Lands:

The closest conservation area is the Kissimmee Chain of Lakes properties, owned by the South Florida Water Management District, and located 1.457 miles east of the site.

Environmental Conditions

There are no wetlands, floodplains or environmental constraints on the site.

A. Surface Water:

There are no surface waters on or near the site.

B. Wetlands/Floodplains:

The site does not contain any wetlands or floodplains.

C. Soils:

The site is comprised primarily of Arents-Urban Land complex, with a small portion of the site containing Archbold Sand, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey. Table 7, below, lists the soils associated with the subject site.

Table 7 Soils

Soil Name	**Septic Tank Absorption Field Limitations**	**Limitations to Dwellings Without Basements**	**% of Site** *(approximate)*
Arents-Urban Land Complex 0 to 5 percent slopes	Severe: wetness, poor filter	Moderate: wetness	98%
Archbold Sand 0 to 5 percent slopes	Moderate: wetness	Slight	2%

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:

According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is located within one mile of an eagle nest. 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 parcel as near potential connection of an overall natural network. Moreover, there are no conservation easements on this parcel, but a property with a conservation easement is 1.6 miles of the site, along the shore of Lake Marion.

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 not within an Airport Impact District.

Economic Factors:

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.

The proximity of this site next to existing residential areas will provide an opportunity for new neighborhood commercial businesses. The development of this site will also provide jobs to support the Poinciana community.

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 Compatibility provisions in the Land Development Code, specifically Section 220 (Compatibility Standards), will ensure that any future site development is compatible. Additionally, extra development standards are proposed in the corresponding Activity Center Plan (ACP) (LDCT-2026-4).
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 request for a neighborhood commercial designation is appropriately located in an area to support the surrounding residential uses.
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 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	According to the applicant's support documentation, there are 27,591 persons within three miles according to an ESRI Demographic and Income Profile submitted by the applicant. This exceeds the minimum populations support require of 10,000 people for a Neighborhood Activity Center.

Comprehensive Plan Policy	Consistency Analysis
6. climatic conditions, including prevailing winds, when applicable.	
POLICY 2.107-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within UEAs: a. ACTIVITY CENTERS: Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and High-Impact Commercial Centers shall be permitted within UEA's in accordance with applicable criteria. b. RESIDENTIAL: Residential-High, Residential-Medium and Residential-Low Districts shall be permitted within UEA's in accordance with applicable criteria. c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, Preservation.	The proposed Neighborhood Activity Cetner is located in a Utility Enclave Area (UEA).
POLICY 2.110-D1: CHARACTERISTICS - Neighborhood Activity Centers are intended to accommodate the shopping needs of residents living within the immediate surrounding neighborhood(s). General (approximate) characteristics of Neighborhood Activity Centers are: Usable Area: Over 5 acres to 20 acres Gross Leasable Area (GLA): 20,000 to 150,000 square feet Minimum Population Support: 5,000 to 10,000 people Market-Area Radius: 1½ miles Typical Leading Tenant: Supermarket Other Typical Leading Tenants: Drug Store, Restaurant, Bakery, Office, Convenience Store	The proposed Neighborhood Activity Center will be 12.6 acres.
POLICY 2.110-D3: LOCATION CRITERIA - Neighborhood Activity Centers shall be located at the intersections of arterial and/or collector roads. There shall be the following traveling distances, on public roads, between the center of a Neighborhood Activity Center and the center of any other Neighborhood Activity Center, or other higher-level Activity Center, Linear Commercial Corridor, or Commercial Enclave providing for the same neighborhood-shopping needs: a. Two (2) miles within the TSDA and UGA. b. Four (4) miles within the SDA and UEA. This required separation may be reduced if: a. The higher-level Activity Center, Linear Commercial Corridor or Commercial Enclave within the required distance separation is over 80% developed; or b. The proposed Neighborhood Activity Center market-area radius, minimum population support is over 10,000 people.	This request will soon be located closer to four miles from a new Neighborhood Activity Center that is to be located at the Poinciana Parkway/Marigold Avenue & Hemlock Avenue intersection (LDCPAS-2025-38), However, the applicant has provided documentation that 27,951 persons reside within 3 miles of the site. Because this number exceeds the maximum requirement of 10,000 people, the proposed request complies with this policy.
POLICY 2.110-D4: DEVELOPMENT CRITERIA - Development within a Neighborhood Activity Center shall conform to the following criteria: a. Neighborhood Activity Centers shall have frontage on, or direct access to, an arterial or major collector roadway, or a frontage road or service drive which directly serves an arterial or collector roadway.	The subject parcel has frontage on Pine Street, and Urban Collector. Pine Street intersects with Laurel Avenue, an Urban Collector, at the southeast corner of the site. Additionally, as part of the corresponding Activity Center Plan (ACP) for this site and the adjoining parcel to the west, Mackerel Road. Because of the location of this site next to collector roads and intersections, this

Comprehensive Plan Policy	Consistency Analysis
b. Different uses within a Neighborhood 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. Residential uses shall not be permitted in Neighborhood Activity Centers except as part of a mixed use Planned Development. e. Office uses shall not exceed 40 percent of the total area of the Neighborhood Activity center. Commercial uses may constitute 100 percent of the Neighborhood Activity center. f. The maximum floor area ratio shall not exceed 0.25 unless developed as a Planned Development. g. Planned Developments within the Neighborhood Activity Center may be permitted a maximum floor area ratio up to 0.70 and a maximum residential density of 5 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.	request complies with the requirement that NACs be located on a major collector roadway.
POLICY 2.110-L4: PLAN REQUIRED-A developer shall be required to prepare and submit an ACP for the following: a. Development of Regional Impact (DRI) within an Activity Center; b. a request to develop a residential development with a "Special Residential “classification (15 DU/AC or more) within an Activity Center; or c. any new Activity Center proposed.	An Activity Center Plan has been submitted (LDCT-2026-4) concurrent with this request.

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

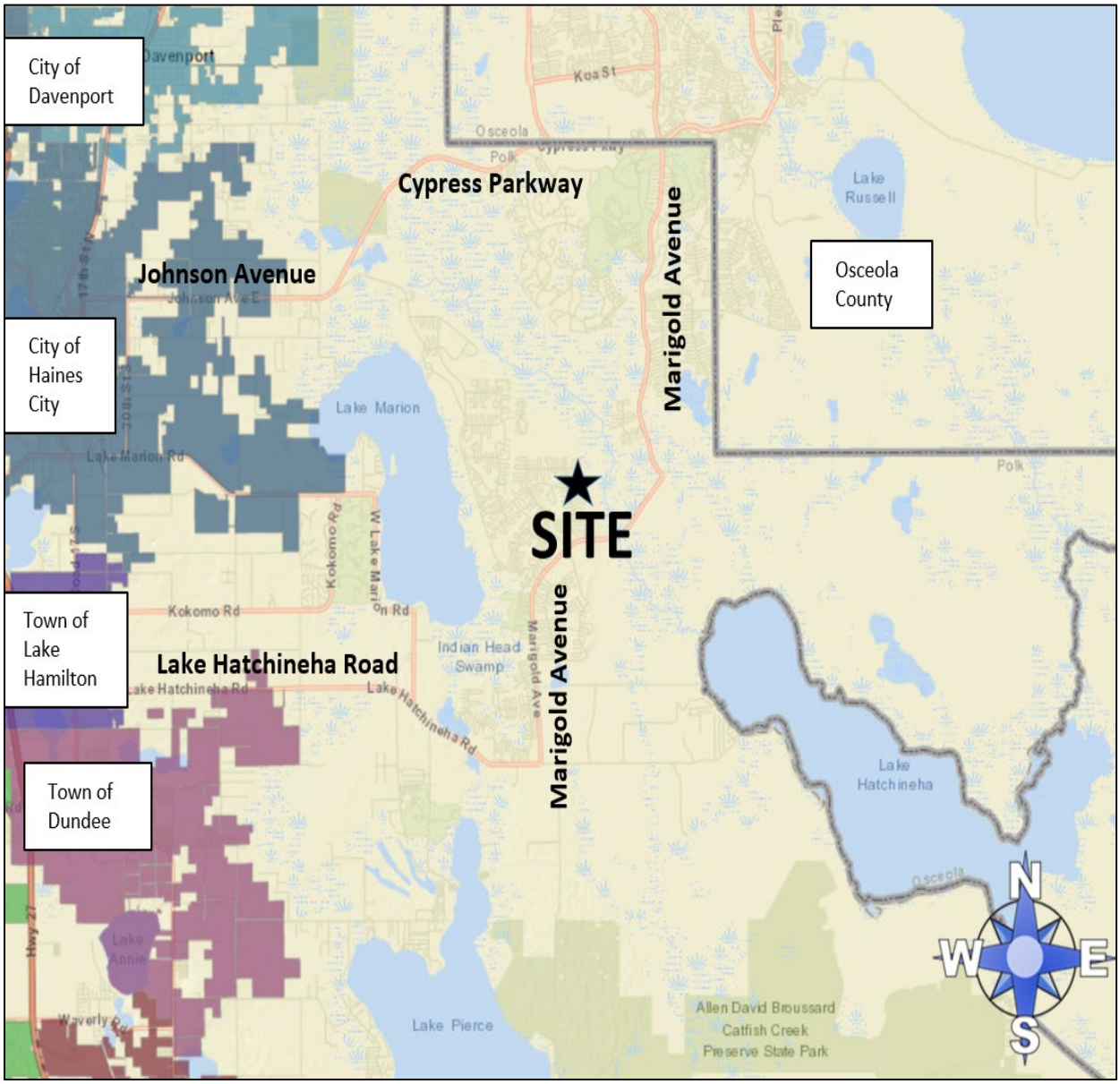
Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes	
Urban Sprawl Criteria	**Sections where referenced in this report**
a. *Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.*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

Comments From Other Agencies:

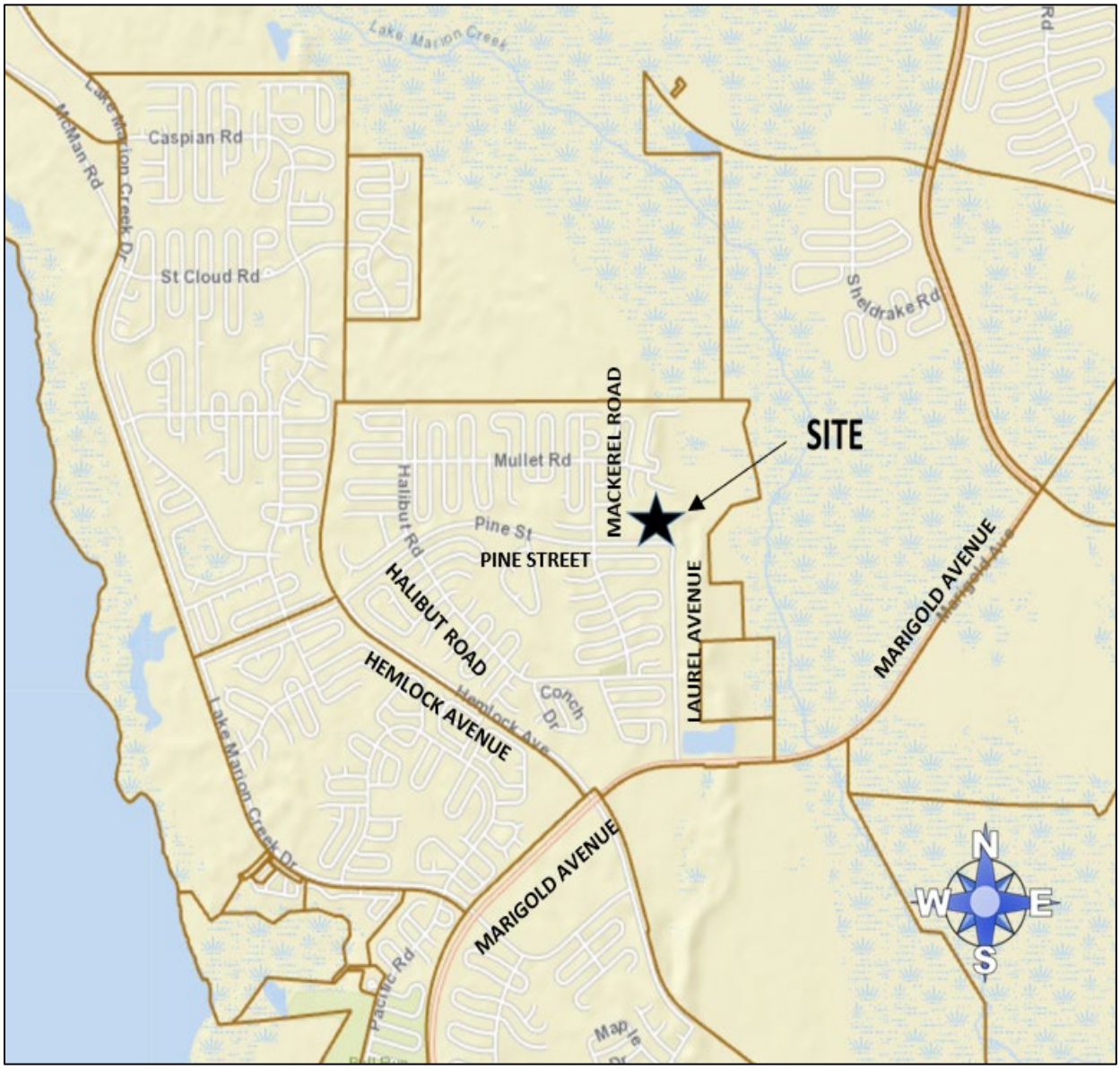
None

Exhibits:

Exhibit – 1 Location Map
Exhibit – 2 Location Map (Detailed)
Exhibit – 3 2023 Aerial Photo
Exhibit – 4 2023 Aerial Photo (Detailed)
Exhibit – 5 Current Future Land Use Map
Exhibit – 6 Proposed Future Land Use Map
Exhibit – 7 Poinciana Master Plan
Exhibit – 8 Land Use Digitizing Assessment Maps – RTS282802



Location Map



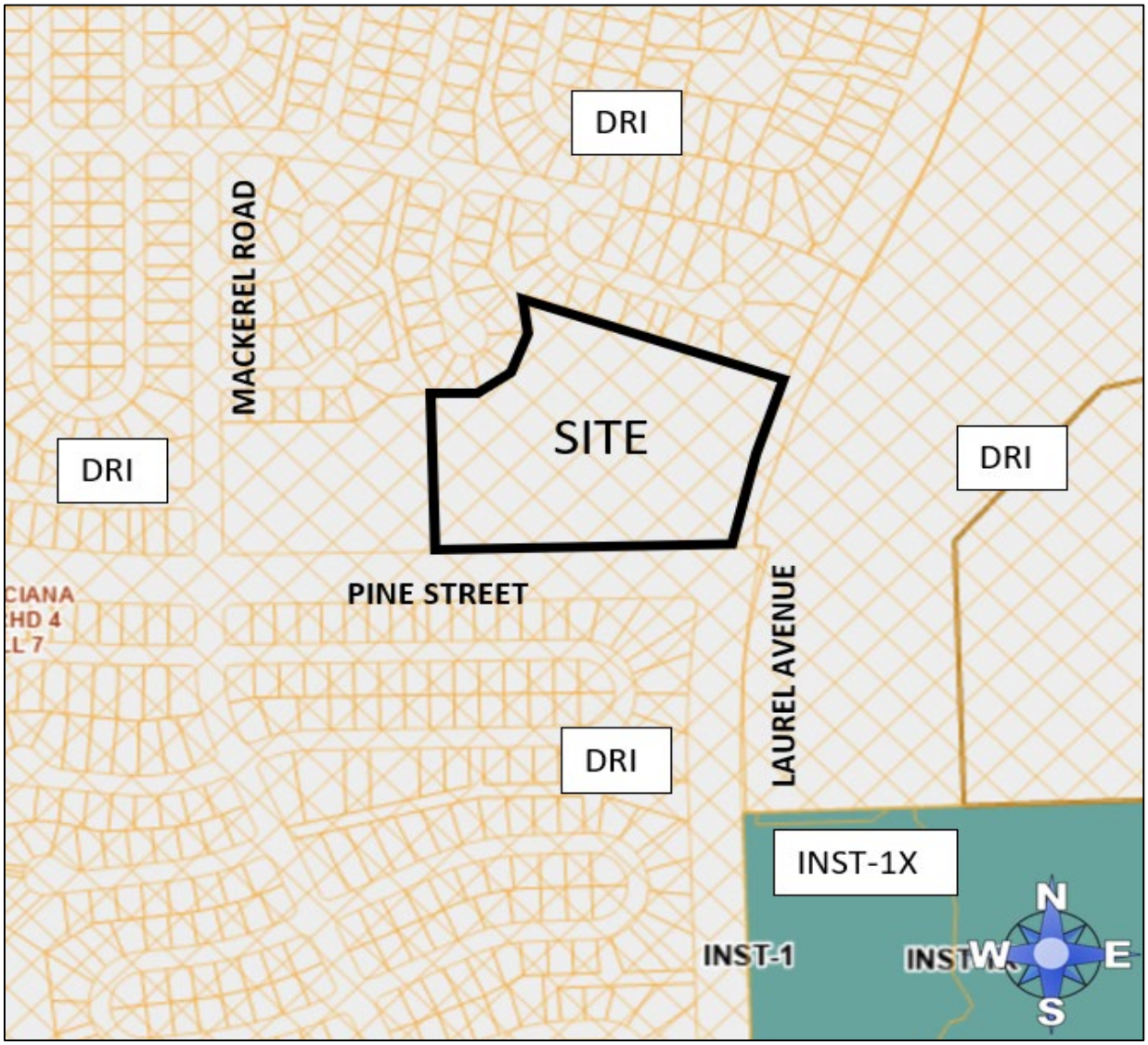
Location Map (Detailed)



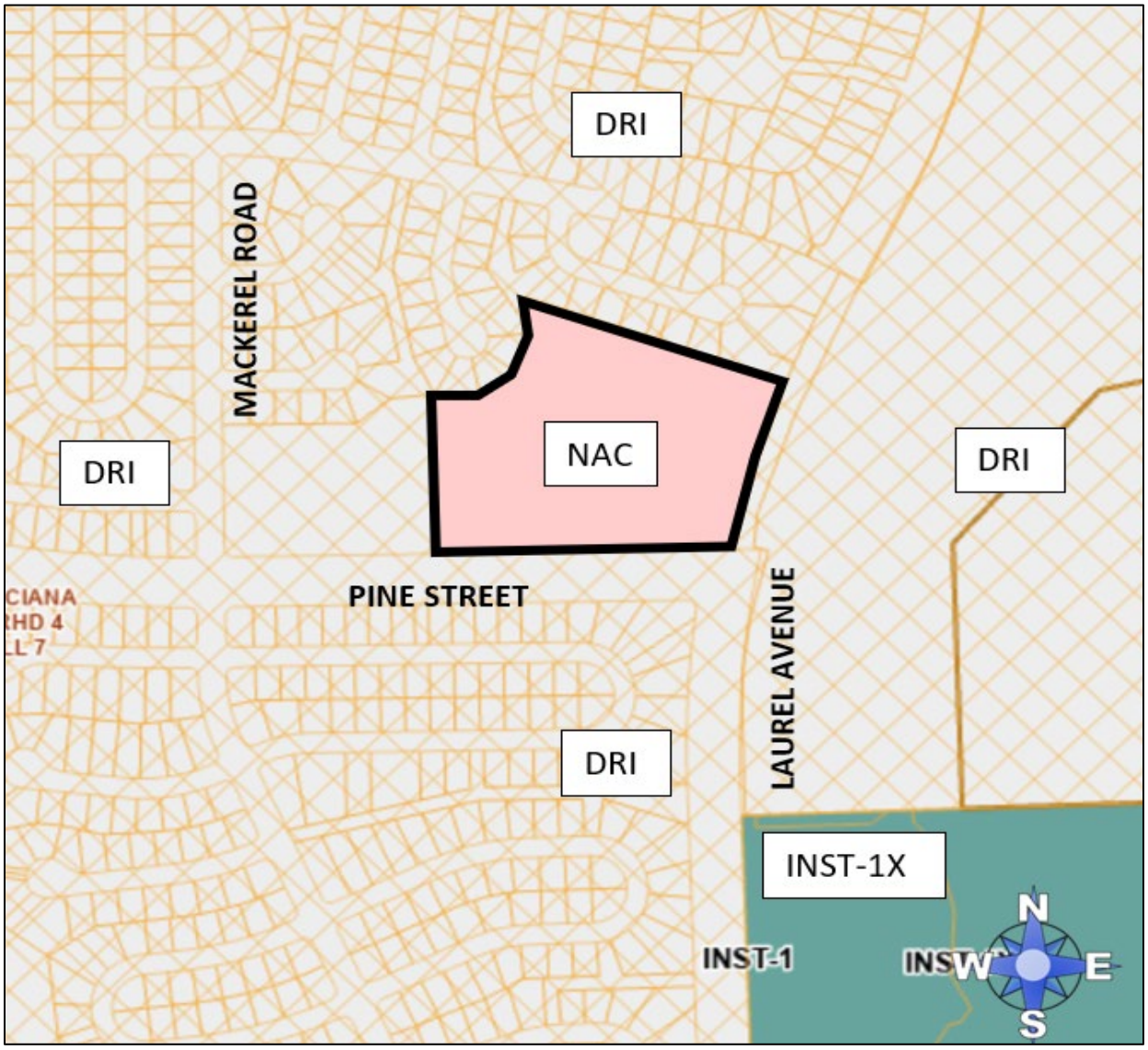
2023 Aerial Photo



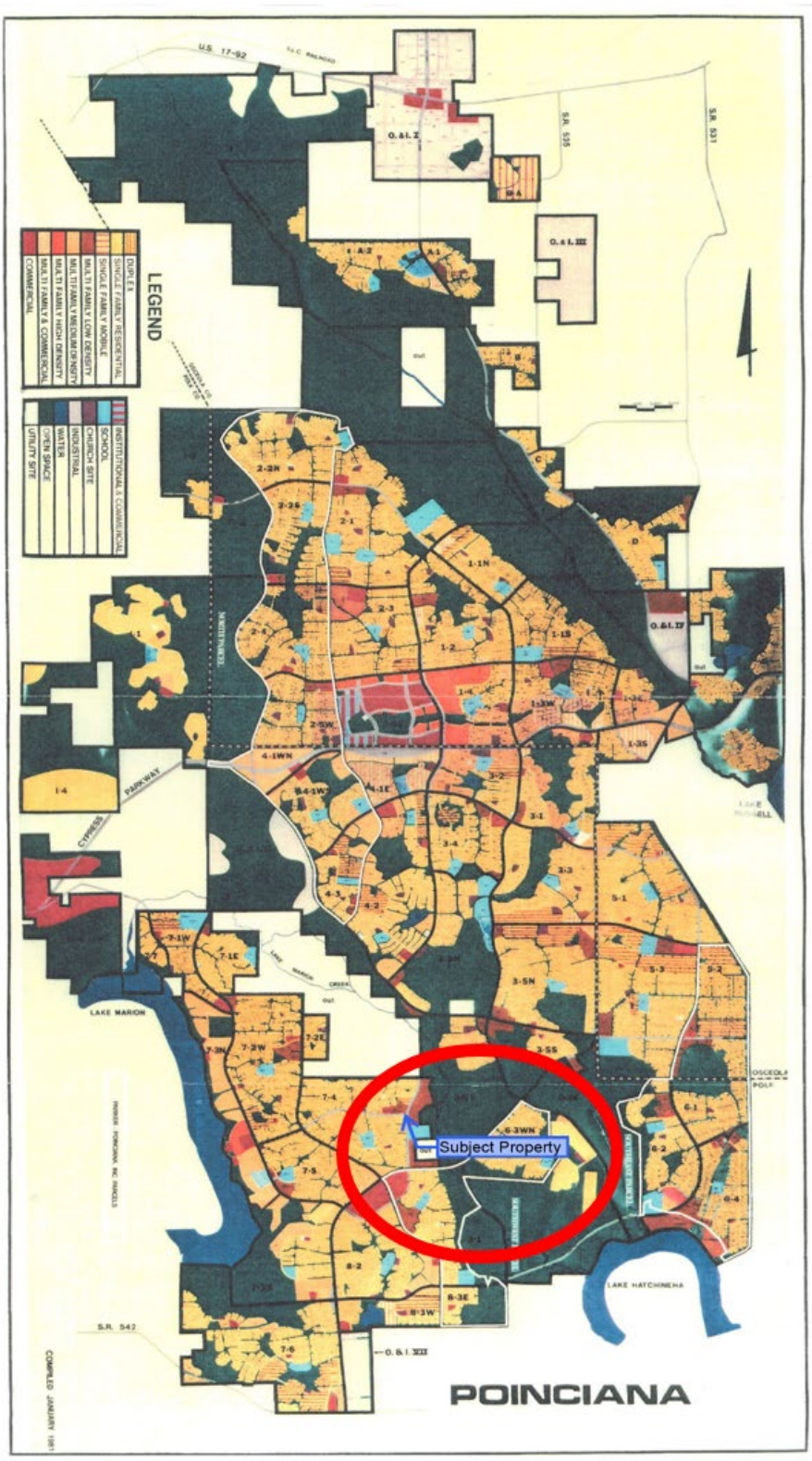
2023 Aerial Photo (Detailed)



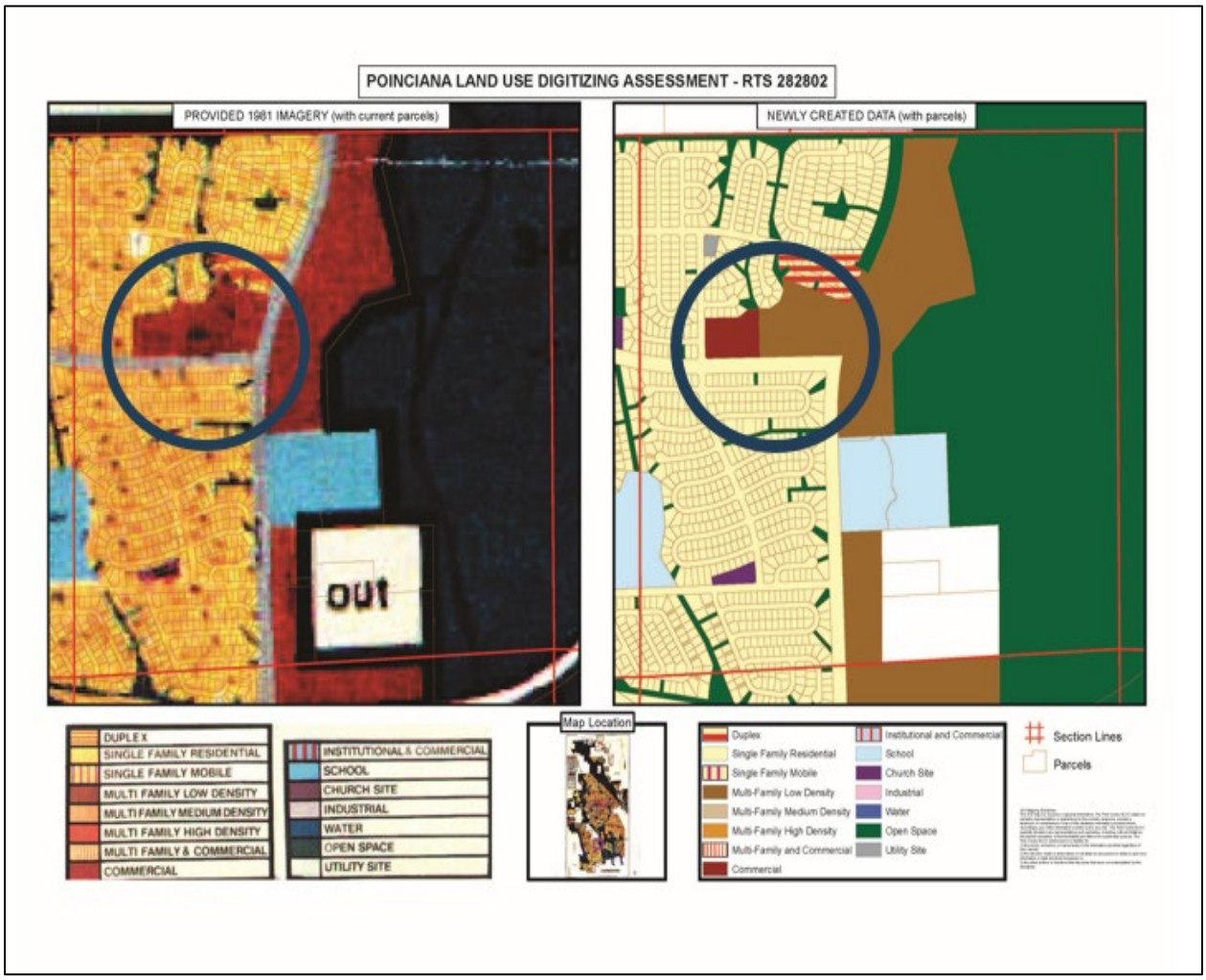
Current Future Land Use Map



Proposed Future Land Use Map



Poinciana Master Plan



Poinciana Land Use Digitizing Assessment Maps – RTS282802

ORDINANCE NO. 26 -____

AN ORDINANCE OF POLK COUNTY, FLORIDA ADOPTING **LDCPAS-2025-40;** AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN, ORDINANCE 92-36, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION ON 12.6+/- ACRES FROM DEVELOPMENT OF REGIONAL IMPACT (DRI) TO NEIGHBORHOOD ACTIVITY CENTER (NAC) AND CHANGE THE TEXT OF SECTION 2.135 OF THE COMPREHENSIVE PLAN TO ALLOW FOR THE ADOPTION OF THE POINCIANA COMMERCIAL ACTIVITY CENTER PLAN (ACP). THE SITE IS LOCATED NORTH OF PINE STREET, BETWEEN MACKEREL ROAD AND LAUREL AVENUE, EAST OF THE CITY OF HAINES CITY, IN SECTION 02, TOWNSHIP 28, RANGE 28; 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 April 1, 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 May 19, 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 12.6+/- acre site from Development of Regional Impact (DRI) to Neighborhood Activity Center (NAC) on the parcel listed below and graphically depicted on the parcel map in Attachment "A".

Parcel 282802934710147100

POINCIANA NEIGHBORHOOD 4 VILLAGE 7 PB 53 PGS 4-18 TRACT K & W1/2 OF VACATED LAUREL AVE S LYING E OF SAME

And referencing this amendment in Appendix 2.135 and modifying Section 2.135-X as shown in Attachment "B" of this Ordinance.

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 June 20, 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.

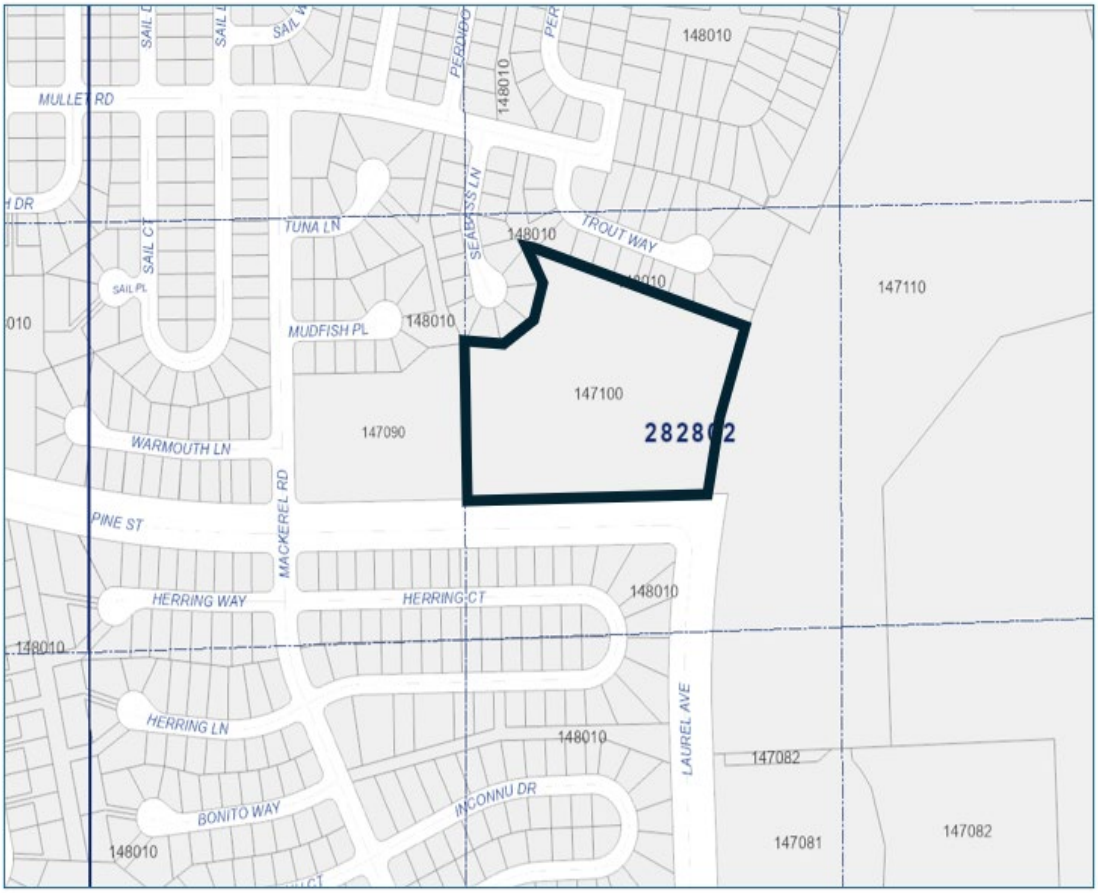
SECTION 4: FILING WITH THE DEPARTMENT OF STATE:

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 19th day of May 2026.

ATTACHMENT "A"

LDCPAS 2025-40
Location: North side of Pine Street, between Mackerel Road and Laurel Avenue, east of the City of Haines City, in Section 2, Township 28, Range 28.
Section-02 Township-28 Range-28



PARCEL DETAIL
Note: Not to Scale

ATTACHMENT "B"

APPENDIX 2.135 PARCEL SPECIFIC FUTURE LAND USE MAP AMENDMENTS WITH CONDITIONS

SECTION 2.135-X – Poinciana Commercial Activity Center Plan (ACP)

OBJECTIVE 2.135-X: Through the adoption of LDCPAS 2025-40, this section of the plan provides for the establishment of an Activity Center Plan for the area shown, and with conditions adopted into the Land Development Code through LDCT-2026-4.

POLICY 2.135-X1: DEVELOPMENT CRITERIA - Development within this Activity Center Plan shall conform with the requirements adopted for these properties in the Polk County Land Development Code.

PETERSON & MYERS, P.A.
ATTORNEYS AT LAW • SINCE 1948

TELEPHONE
(863) 683-6511

P.O. BOX 24628
LAKELAND, FLORIDA 33802-4628

FAX
(863) 904-1335

HERITAGE PLAZA
225 EAST LEMON STREET, SUITE 300
LAKELAND, FLORIDA 33801

www.PetersonMyers.com

February 9, 2026

Polk County
Land Development Division
330 W. Church Street
Bartow, FL 33830

Re: Titan Land Company LLC- Amended Materials Submittal – LDCPAS-2025-40
Amended Comprehensive Plan Future Land Use/Text Amendment

To Whom it May Concern:

On behalf of Titan Land Company LLC , Peterson & Myers, P.A. ("P&M") is transmitting amended materials related to LDCPAS-2025-40, which requests for a Small Scale Future Land Use Map Amendment to approximately 12.60 acres with the Parcel ID Number 282802-934710-147100. The amended materials reflect the inclusion of an Activity Center Plan and a Land Development Code Text Amendment, which are being requested under a separate application. In addition, the amended materials incorporate comments and revisions discussed during the applicable Development Review Committee conference.

The following items are included for your convenience:

1) Amended Level 4 Application
2) Amended Request, Background, and Justification
3) Amended Consistency Analysis
4) Amended Impact Assessment Statement
5) Executed Owner's Authorization

Thank you for the opportunity to submit the attached submittal. If you have questions concerning the application, please call or email me at ballen@petersonmyers.com.

Sincerely,
PETERSON & MYERS, P.A.

Bart Allen

John B. ("Bart") Allen

Enclosures

POLK COUNTY
www.polk-county.net

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 # 2025-121 **(Required)**

	Owner	Applicant	Contact Person
Name	Titan Land Company LLC	Peterson & Myers, P.A.	John B. (Bart) Allen
Work Number		863-683-6511	(863) 683-6511
Fax Number			(863) 682-8031
Mailing Address	15575 Enstrom Road, Wellington, Florida 33414	225 E Lemon Street, Lakeland, Florida 33802	PO Box 24628 Lakeland, FL 33802-4628
Email		ballen@petersonmyers.com	ballen@petersonmyers.com

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

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

Request for a Small Scale Comprehensive Plan Amendment for future land use change to allow Neighborhood Activity Center uses on +/-12.60 acres of land located in Polk County, Florida and a CPA text amendment to Appendix 2.135 to reference ACP.

Request **From:** Pre-DRI Land Use/Sub-District

To: Neighborhood Activity Center (CC) Land Use/Sub-District

Acreage: 12.60

	Range - Township - Section	Subdivision #	-	Parcel #
Parcel ID Number(s):	R 28 T 28 S 02	934710	-	147100 .
	(Include others on a separate attachment)			
	R T S		-	.
	R T S		-	.
	R T S		-	.

Address and Location of Property:

Address:
Mackerel Rd, Poinciana, FL 34759

Location: The subject parcel is located at the intersection of Pine Street and Laurel Avenue.

Water Provider Name and Phone Number: Toho Water Authority (407-944-5042)

Sewer Provider Name and Phone Number: Toho Water Authority (407-944-5042)

( ) 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.):

Pre-DRI Vacant Residential/ Misc. Common Imp. Elements/Areas **NW**	Pre-DRI Vacant Residential **N**	Pre-DRI Vacant Residential **NE**
Pre-DRI Unplatted Land **W**	Pre-DRI Unplatted Land **Subject Property**	Pre-DRI Unplatted Land **E**
Pre-DRI Single Family Residential/Common Area **SW**	Pre-DRI Single Family Residential/Common Area **S**	Pre-DRI Unplatted Land **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.

2/05/2025
Date:

Parcel 34

INSTR # 2022316822
BK 12509 Pgs 1882-1883 PG(s)2
12/07/2022 10:46:07 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 1,246.00

This Instrument Prepared by:
S. Todd Merrill, Esq.
Taylor Morrison
3030 Rocky Pointe Drive,
Suite 710
Tampa, FL 33607

Parcel ID Nos.:
282802.934710.147100

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 1ST day of December, 2022 by **AVATAR PROPERTIES INC., a Florida corporation**, having a mailing address at 2600 Lake Lucien Drive, Suite 350, Maitland, Florida 32751, hereinafter called the Grantor, to **OCVENTURES LLC, an Arizona limited liability company,** having a mailing address at 7254 E. Sonoran Trail, Scottsdale, AZ 85266, hereinafter called the Grantee (wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Polk County, Florida, viz:

> Tract K of POINCIANA NEIGHBORHOOD 4, VILLAGE 7, according to the plat thereof, as recorded in Plat Book 53 at Pages 4 through 18, inclusive, of the Public Records of Polk County, Florida; together with the West ½ of vacated Laurel Avenue South lying East of said tract.

SUBJECT TO:

1. General and special taxes or assessments for the year 2023 and subsequent years.

2. Conditions, limitations, easements, restrictions, reservations, covenants and other matters of record, without intent to reimpose or reinstate the same hereby.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed as of the day and year first above written.

WITNESSES:

Print Name: Debra Cunningham

Print Name: SUSAN KANE

GRANTOR:

AVATAR PROPERTIES INC., a Florida corporation

By:
Name: JOEL UNDERWOOD
Title: Vice President

(SEAL)

STATE OF FLORIDA)
) SS:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 1st day of December, 2022, by JOEL UNDERWOOD, as Vice President of Avatar Properties Inc., a Florida corporation, who is personally known to me, on behalf of the corporation.

DEBRA LYNN CUNNINGHAM
Notary Public - State of Florida
Commission # HH 228400
My Comm. Expires Feb 14, 2026
Bonded through National Notary Assn.

Notary Public, State of Florida at Large
Print Name: Debra Lynn Cunningham

My Commission Expires:

Amended Request, Background, and Justification

This document outlines the Applicant's request, provides background on the Subject Property, and presents the justification for the request. The terms "Applicant" and "Subject Property" are defined below. All exhibits referenced in this document have been submitted along with this application.

Request

Peterson & Myers, P.A. (the "Applicant") is requesting a Small Scale Comprehensive Plan Amendment for future land use change to allow for neighborhood activity center uses (the "Proposed Request") on +/-12.6 acres of land situated at the intersection of Laurel Avenue and Pine Street in Poinciana, Florida (the "Subject Property"). The Subject Property is currently designated as Pre-DRI and lies within a Utility Enclave Area (UEA). The Proposed Request would redesignate the Subject Property to Neighborhood Activity Center (NAC).

This is part one of a two part request for (1) a Small Scale Comprehensive Plan Amendment for future land use change to allow NAC uses and a Comprehensive Plan text amendment to Appendix 2.135 to add a reference that the ACP has development standard conditions in the Land Development Code and (2) a LDC text amendment to add property specific development standard conditions for the Subject Property in Appendix E.

Background

The Subject Property is located in the Poinciana Master Planned Community (the "Poinciana Pre-DRI") that was approved by Polk County in 1971. [See DOCA Binding Letter of Interpretation of Vested Rights Status, pg. 2, dated May 17, 1983]. The original master plan (the "Master Plan") for the Poinciana Pre-DRI designates the Subject Property for Multi Family Low Density development. [See Poinciana Master Plan]. The Subject Property has never been developed for multi family, consistent with the Master Plan designation, and has remained undeveloped for fifty-one (51) years.

Justification

The establishment of a Neighborhood Activity Center (NAC) district at the intersection of Laurel Avenue and Pine Street meets the criteria set out in the Polk County Comprehensive Plan for both Activity Centers and Neighborhood Activity Centers. [See Consistency Analysis]. Notably, the Subject Property is a corner lot that has failed to develop in accordance with its original purpose as a site for low-density, multi-family development. The property's size and location provide ample justification for establishing an NAC district.

Furthermore, the site's location, just 0.67 miles from the intersection of Laurel Avenue and Marigold Avenue, will provide convenient access to NAC uses for residents living along Marigold Avenue and Palmetto Street. Notably, the size of the site, approximately 12.6 acres, will allow for a multitude of potential uses for those living in the area.

In addition, the Applicant has submitted data demonstrating that the minimum population support within a three (3) mile radius of the subject property is 27,591. [See Demographic and Income Profile]. Such data demonstrates a growing population in the Poinciana Pre-DRI, which ultimately translates into a need for commercial services. Such data also allows for separation requirements between high level activity centers to be reduced.

Amended 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.

This Consistency Analysis is amended to reflect the comments made at DRC.

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.

ANALYIS: *The Proposed Request will promote contiguous and compact growth patterns by utilizing a piece of land that has gone unused and failed to develop as residential in conjunction with many adjacent parcels. In addition, an NAC on the Subject Property will act to provide amenities typical of the NAC district to the growing Poinciana community.*

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 2.107 UTILITY-ENCLAVE AREAS (UEA).

OBJECTIVE 2.107-A: The Polk County Plan shall recognize existing isolated areas of urban development where centralized public, or franchised, or private potable water and sewer systems are in place through:

a.the designation and mapping of Utility-Enclave Areas (UEAs), and

b.the establishment of policies to govern the development of land within UEAs.

POLICY 2.107-A2 DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map Utility-Enclave Areas (UEAs) base districts for those areas of the County meeting the general characteristics of this Section 2.107. Expansion of Utility Enclave Areas shall only be permitted in those cases where:

a. it is determined that such expansion is necessary for the utility provider to realize a beneficial return on its existing utility investment(s);

ANALYSIS: *The Subject Property is currently located in a UEA. As such, the Proposed Request is not asking for an expansion to a UEA. Regardless, the Proposed Request will act to provide the Toho Water Authority with service users. Such users will provide a beneficial return to the Toho Water Authority.*

POLICY 2.107-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within UEAs:

a. ACTIVITY CENTERS: Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and High-Impact Commercial Centers shall be permitted within UEA's in accordance with applicable criteria.

ANALYSIS: *The Proposed Request is for a Future Land Use Designation of Neighborhood Activity Center (NAC) which is consistent with the Subject Property's location in a Utility Enclave Area .*

POLICY 2.107-A5: DEVELOPMENT CRITERIA - Development within UEAs shall conform to the following criteria as further specified by the Land Development Code:

a. All uses developed after adoption of the Polk County Comprehensive Plan shall be required to connect to the existing centralized water and sewer system and may receive a development order provided all other provisions of this Plan are met. Connection to public sewer shall be required as regulated by the Nutrient Restoration Plan Overlay.
b. Incorporate design features that promote healthy communities, green building practices, mixed use development, transit oriented design, variety in housing choices and other initiatives consistent with Section 2.1251 - Community Design, of this element.
c. Provide access to parks, green areas, and open space and other amenities.
d. Be designed to facilitate the provision of public safety services (i.e., fire, EMS and law enforcement). In order to achieve higher densities and intensities allowed by each land use, development in the UEA shall be required to connect to centralized water and sewer system and incorporate clustering and other low impact design criteria as established under the Conservation Development Section (Section 2.1251).

ANALYSIS: *The Subject Property is located in the Toho Water Authority Utility Service Area. The Applicant will be required to coordinate with the Toho Water Authority for the provision of centralized sewer and water. Moreover, the Subject Property is currently undeveloped. As such, Policy 2.107-A5(b)-(d) will be addressed and applied future site development at Level 2 review.*

SECTION 2.110 ACTIVITY CENTERS.

OBJECTIVE 2.110-A: The Polk County Plan shall manage higher-intensity land use activities by the designation and mapping of Activity Centers on the Future Land Use Map Series.

POLICY 2.110-A2: DESIGNATION AND MAPPING - Activity Centers shall be located as designated on the Future Land Use Map Series. Activity Centers shall be approved and designated on the Future Land Use Maps based on the efficient provision of urban services and such designation shall not create a "leap frog" development pattern.

ANALYSIS: *The Proposed Request will address an existing pattern of predominantly single-use residential development in the Poinciana Pre-DRI. The creation of a NAC district on the Subject Property will result in shorter-distance trips for residents in the area who are seeking the amenities typical of a NAC district.*

OBJECTIVE 2.110-D: NEIGHBORHOOD ACTIVITY CENTERS - The Polk County Plan shall provide for the local-shopping needs of residents through:

a.the designation and mapping of Neighborhood Activity Centers on the Future Land Use Map Series; and

b.the establishment of criteria applicable to the location and development of land within Neighborhood Activity Centers.

POLICY 2.110-D1: CHARACTERISTICS - Neighborhood Activity Centers are intended to accommodate the shopping needs of residents living within the immediate surrounding neighborhood(s). General (approximate) characteristics of Neighborhood Activity Centers are:

Usable Area: Over 5 acres to 20 acres

Gross Leasable Area (GLA): 20,000 to 150,000 square feet

Minimum Population Support: 5,000 to 10,000 people

Market-Area Radius: 1½ miles

Typical Leading Tenant: Supermarket

Other Typical Leading Tenants: Drug Store, Restaurant, Bakery, Office, Convenience Store

ANALYSIS: The Subject Property is approximately +/-12.6 acres in size, resulting in a usable area within the range set out in Police 2.110-D1. In addition, the location of the Subject Property at the intersection of Pine Street and Laurel Avenue will allow the Subject Property to provide amenities to residents living in Northeast Poinciana.

POLICY 2.110-D2: DESIGNATION AND MAPPING - Neighborhood Activity Centers shall be located within UDAs, UGAs, SDAs, and UEAs as designated on the Future Land Use Map Series as "Neighborhood Activity Center" (NAC).

ANALYSIS: The Subject Property is located in a Utility Enclave Area (UEA).

POLICY 2.110-D3: LOCATION CRITERIA - Neighborhood Activity Centers shall be located at the intersections of arterial and/or collector roads. There shall be the following traveling distances, on public roads, between the center of a Neighborhood Activity Center and the center of any other Neighborhood Activity Center, or other higher-level Activity Center, Linear Commercial Corridor, or Commercial Enclave providing for the same neighborhood-shopping needs:

a. Two (2) miles within the TSDA and UGA.

b. Four (4) miles within the SDA and UEA.

This required separation may be reduced if:

a. The higher-level Activity Center, Linear Commercial Corridor or Commercial Enclave within the required distance separation is over 80% developed; or

b. The proposed Neighborhood Activity Center market-area radius, minimum population support is over 10,000 people.

ANALYSIS: The Subject Property is located at the intersection of two Urban Collector Roads – Pine Street and Laurel Avenue. In addition, we have provided data demonstrating that the population support within a three (3) mile radii is 27,591 people, well over the 10,000 people required to reduce separation requirements.

POLICY 2.110-D4: DEVELOPMENT CRITERIA - Development within a Neighborhood Activity Center shall conform to the following criteria:

a. Neighborhood Activity Centers shall have frontage on, or direct access to, an arterial or major collector roadway, or a frontage road or service drive which directly serves an arterial or collector roadway.

b. Different uses within a Neighborhood 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. Residential uses shall not be permitted in Neighborhood Activity Centers except as part of a mixed use Planned Development.

e. Office uses shall not exceed 40 percent of the total area of the Neighborhood Activity center. Commercial uses may constitute 100 percent of the Neighborhood Activity center.

f. The maximum floor area ratio shall not exceed 0.25 unless developed as a Planned Development.

g. Planned Developments within the Neighborhood Activity Center may be permitted a maximum floor area ratio up to 0.70 and a maximum residential density of 5 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.

ANALYSIS: The Subject Property has frontage on Pine Street, which has a road classification as Urban Collector. In addition, the Subject Property has a hard corner the is adjacent to Laurel Avenue. Regarding the development criteria contained in Policy 2.110-D4, the Subject Property will be developed consistent with the Polk County Comprehensive Plan and Land Development Code. Criteria that relate to engineering and site plans will be addressed at Level 2 Review.

POLICY 2.110-D5: ADJACENT DEVELOPMENT - Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to a Neighborhood Activity

Center may include the following uses: Office, Residential, Institutional, and Recreation and Open Space.

ANALYSIS: The uses surrounding the Subject Property is a combination of Open Space and Residential development.

Amended Impact Assessment Statement

This Amended Impact Assessment Statement addresses the comments made by Polk County Planning and Development Staff at DRC Review.

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, establishing a NAC district at Laurel Avenue and Pine Street satisfies the Polk County Comprehensive Plan criteria for Activity Centers. The Subject Property's size, location, and current lack of development make a NAC designation the most logical land use. This change will benefit the community by offering residents convenient access to typical neighborhood services, thereby shortening trip times.

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 proposed site has been developed for residential uses. The proposed request will ultimately provide current and future residential developments in the area with access to the services typical of a NAC district, while creating an attractive, functional mix of uses.

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;

The following analysis is intended to provide a rough estimate for traffic stemming from the Proposed Request. A Traffic Impact Analysis will be provided prior to site plan approval and on an as needed basis.

12.6+/-acres (49,223 sf) X .70 FAR = 434,146.86

AADT:** 434 X 59.07 AADT X 76% = **19,484 Trips

PM Peak Hour:** 434 X 8.79 AADT X 76% = **2,899 Trips

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 property abuts Laurel Avenue and Pine Street. Both roads are classified as Urban Collector Roads. It is anticipated that minor transportation improvements will be required for ingress/egress of the site in accordance with applicable county standards. 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. Pedestrian access through sidewalks is also a mode of transportation that has been considered by the Applicant.

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 of 0.25 x (12.6 acres x 43,560 Sq. Ft.) = 137,214 Sq. Ft

137,214 Sq Ft x 0.15 GPD/Sq. Ft. = 20,582 GPD

20,582 GPD x 80% = ***16,465 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 Property will connect to existing public utilities from the Toho Water Authority.

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 Property will connect to existing public utilities from the Toho Water Authority.

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

Capacity and the date of connection will be addressed with the Toho Water Authority.

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 Property will connect to existing public utilities from the Toho Water Authority.

2. Identify the service provider;

The Property will connect to existing public utilities from the Toho Water Authority

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 of 0.25 x (12.6 acres x 43,560 Sq. Ft.) = 137,214 Sq. Ft

137,214 Sq Ft x 0.15 GPD/Sq. Ft. = ***20,582 GPD***

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

Capacity and the date of connection will be addressed with the Toho Water Authority.

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 Proposed Request will act to provide neighborhood activity center uses to residential developments in the area. The Applicant has submitted data demonstrating that the minimum population support within a three (3) mile radius of the Subject Property is 27,591. [See Demographic and Income Profile]. Such data demonstrates that the Proposed Request will not be in excess of demonstrated need and is consistent with the Comprehensive Plan.

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 future land use map amendment would allow for the proposed development to provide neighborhood activity center uses in area that is predominantly single-use residential.

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);

None.

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 46 (9500 Marigold Ave, Kissimmee, FL 34759).

e. Police Protection and Security; and

The nearest police protection and security is Polk County Sheriff's Office Ridge District Office (9530 Marigold Avenue, Poinciana, FL 34759).

f. Electrical Power Supply

Electrical service will be provided by Duke Energy.

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 and Poinciana Master Plan.

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.

Agent Authorization Letter

Date: February 4, 2026

Agent for Titan Land Company LLC

To whom it may concern,

I, Domingo Sanchez as the Managing Member of Titan Land Company LLC, the owner of the property identified and legally described as:

See EXHIBIT A attached hereto

do hereby designate and authorize John B. "Bart" Allen of Peterson & Myers, P.A. to act on our behalf, as authorized agent, applicant, and representative and to process and furnish information in support of any application including signing on behalf, as our agent, all application forms and other documents necessary to obtain non-residential development approvals of the referenced Property with Polk County, the Florida Department of Environmental Protection, Toho Water Authority, and Florida Department of Transportation.

By: _____

Print Name: Domingo Sanchez

Title: Managing Member

STATE OF ~~FL~~ GR FL
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 4 day of February 2025, by Domingo Sanchez, who is personally known to me or produced a driver's license by means of ✓ physical presence or ____online notarization as identification and who did not take an oath.

_____
Notary Public
Notarial Seal and Commission
Expiration Date

GABRIEL RODRIGUEZ III
MY COMMISSION # HH 586535
EXPIRES: August 25, 2028

EXHIBIT A

Tract K of POINCIANA NEIGHBORHOOD 4, VILLAGE 7, according to the plat thereof, as recorded in Plat Book 53 at Pages 4 through 18, inclusive, of the Public Records of Polk County, Florida; together with the West ½ of vacated Laurel Avenue South lying East of said tract.

Parcel ID Number:

1. 28-28-02-934710-147100

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 is a land use change to support existing residents. The Applicant has submitted data demonstrating that the minimum population support within a three (3) mile radius is 27,591. The Comprehensive Plan requires minimum population support of over 10,000 people within a four (4) miles radius to reduce separation requirements from an activity center. The population support of 27,591 people within a three (3) mile radii provides ample support for the establishment of a NAC district in the area.*

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 Request allows for the development of a corner lot that has failed to develop consistently with the surrounding neighborhood. In addition, the Proposed Request will alleviate concerns of leapfrog development patterns by encouraging the use of a vacant parcel.*

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 promote radial, strip isolated or ribbon patterns. [See Poinciana Master Plan; see also 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 located in an area with existing residential development. In addition, the Subject Property does not appear to have any wetlands and is located outside of the 100-year flood zone in Zone "X". [See General Location Map; see Wetlands Map; see FEMA 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 does not adversely impact agriculture.*

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

ANALYSIS: *The Subject Property is located in the Toho Water Authority Utility Service Area. The Applicant will be required to coordinate with the Toho Water Authority for the provision of centralized sewer and water.*

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

ANALYSIS: *The Subject Property is located in the Toho Water Authority Utility Service Area. The Applicant will be required to coordinate with the Toho Water Authority for the provision of centralized sewer and water.*

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 offsite improvements required for the development of the Subject Property. The Applicant will conduct a traffic study prior to site plan approval. In addition, there are no anticipated negative 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. Notably, the Subject Property is located in an area that has predominantly been developed as platted and master planned residential communities.*

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

ANALYSIS: *The Subject Property is an undeveloped lot located at the intersection of two urban collector roads. As such, the Proposed Request does not discourage in-fill development or redevelopment.*

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

ANALYSIS: *Disrupting the pattern of single-use development will ultimately provide current and future residential developments in the area with access to the*

services typical of a NAC district, while creating an attractive, functional mix of uses and avoiding sprawl.

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

ANALYSIS: *The Subject Property is consistent with the locational requirements of a NAC district contained in the Polk Comprehensive Plan. In addition, the location of the Subject Property at the intersection of two urban collector roads makes the location accessible to surrounding residential communities.*

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

ANALYSIS: *The Subject Property's location at the intersection of two urban collector roads is not a prime location for open space.* In addition, there is ample unplatted land to the east and west of the Subject Property.

Toho Water Authority

951 Martin Luther King Blvd. Kissimmee, FL 34741
Tel: (407) 944-5000
tohowater.com

June 5, 2025

Toho Request Number: 295

Parcel ID & Address: 28-28-02-934710-147100 / NWC of Pine St & Laurel Avenue, Poinciana

Tohopekaliga Water Authority (Toho) has reviewed your request for a water, reuse and sewer service availability determination and the Parcel ID referenced is within the Toho service area.

Toho staff has determined that Toho has potable water, reuse and sewer capacity with existing facilities and expansions as part of planned improvements contained in its Capital Improvement Plan to serve the referenced project. As noted in the attached document, extension and/or upsizing of infrastructure at the Owner's expense may also be required to serve the property.

Not a Capacity Commitment - The owner/ developer has not yet reserved capacity and this letter does not constitute a reservation of capacity. However, subject to a fully executed Development Service Agreement (DSA), approved construction plans, and Florida Department of Environmental Protection permits, the Executive Director or his designee will ensure public facility capacity is reserved for the development in the amounts stated in the System Development Charge (SDC) Assessment letter and subject to the terms of the DSA, including any conditions associated with planned capital improvements serving the property and payment of SDCs.

Main and Service Line Extensions Responsibility of Owner - Service to the site is the customer's responsibility and may require offsite utility improvements performed by a private contractor hired by the customer. Toho does not typically install main or service extensions, please contact a civil engineer to obtain design and cost information. For projects requiring installation of a main or services for more than three (3) residential units, a hydraulic analysis is required prior to initiating service. The hydraulic analysis is the responsibility of the Owner and could result in required main improvements by the Owner.

Utility Locations are Approximate and Not Guaranteed - Utility locations shown on the attached map are approximate and based upon Toho's available information (i.e. GIS, as-built, record drawings). Toho does not guarantee the accuracy of the information. Toho recommends field verification of utilities by soft dig prior to design. Soft digs should be

performed by a licensed underground utility contractor and coordinated with Toho's inspection team.

Meter Requests - If water and sewer infrastructure is not available, **do not** request a meter set until the installation has been completed.

Limited Time Validity - Please note this letter of availability is only valid for one year from the date of this letter. Should the project not have received Toho approval and reserved capacity by June 05, 2026, they must request a new Letter of Availability from Toho. Toho looks forward to working with you on this project. If you have any questions, please do not hesitate to contact us. More specific infrastructure information is enclosed.

Service in Poinciana and Other Residential Infill Areas – Connection to infrastructure as part of the CIAC program can require significant costs above those normally associated with SDCs and connection fees. Please refer to Toho's website to check applicability for your property.

Questions and Additional Information

- For any Residential questions or extensions in Poinciana, please contact ciacbuilder@tohowater.com
- For all other Residential questions or extensions, please contact Latoya Hanson at lhanson@tohowater.com
- For any Commercial questions or extensions, please contact Ray Biron at rbiron@tohowater.com
- For any inspection requests, please request through Toho's development portal
- If you would like to speak with someone regarding potential fees or System Development Charges, please contact meterfees@tohowater.com or 407-944-5000 and a Toho representative will be happy to assist.

Please be sure to have your address and request number included in your email.

Sincerely,

Assets and Infrastructure
Toho Water Authority

951 Martin Luther King Blvd. Kissimmee, FL 34741
Tel: (407) 944-5000
tohowater.com

WATER

- Water main installed.
- The water service line needs to be installed. The service line must be installed on the property line.
- 6" Water main on-site, south side of property. This water service will require a tap.
- 10" Water main on-site north and east side of property. This water service will require a tap.
- 12" Water main approx. 5' south of property. This water service will require a tap.

SEWER

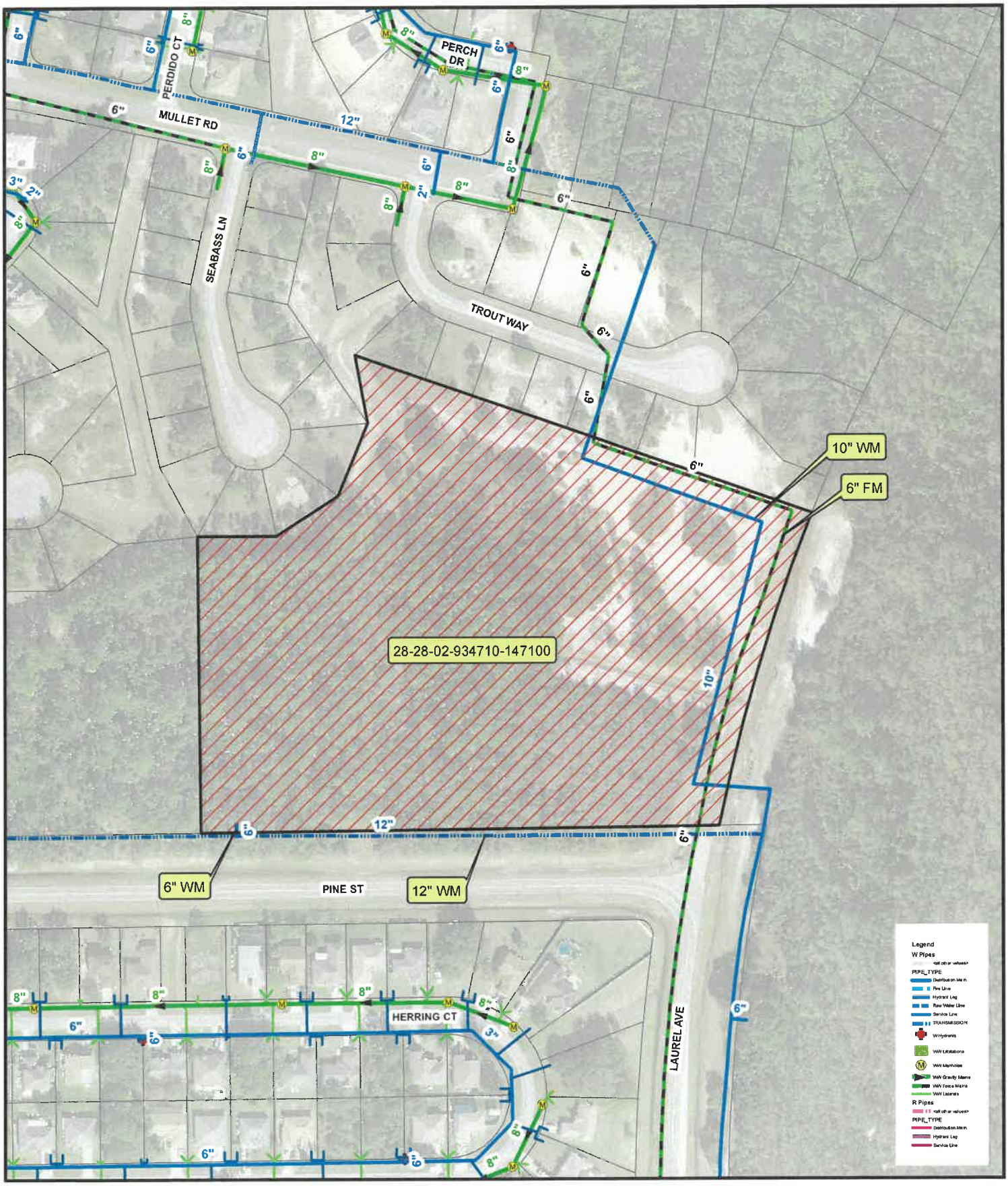
- Force main installed.
- Force main connection required.
- Force main service line needs to be installed.
- Requires owner to install pump for connection to the force main.
- 6" Force main on-site north and east side of property. This force main service will require a tap.

REUSE

-

MISCELLANEOUS/EXCEPTIONS

-



N

1 inch = 200 feet

28-28-02-934710-147100

THE TOHOPEKALIGA WATER AUTHORITY MAKES NO WARRANTIES, GUARANTEES OR REPRESENTATIONS AS TO THE TRUTH, ACCURACY, OR COMPLETENESS OF THE DATA ON THIS MAP. THIS IS NOT A SURVEY PRODUCT AND IS A VISUAL REFERENCE TOOL ONLY. The Tohopekaliga Water Authority makes no warranty, express or implied with respect to its ownership of any rights relating to trademarks and trade names described herein. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION OF THE FACE HEREOF. Any questions or concerns should be directed to Toho Water Authority, Information Technology (IT) Department at 407-944-5190

C:\Users\Psantos\Desktop\Web\Betty Map JUN.mxd

Toho Water Authority

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Demographic and Income Profile

Ring : 1 Miles radii

Latitude: 28.07870
Longitude: -81.49010

Summary	Census 2010	Census 2020	2025	2030
Population	3,649	4,925	5,760	6,670
Households	1,059	1,433	1,695	1,982
Families	898	1,190	1,394	1,631
Average Household Size	3.45	3.44	3.40	3.37
Owner Occupied Housing Units	786	979	1,209	1,489
Renter Occupied Housing Units	272	454	486	493
Median Age	31.2	34.5	35.0	35.2

Trends: 2025-2030 Annual Rate	Area	State	National
Population	2.98%	1.08%	0.42%
Households	3.18%	1.28%	0.64%
Families	3.19%	1.30%	0.54%
Owner HHs	4.25%	1.83%	0.91%
Median Household Income	2.54%	2.85%	2.53%

	2025		2030	
Households by Income	Number	Percent	Number	Percent
<$15,000	166	9.8%	185	9.3%
$15,000 - $24,999	54	3.2%	49	2.5%
$25,000 - $34,999	422	24.9%	421	21.2%
$35,000 - $49,999	225	13.3%	247	12.5%
$50,000 - $74,999	317	18.7%	347	17.5%
$75,000 - $99,999	211	12.4%	269	13.6%
$100,000 - $149,999	199	11.7%	288	14.5%
$150,000 - $199,999	32	1.9%	53	2.7%
$200,000+	69	4.1%	123	6.2%
Median Household Income	$48,076		$54,491	
Average Household Income	$64,866		$74,300	
Per Capita Income	$19,820		$22,798	

	Census 2010		Census 2020		2025		2030	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	339	9.3%	316	6.4%	368	6.4%	420	6.3%
5 - 9	365	10.0%	371	7.5%	379	6.6%	417	6.3%
10 - 14	349	9.6%	474	9.6%	412	7.2%	424	6.4%
15 - 19	278	7.6%	447	9.1%	481	8.4%	425	6.4%
20 - 24	167	4.6%	302	6.1%	467	8.1%	497	7.5%
25 - 34	581	15.9%	585	11.9%	773	13.4%	1,139	17.1%
35 - 44	561	15.4%	701	14.2%	783	13.6%	821	12.3%
45 - 54	385	10.6%	594	12.1%	716	12.4%	834	12.5%
55 - 64	320	8.8%	515	10.5%	572	9.9%	699	10.5%
65 - 74	221	6.1%	394	8.0%	487	8.5%	564	8.5%
75 - 84	67	1.8%	182	3.7%	261	4.5%	335	5.0%
85+	13	0.4%	44	0.9%	61	1.1%	95	1.4%

	Census 2010		Census 2020		2025		2030	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,053	56.3%	1,345	27.3%	1,429	24.8%	1,578	23.7%
Black Alone	868	23.8%	1,362	27.7%	1,638	28.4%	1,871	28.1%
American Indian Alone	31	0.8%	34	0.7%	46	0.8%	55	0.8%
Asian Alone	44	1.2%	51	1.0%	59	1.0%	69	1.0%
Pacific Islander Alone	5	0.1%	8	0.2%	10	0.2%	11	0.2%
Some Other Race Alone	446	12.2%	1,064	21.6%	1,275	22.1%	1,521	22.8%
Two or More Races	201	5.5%	1,060	21.5%	1,304	22.6%	1,565	23.5%
Hispanic Origin (Any Race)	1,914	52.5%	2,706	54.9%	3,370	58.5%	4,047	60.7%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

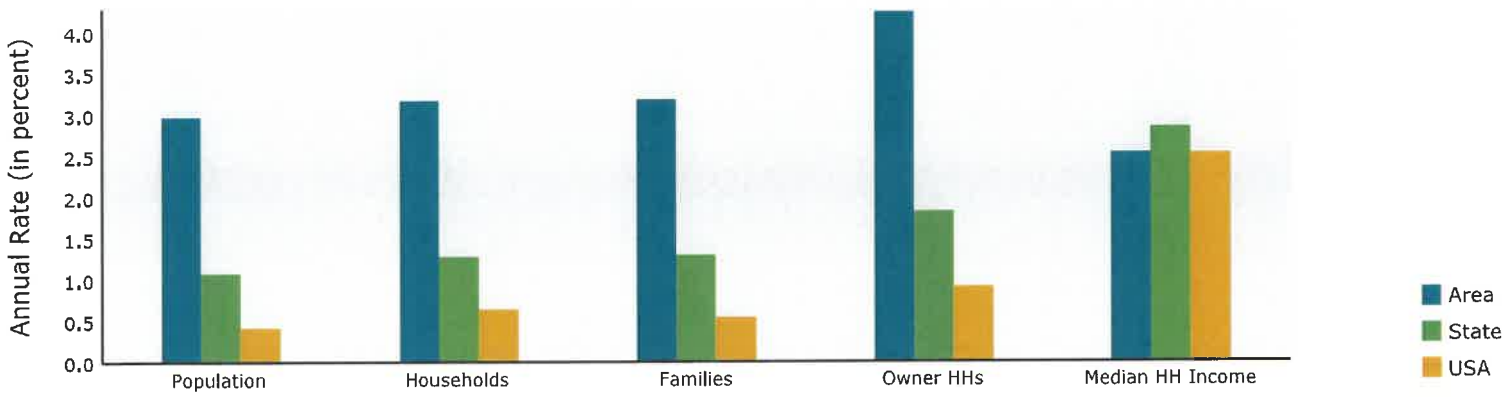
©2025 Esri

Demographic and Income Profile

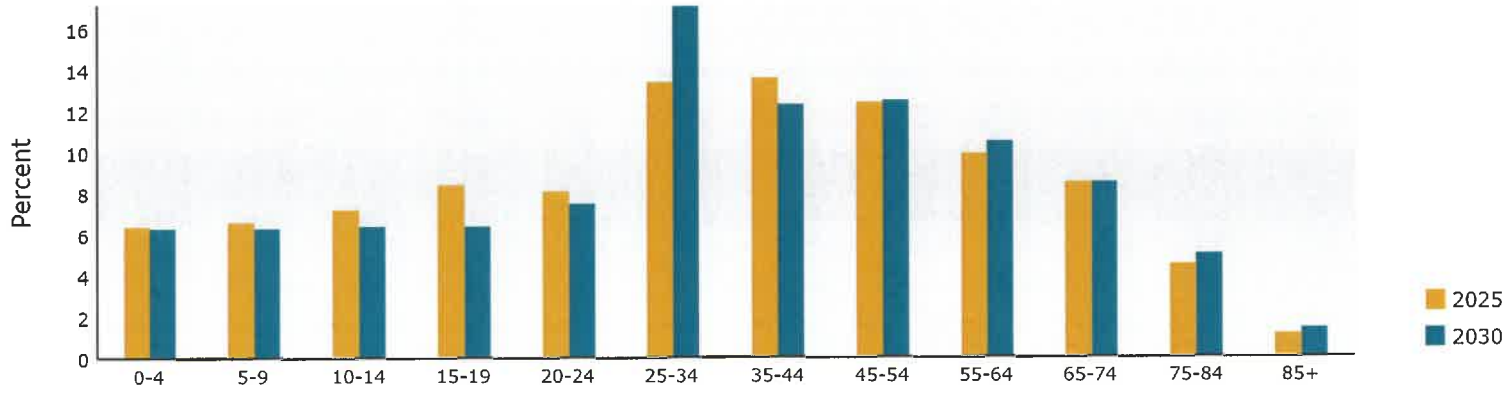
Ring : 1 Miles radii

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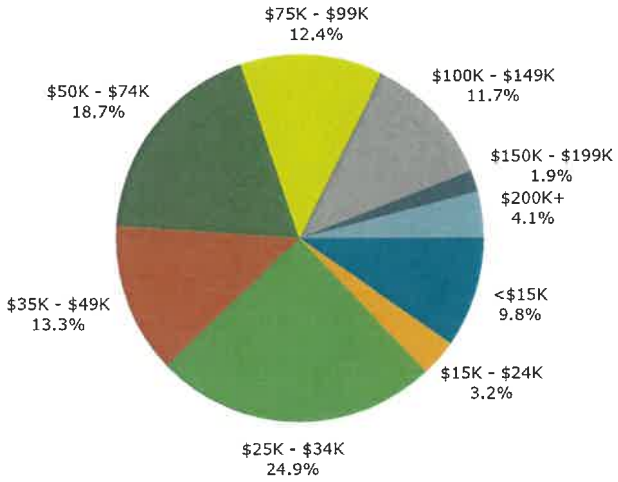
Trends 2025-2030



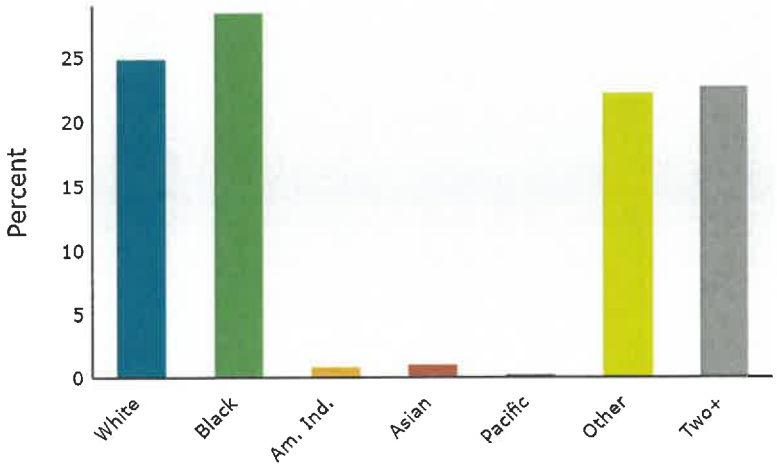
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin:58.5%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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Demographic and Income Profile

Ring : 3 Miles radii

Latitude: 28.07870
Longitude: -81.49010

Summary	Census 2010	Census 2020	2025	2030
Population	15,481	22,184	27,591	32,096
Households	4,996	7,115	8,958	10,482
Families	4,082	5,692	7,101	8,255
Average Household Size	3.10	3.12	3.08	3.06
Owner Occupied Housing Units	3,756	5,048	6,763	8,247
Renter Occupied Housing Units	1,240	2,067	2,195	2,235
Median Age	34.2	37.6	37.9	38.3

Trends: 2025-2030 Annual Rate	Area	State	National
Population	3.07%	1.08%	0.42%
Households	3.19%	1.28%	0.64%
Families	3.06%	1.30%	0.54%
Owner HHs	4.05%	1.83%	0.91%
Median Household Income	2.37%	2.85%	2.53%

	2025		2030	
Households by Income	Number	Percent	Number	Percent
<$15,000	601	6.7%	627	6.0%
$15,000 - $24,999	418	4.7%	361	3.4%
$25,000 - $34,999	977	10.9%	942	9.0%
$35,000 - $49,999	1,096	12.2%	1,141	10.9%
$50,000 - $74,999	1,926	21.5%	2,137	20.4%
$75,000 - $99,999	1,618	18.1%	1,968	18.8%
$100,000 - $149,999	1,249	13.9%	1,661	15.8%
$150,000 - $199,999	360	4.0%	515	4.9%
$200,000+	713	8.0%	1,131	10.8%
Median Household Income	$66,963		$75,291	
Average Household Income	$85,558		$95,632	
Per Capita Income	$28,072		$31,552	

	Census 2010		Census 2020		2025		2030	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,261	8.1%	1,245	5.6%	1,589	5.8%	1,861	5.8%
5 - 9	1,358	8.8%	1,611	7.3%	1,631	5.9%	1,827	5.7%
10 - 14	1,334	8.6%	1,906	8.6%	1,928	7.0%	1,869	5.8%
15 - 19	1,109	7.2%	1,761	7.9%	2,109	7.6%	2,032	6.3%
20 - 24	712	4.6%	1,260	5.7%	1,994	7.2%	2,225	6.9%
25 - 34	2,154	13.9%	2,565	11.6%	3,564	12.9%	4,939	15.4%
35 - 44	2,114	13.7%	2,844	12.8%	3,449	12.5%	3,933	12.3%
45 - 54	1,547	10.0%	2,467	11.1%	3,252	11.8%	3,786	11.8%
55 - 64	1,799	11.6%	2,301	10.4%	2,816	10.2%	3,387	10.6%
65 - 74	1,529	9.9%	2,626	11.8%	2,935	10.6%	3,314	10.3%
75 - 84	470	3.0%	1,332	6.0%	1,932	7.0%	2,290	7.1%
85+	95	0.6%	267	1.2%	394	1.4%	635	2.0%

	Census 2010		Census 2020		2025		2030	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	9,133	59.0%	6,975	31.4%	7,994	29.0%	8,819	27.5%
Black Alone	3,541	22.9%	5,463	24.6%	6,810	24.7%	7,849	24.5%
American Indian Alone	103	0.7%	132	0.6%	208	0.8%	249	0.8%
Asian Alone	250	1.6%	308	1.4%	361	1.3%	424	1.3%
Pacific Islander Alone	13	0.1%	22	0.1%	29	0.1%	33	0.1%
Some Other Race Alone	1,668	10.8%	4,752	21.4%	6,159	22.3%	7,416	23.1%
Two or More Races	774	5.0%	4,533	20.4%	6,031	21.9%	7,304	22.8%
Hispanic Origin (Any Race)	7,272	47.0%	11,732	52.9%	15,747	57.1%	19,101	59.5%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

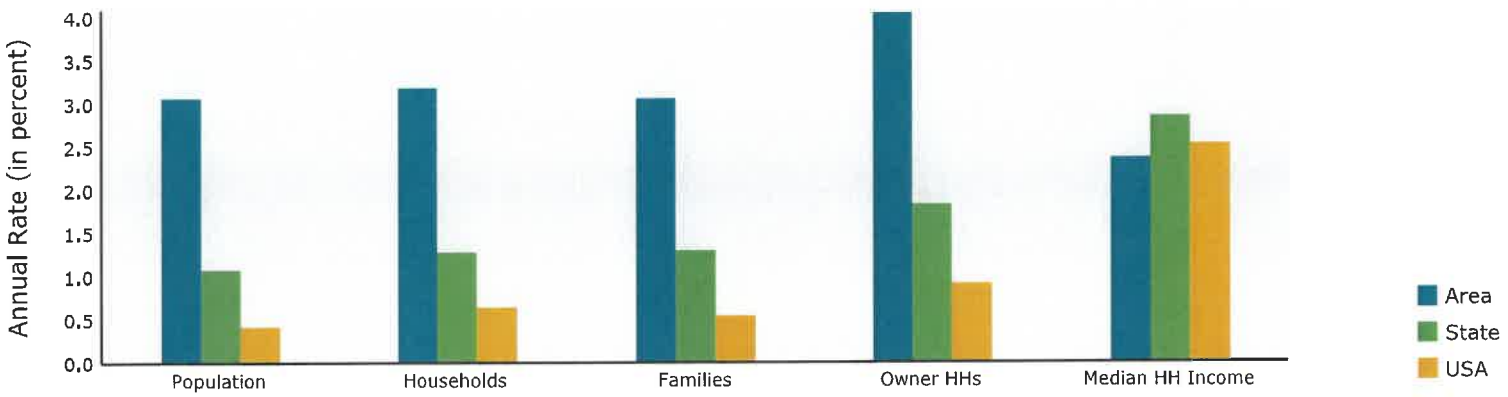
c 2025 Esri

Demographic and Income Profile

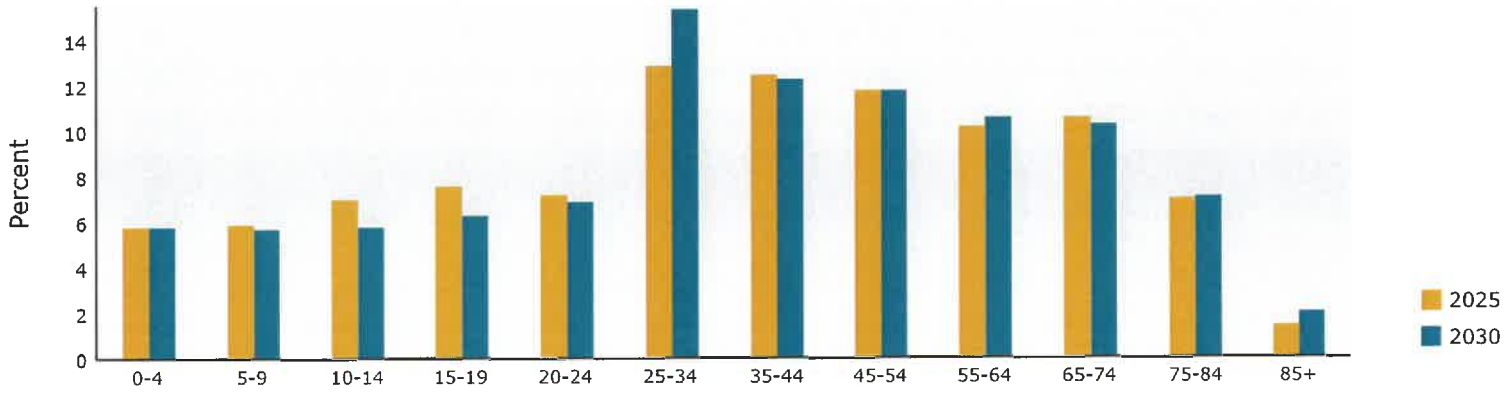
Ring : 3 Miles radii

Latitude: 28.07870
Longitude: -81.49010

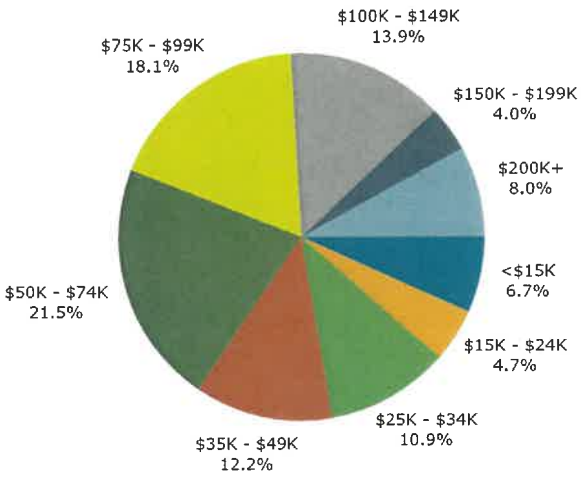
Trends 2025-2030



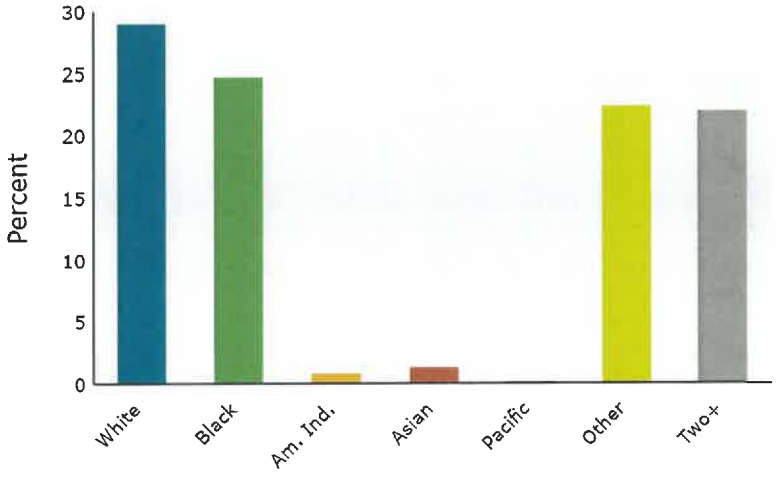
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin:57.1%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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Demographic and Income Profile

Ring : 5 Miles radii

Latitude: 28.07870
Longitude: -81.49010

Summary	Census 2010	Census 2020	2025	2030
Population	34,421	47,443	56,295	63,914
Households	11,887	16,585	19,784	22,617
Families	9,397	12,851	15,160	17,076
Average Household Size	2.90	2.86	2.84	2.82
Owner Occupied Housing Units	9,126	12,248	15,398	18,217
Renter Occupied Housing Units	2,761	4,337	4,386	4,400
Median Age	37.8	42.2	42.7	43.2

Trends: 2025-2030 Annual Rate	Area	State	National
Population	2.57%	1.08%	0.42%
Households	2.71%	1.28%	0.64%
Families	2.41%	1.30%	0.54%
Owner HHs	3.42%	1.83%	0.91%
Median Household Income	1.99%	2.85%	2.53%

	2025		2030	
Households by Income	Number	Percent	Number	Percent
<$15,000	1,337	6.8%	1,380	6.1%
$15,000 - $24,999	1,035	5.2%	885	3.9%
$25,000 - $34,999	1,800	9.1%	1,714	7.6%
$35,000 - $49,999	2,386	12.1%	2,443	10.8%
$50,000 - $74,999	4,059	20.5%	4,430	19.6%
$75,000 - $99,999	3,670	18.6%	4,282	18.9%
$100,000 - $149,999	3,116	15.8%	4,013	17.7%
$150,000 - $199,999	1,097	5.5%	1,504	6.6%
$200,000+	1,285	6.5%	1,965	8.7%
Median Household Income	$69,709		$76,909	
Average Household Income	$86,463		$95,542	
Per Capita Income	$30,203		$33,598	

	Census 2010		Census 2020		2025		2030	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,349	6.8%	2,352	5.0%	2,829	5.0%	3,250	5.1%
5 - 9	2,659	7.7%	2,957	6.2%	2,944	5.2%	3,201	5.0%
10 - 14	2,680	7.8%	3,456	7.3%	3,421	6.1%	3,318	5.2%
15 - 19	2,431	7.1%	3,390	7.1%	3,684	6.5%	3,541	5.5%
20 - 24	1,657	4.8%	2,578	5.4%	3,677	6.5%	3,841	6.0%
25 - 34	4,108	11.9%	5,064	10.7%	6,784	12.1%	8,922	14.0%
35 - 44	4,422	12.8%	5,444	11.5%	6,257	11.1%	7,156	11.2%
45 - 54	3,701	10.8%	5,172	10.9%	6,242	11.1%	6,922	10.8%
55 - 64	4,510	13.1%	5,576	11.8%	6,298	11.2%	7,035	11.0%
65 - 74	4,070	11.8%	7,038	14.8%	7,711	13.7%	8,544	13.4%
75 - 84	1,511	4.4%	3,644	7.7%	5,306	9.4%	6,391	10.0%
85+	323	0.9%	773	1.6%	1,143	2.0%	1,794	2.8%

	Census 2010		Census 2020		2025		2030	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	21,517	62.5%	17,363	36.6%	18,970	33.7%	20,495	32.1%
Black Alone	6,995	20.3%	9,801	20.7%	12,135	21.6%	13,748	21.5%
American Indian Alone	214	0.6%	273	0.6%	387	0.7%	447	0.7%
Asian Alone	630	1.8%	851	1.8%	1,024	1.8%	1,201	1.9%
Pacific Islander Alone	38	0.1%	42	0.1%	53	0.1%	61	0.1%
Some Other Race Alone	3,558	10.3%	9,295	19.6%	11,379	20.2%	13,350	20.9%
Two or More Races	1,468	4.3%	9,817	20.7%	12,347	21.9%	14,612	22.9%
Hispanic Origin (Any Race)	15,182	44.1%	23,448	49.4%	29,754	52.9%	35,211	55.1%

Data Note: Income is expressed in current dollars.

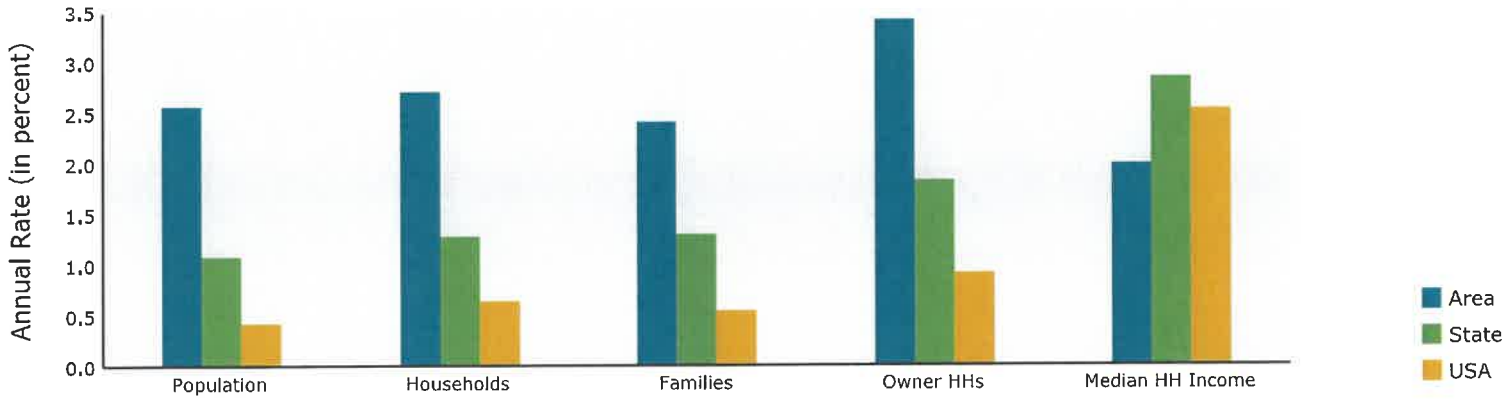
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

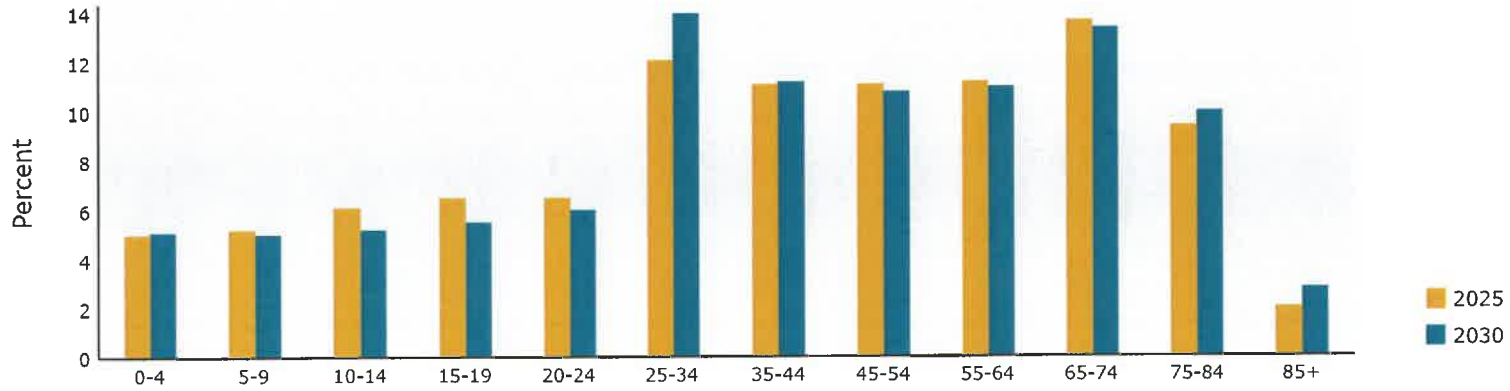
Ring : 5 Miles radii

Latitude: 28.07870
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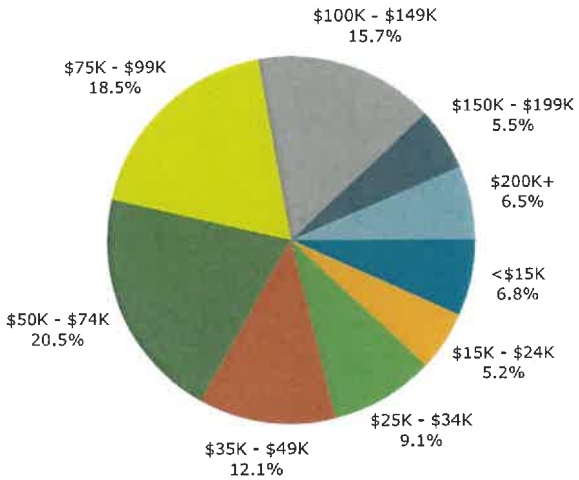
Trends 2025-2030



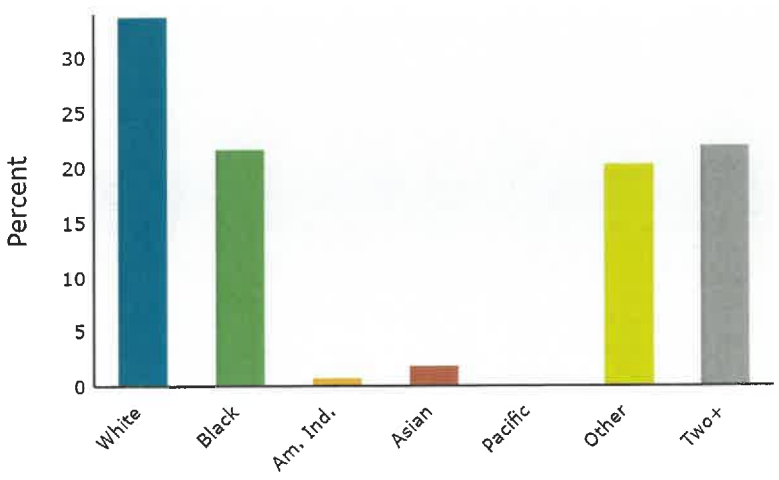
Population by Age



2025 Household Income



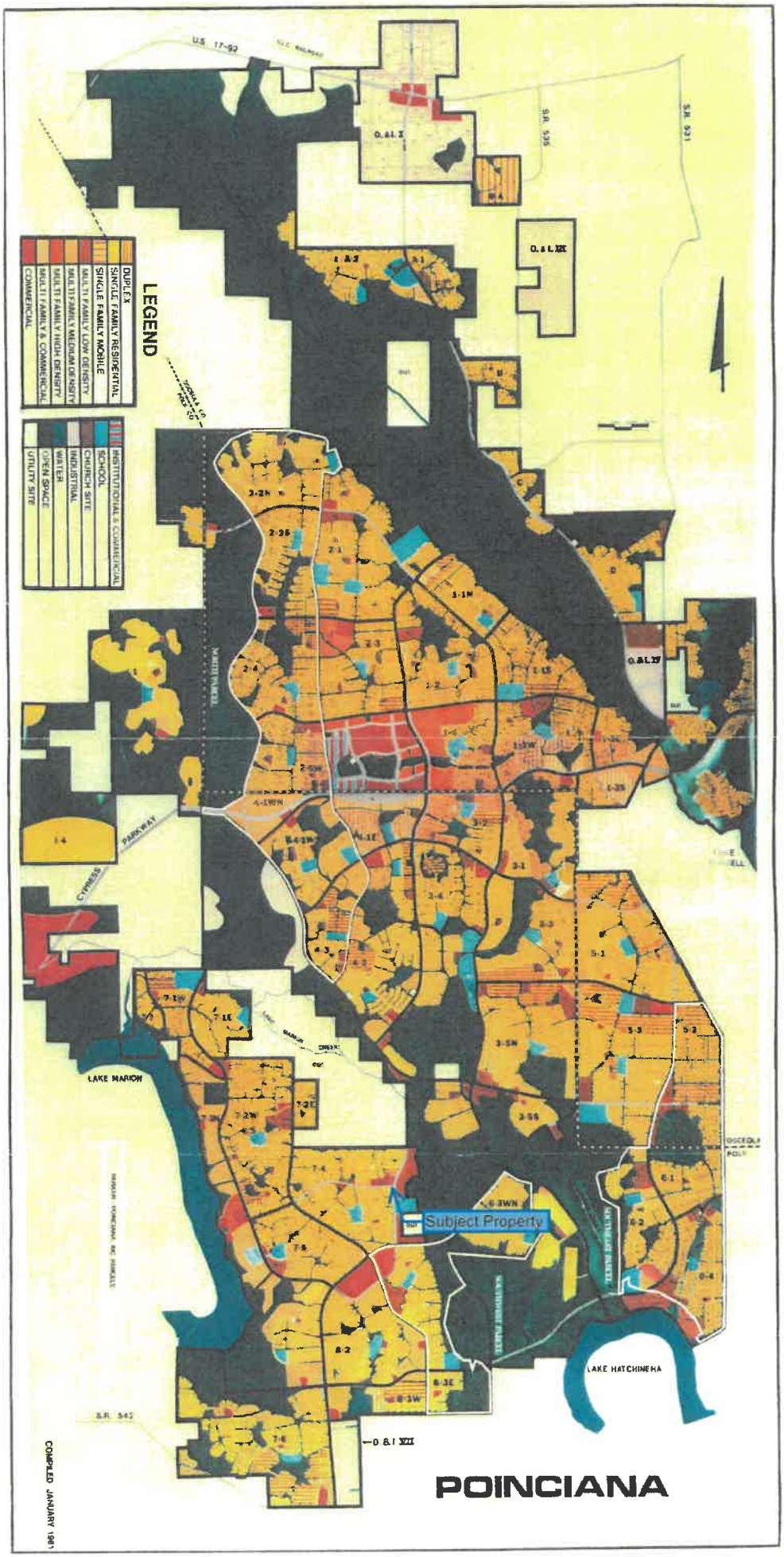
2025 Population by Race



2025 Percent Hispanic Origin:52.9%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Poinciana Master Plan



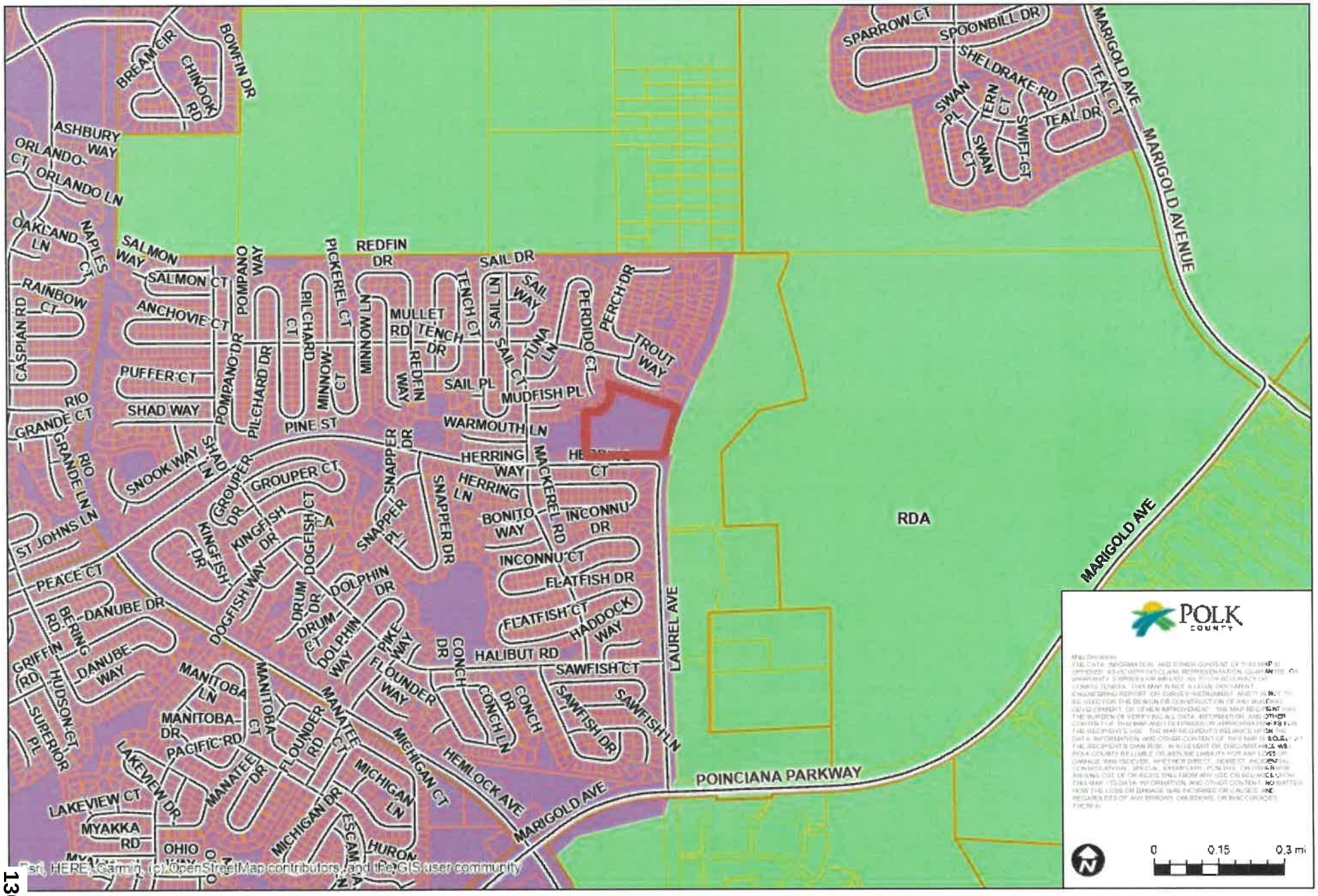
December 5, 2025

Location Map w/ Roads



December 5, 2025

Development Area Map



December 5, 2025

Future Land Use Map



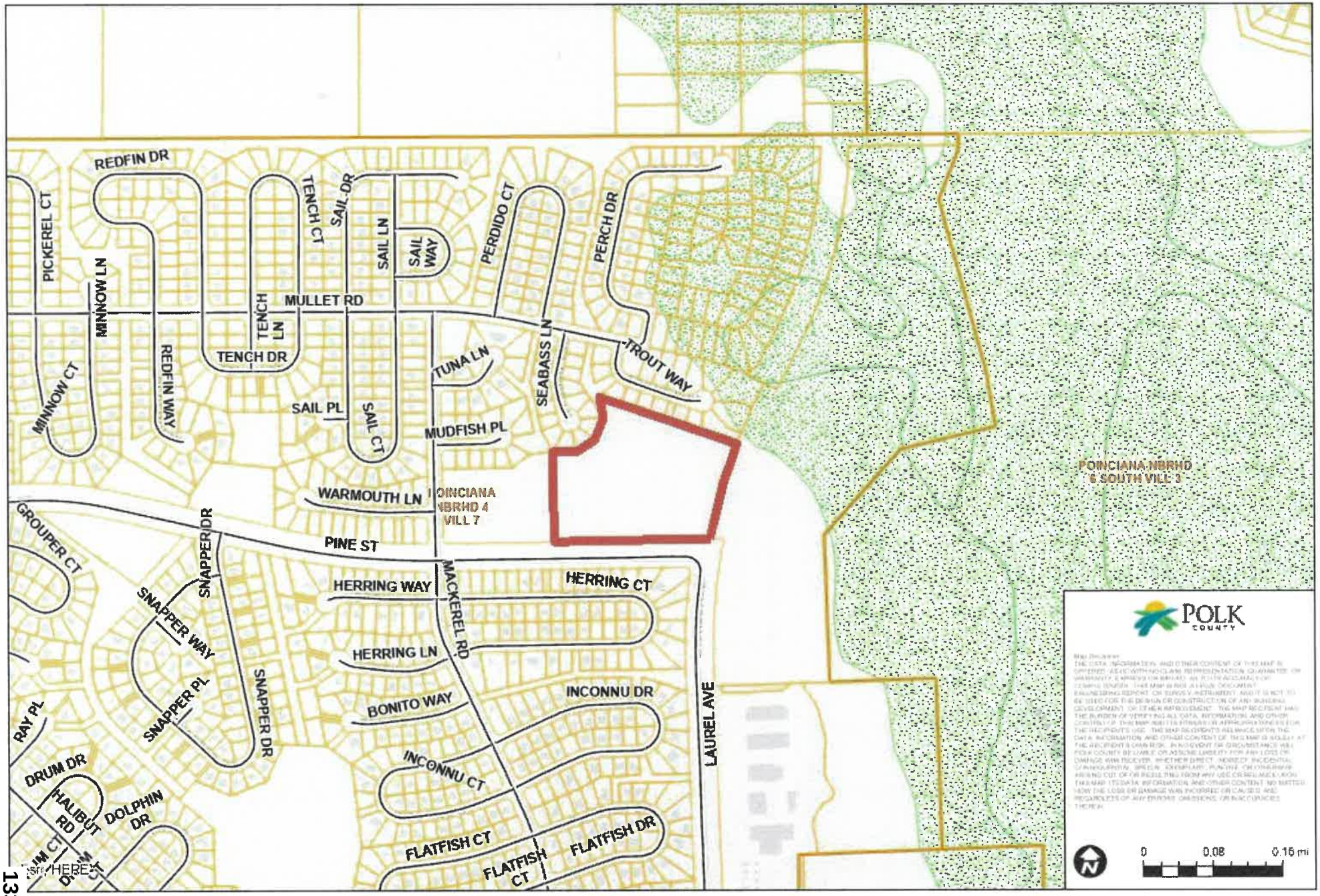
December 5, 2025

F.E.M.A. Map



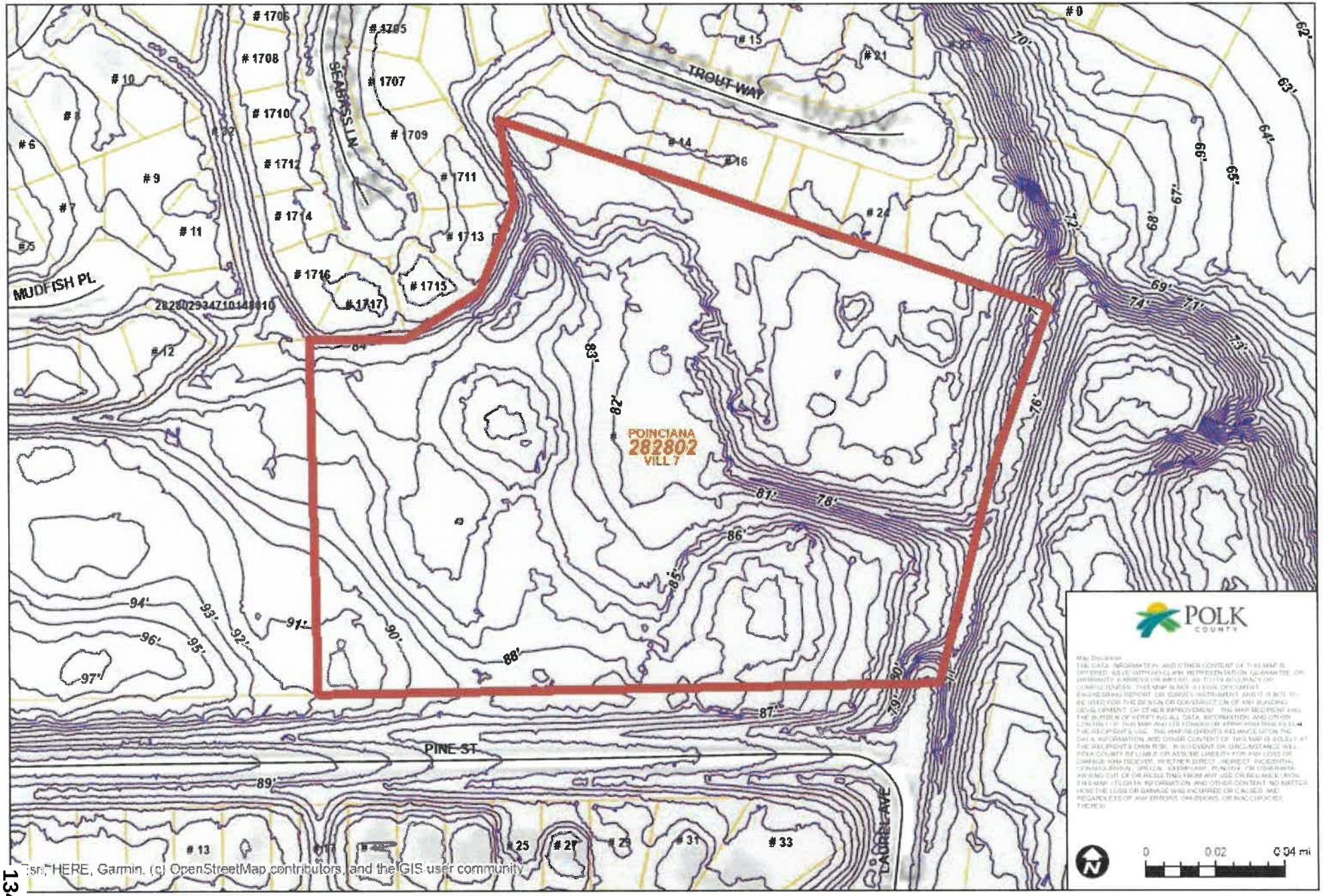
December 5, 2025

Wetlands Map



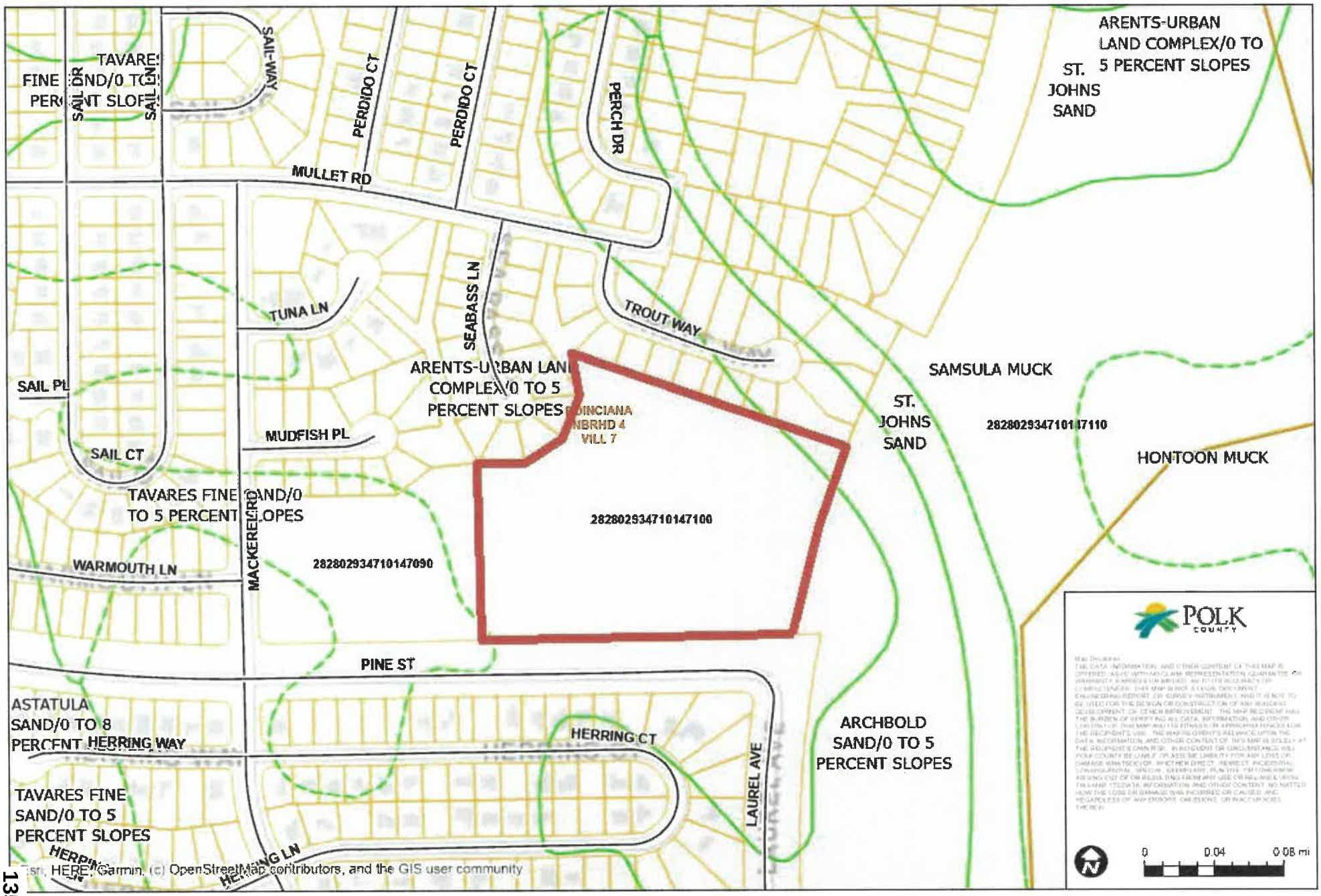
December 5, 2025

Topographical Map



December 5, 2025

Soils Map



Agenda Item 3. 4/1/2026

SUBJECT

LDCT-2026-4 (Poinciana Commercial Activity Center Plan LDC Text Amendment)

DESCRIPTION

Change the text of the Land Development Code Appendix E, Section 105, Parcel Specific Comprehensive Plan Amendments with Conditions, to establish the Poinciana Commercial Activity Center Plan (ACP). This case is related to LDCPAS-2025-40, a change from Development of Regional Impact (DRI) to Neighborhood Activity Center (NAC) and the text of Section 2.135 of the Comprehensive Plan to allow for the adoption of the ACP. The site is on the north side of Pine Street, between Mackerel Road and Laurel Avenue, east of the City of Haines City, in Section 2, Township 28, Range 28.

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

PETERSON & MYERS, P.A.
ATTORNEYS AT LAW • SINCE 1948

TELEPHONE
(863) 683-6511

P.O. BOX 24628
LAKELAND, FLORIDA 33802-4628

FAX
(863) 904-1335

HERITAGE PLAZA
225 EAST LEMON STREET, SUITE 300
LAKELAND, FLORIDA 33801

www.PetersonMyers.com

February 9, 2026

Polk County
Land Development Division
330 W. Church Street
Bartow, FL 33830

Re: Titan Land Company LLC- Amended Materials Submittal – LDCPAS-2025-40
Amended Comprehensive Plan Future Land Use/Text Amendment

To Whom it May Concern:

On behalf of Titan Land Company LLC , Peterson & Myers, P.A. ("P&M") is transmitting amended materials related to LDCPAS-2025-40, which requests for a Small Scale Future Land Use Map Amendment to approximately 12.60 acres with the Parcel ID Number 282802-934710-147100. The amended materials reflect the inclusion of an Activity Center Plan and a Land Development Code Text Amendment, which are being requested under a separate application. In addition, the amended materials incorporate comments and revisions discussed during the applicable Development Review Committee conference.

The following items are included for your convenience:

1) Amended Level 4 Application
2) Amended Request, Background, and Justification
3) Amended Consistency Analysis
4) Amended Impact Assessment Statement
5) Executed Owner's Authorization

Thank you for the opportunity to submit the attached submittal. If you have questions concerning the application, please call or email me at ballen@petersonmyers.com.

Sincerely,
PETERSON & MYERS, P.A.

Bart Allen

John B. ("Bart") Allen

Enclosures

POLK COUNTY
www.polk-county.net

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 # 2025-121 **(Required)**

	Owner	Applicant	Contact Person
Name	Titan Land Company LLC	Peterson & Myers, P.A.	John B. (Bart) Allen
Work Number		863-683-6511	(863) 683-6511
Fax Number			(863) 682-8031
Mailing Address	15575 Enstrom Road, Wellington, Florida 33414	225 E Lemon Street, Lakeland, Florida 33802	PO Box 24628 Lakeland, FL 33802-4628
Email		ballen@petersonmyers.com	ballen@petersonmyers.com

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

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

Request for a Small Scale Comprehensive Plan Amendment for future land use change to allow Neighborhood Activity Center uses on +/-12.60 acres of land located in Polk County, Florida and a CPA text amendment to Appendix 2.135 to reference ACP.

Request **From:** Pre-DRI Land Use/Sub-District

To: Neighborhood Activity Center (CC) Land Use/Sub-District

Acreage: 12.60

	Range - Township - Section	Subdivision #	-	Parcel #
Parcel ID Number(s):	R 28 T 28 S 02	934710	-	147100 .
	(Include others on a separate attachment)			
	R T S		-	.
	R T S		-	.
	R T S		-	.

Address and Location of Property:

Address:
Mackerel Rd, Poinciana, FL 34759

Location: The subject parcel is located at the intersection of Pine Street and Laurel Avenue.

Water Provider Name and Phone Number: Toho Water Authority (407-944-5042)

Sewer Provider Name and Phone Number: Toho Water Authority (407-944-5042)

( ) 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.):

Pre-DRI Vacant Residential/ Misc. Common Imp. Elements/Areas **NW**	Pre-DRI Vacant Residential **N**	Pre-DRI Vacant Residential **NE**
Pre-DRI Unplatted Land **W**	Pre-DRI Unplatted Land **Subject Property**	Pre-DRI Unplatted Land **E**
Pre-DRI Single Family Residential/Common Area **SW**	Pre-DRI Single Family Residential/Common Area **S**	Pre-DRI Unplatted Land **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.

2/05/2025
Date:

Parcel 34

INSTR # 2022316822
BK 12509 Pgs 1882-1883 PG(s)2
12/07/2022 10:46:07 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 1,246.00

This Instrument Prepared by:
S. Todd Merrill, Esq.
Taylor Morrison
3030 Rocky Pointe Drive,
Suite 710
Tampa, FL 33607

Parcel ID Nos.:
282802.934710.147100

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 1ST day of December, 2022 by **AVATAR PROPERTIES INC., a Florida corporation**, having a mailing address at 2600 Lake Lucien Drive, Suite 350, Maitland, Florida 32751, hereinafter called the Grantor, to **OCVENTURES LLC, an Arizona limited liability company,** having a mailing address at 7254 E. Sonoran Trail, Scottsdale, AZ 85266, hereinafter called the Grantee (wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Polk County, Florida, viz:

> Tract K of POINCIANA NEIGHBORHOOD 4, VILLAGE 7, according to the plat thereof, as recorded in Plat Book 53 at Pages 4 through 18, inclusive, of the Public Records of Polk County, Florida; together with the West ½ of vacated Laurel Avenue South lying East of said tract.

SUBJECT TO:

1. General and special taxes or assessments for the year 2023 and subsequent years.

2. Conditions, limitations, easements, restrictions, reservations, covenants and other matters of record, without intent to reimpose or reinstate the same hereby.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed as of the day and year first above written.

WITNESSES:

Print Name: Debra Cunningham

Print Name: SUSAN KANE

GRANTOR:

AVATAR PROPERTIES INC., a Florida corporation

By:
Name: JOEL UNDERWOOD
Title: Vice President

(SEAL)

STATE OF FLORIDA)
) SS:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 1st day of December, 2022, by JOEL UNDERWOOD, as Vice President of Avatar Properties Inc., a Florida corporation, who is personally known to me, on behalf of the corporation.

DEBRA LYNN CUNNINGHAM
Notary Public - State of Florida
Commission # HH 228400
My Comm. Expires Feb 14, 2026
Bonded through National Notary Assn.

Notary Public, State of Florida at Large
Print Name: Debra Lynn Cunningham

My Commission Expires:

Amended Request, Background, and Justification

This document outlines the Applicant's request, provides background on the Subject Property, and presents the justification for the request. The terms "Applicant" and "Subject Property" are defined below. All exhibits referenced in this document have been submitted along with this application.

Request

Peterson & Myers, P.A. (the "Applicant") is requesting a Small Scale Comprehensive Plan Amendment for future land use change to allow for neighborhood activity center uses (the "Proposed Request") on +/-12.6 acres of land situated at the intersection of Laurel Avenue and Pine Street in Poinciana, Florida (the "Subject Property"). The Subject Property is currently designated as Pre-DRI and lies within a Utility Enclave Area (UEA). The Proposed Request would redesignate the Subject Property to Neighborhood Activity Center (NAC).

This is part one of a two part request for (1) a Small Scale Comprehensive Plan Amendment for future land use change to allow NAC uses and a Comprehensive Plan text amendment to Appendix 2.135 to add a reference that the ACP has development standard conditions in the Land Development Code and (2) a LDC text amendment to add property specific development standard conditions for the Subject Property in Appendix E.

Background

The Subject Property is located in the Poinciana Master Planned Community (the "Poinciana Pre-DRI") that was approved by Polk County in 1971. [See DOCA Binding Letter of Interpretation of Vested Rights Status, pg. 2, dated May 17, 1983]. The original master plan (the "Master Plan") for the Poinciana Pre-DRI designates the Subject Property for Multi Family Low Density development. [See Poinciana Master Plan]. The Subject Property has never been developed for multi family, consistent with the Master Plan designation, and has remained undeveloped for fifty-one (51) years.

Justification

The establishment of a Neighborhood Activity Center (NAC) district at the intersection of Laurel Avenue and Pine Street meets the criteria set out in the Polk County Comprehensive Plan for both Activity Centers and Neighborhood Activity Centers. [See Consistency Analysis]. Notably, the Subject Property is a corner lot that has failed to develop in accordance with its original purpose as a site for low-density, multi-family development. The property's size and location provide ample justification for establishing an NAC district.

Furthermore, the site's location, just 0.67 miles from the intersection of Laurel Avenue and Marigold Avenue, will provide convenient access to NAC uses for residents living along Marigold Avenue and Palmetto Street. Notably, the size of the site, approximately 12.6 acres, will allow for a multitude of potential uses for those living in the area.

In addition, the Applicant has submitted data demonstrating that the minimum population support within a three (3) mile radius of the subject property is 27,591. [See Demographic and Income Profile]. Such data demonstrates a growing population in the Poinciana Pre-DRI, which ultimately translates into a need for commercial services. Such data also allows for separation requirements between high level activity centers to be reduced.

Amended 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.

This Consistency Analysis is amended to reflect the comments made at DRC.

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.

ANALYIS: *The Proposed Request will promote contiguous and compact growth patterns by utilizing a piece of land that has gone unused and failed to develop as residential in conjunction with many adjacent parcels. In addition, an NAC on the Subject Property will act to provide amenities typical of the NAC district to the growing Poinciana community.*

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 2.107 UTILITY-ENCLAVE AREAS (UEA).

OBJECTIVE 2.107-A: The Polk County Plan shall recognize existing isolated areas of urban development where centralized public, or franchised, or private potable water and sewer systems are in place through:

a.the designation and mapping of Utility-Enclave Areas (UEAs), and

b.the establishment of policies to govern the development of land within UEAs.

POLICY 2.107-A2 DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map Utility-Enclave Areas (UEAs) base districts for those areas of the County meeting the general characteristics of this Section 2.107. Expansion of Utility Enclave Areas shall only be permitted in those cases where:

a. it is determined that such expansion is necessary for the utility provider to realize a beneficial return on its existing utility investment(s);

ANALYSIS: *The Subject Property is currently located in a UEA. As such, the Proposed Request is not asking for an expansion to a UEA. Regardless, the Proposed Request will act to provide the Toho Water Authority with service users. Such users will provide a beneficial return to the Toho Water Authority.*

POLICY 2.107-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within UEAs:

a. ACTIVITY CENTERS: Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and High-Impact Commercial Centers shall be permitted within UEA's in accordance with applicable criteria.

ANALYSIS: *The Proposed Request is for a Future Land Use Designation of Neighborhood Activity Center (NAC) which is consistent with the Subject Property's location in a Utility Enclave Area .*

POLICY 2.107-A5: DEVELOPMENT CRITERIA - Development within UEAs shall conform to the following criteria as further specified by the Land Development Code:

a. All uses developed after adoption of the Polk County Comprehensive Plan shall be required to connect to the existing centralized water and sewer system and may receive a development order provided all other provisions of this Plan are met. Connection to public sewer shall be required as regulated by the Nutrient Restoration Plan Overlay.
b. Incorporate design features that promote healthy communities, green building practices, mixed use development, transit oriented design, variety in housing choices and other initiatives consistent with Section 2.1251 - Community Design, of this element.
c. Provide access to parks, green areas, and open space and other amenities.
d. Be designed to facilitate the provision of public safety services (i.e., fire, EMS and law enforcement). In order to achieve higher densities and intensities allowed by each land use, development in the UEA shall be required to connect to centralized water and sewer system and incorporate clustering and other low impact design criteria as established under the Conservation Development Section (Section 2.1251).

ANALYSIS: *The Subject Property is located in the Toho Water Authority Utility Service Area. The Applicant will be required to coordinate with the Toho Water Authority for the provision of centralized sewer and water. Moreover, the Subject Property is currently undeveloped. As such, Policy 2.107-A5(b)-(d) will be addressed and applied future site development at Level 2 review.*

SECTION 2.110 ACTIVITY CENTERS.

OBJECTIVE 2.110-A: The Polk County Plan shall manage higher-intensity land use activities by the designation and mapping of Activity Centers on the Future Land Use Map Series.

POLICY 2.110-A2: DESIGNATION AND MAPPING - Activity Centers shall be located as designated on the Future Land Use Map Series. Activity Centers shall be approved and designated on the Future Land Use Maps based on the efficient provision of urban services and such designation shall not create a "leap frog" development pattern.

ANALYSIS: *The Proposed Request will address an existing pattern of predominantly single-use residential development in the Poinciana Pre-DRI. The creation of a NAC district on the Subject Property will result in shorter-distance trips for residents in the area who are seeking the amenities typical of a NAC district.*

OBJECTIVE 2.110-D: NEIGHBORHOOD ACTIVITY CENTERS - The Polk County Plan shall provide for the local-shopping needs of residents through:

a.the designation and mapping of Neighborhood Activity Centers on the Future Land Use Map Series; and

b.the establishment of criteria applicable to the location and development of land within Neighborhood Activity Centers.

POLICY 2.110-D1: CHARACTERISTICS - Neighborhood Activity Centers are intended to accommodate the shopping needs of residents living within the immediate surrounding neighborhood(s). General (approximate) characteristics of Neighborhood Activity Centers are:

Usable Area: Over 5 acres to 20 acres

Gross Leasable Area (GLA): 20,000 to 150,000 square feet

Minimum Population Support: 5,000 to 10,000 people

Market-Area Radius: 1½ miles

Typical Leading Tenant: Supermarket

Other Typical Leading Tenants: Drug Store, Restaurant, Bakery, Office, Convenience Store

ANALYSIS: The Subject Property is approximately +/-12.6 acres in size, resulting in a usable area within the range set out in Police 2.110-D1. In addition, the location of the Subject Property at the intersection of Pine Street and Laurel Avenue will allow the Subject Property to provide amenities to residents living in Northeast Poinciana.

POLICY 2.110-D2: DESIGNATION AND MAPPING - Neighborhood Activity Centers shall be located within UDAs, UGAs, SDAs, and UEAs as designated on the Future Land Use Map Series as "Neighborhood Activity Center" (NAC).

ANALYSIS: The Subject Property is located in a Utility Enclave Area (UEA).

POLICY 2.110-D3: LOCATION CRITERIA - Neighborhood Activity Centers shall be located at the intersections of arterial and/or collector roads. There shall be the following traveling distances, on public roads, between the center of a Neighborhood Activity Center and the center of any other Neighborhood Activity Center, or other higher-level Activity Center, Linear Commercial Corridor, or Commercial Enclave providing for the same neighborhood-shopping needs:

a. Two (2) miles within the TSDA and UGA.

b. Four (4) miles within the SDA and UEA.

This required separation may be reduced if:

a. The higher-level Activity Center, Linear Commercial Corridor or Commercial Enclave within the required distance separation is over 80% developed; or

b. The proposed Neighborhood Activity Center market-area radius, minimum population support is over 10,000 people.

ANALYSIS: The Subject Property is located at the intersection of two Urban Collector Roads – Pine Street and Laurel Avenue. In addition, we have provided data demonstrating that the population support within a three (3) mile radii is 27,591 people, well over the 10,000 people required to reduce separation requirements.

POLICY 2.110-D4: DEVELOPMENT CRITERIA - Development within a Neighborhood Activity Center shall conform to the following criteria:

a. Neighborhood Activity Centers shall have frontage on, or direct access to, an arterial or major collector roadway, or a frontage road or service drive which directly serves an arterial or collector roadway.

b. Different uses within a Neighborhood 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. Residential uses shall not be permitted in Neighborhood Activity Centers except as part of a mixed use Planned Development.

e. Office uses shall not exceed 40 percent of the total area of the Neighborhood Activity center. Commercial uses may constitute 100 percent of the Neighborhood Activity center.

f. The maximum floor area ratio shall not exceed 0.25 unless developed as a Planned Development.

g. Planned Developments within the Neighborhood Activity Center may be permitted a maximum floor area ratio up to 0.70 and a maximum residential density of 5 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.

ANALYSIS: The Subject Property has frontage on Pine Street, which has a road classification as Urban Collector. In addition, the Subject Property has a hard corner the is adjacent to Laurel Avenue. Regarding the development criteria contained in Policy 2.110-D4, the Subject Property will be developed consistent with the Polk County Comprehensive Plan and Land Development Code. Criteria that relate to engineering and site plans will be addressed at Level 2 Review.

POLICY 2.110-D5: ADJACENT DEVELOPMENT - Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to a Neighborhood Activity

Center may include the following uses: Office, Residential, Institutional, and Recreation and Open Space.

ANALYSIS: The uses surrounding the Subject Property is a combination of Open Space and Residential development.

Amended Impact Assessment Statement

This Amended Impact Assessment Statement addresses the comments made by Polk County Planning and Development Staff at DRC Review.

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, establishing a NAC district at Laurel Avenue and Pine Street satisfies the Polk County Comprehensive Plan criteria for Activity Centers. The Subject Property's size, location, and current lack of development make a NAC designation the most logical land use. This change will benefit the community by offering residents convenient access to typical neighborhood services, thereby shortening trip times.

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 proposed site has been developed for residential uses. The proposed request will ultimately provide current and future residential developments in the area with access to the services typical of a NAC district, while creating an attractive, functional mix of uses.

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;

The following analysis is intended to provide a rough estimate for traffic stemming from the Proposed Request. A Traffic Impact Analysis will be provided prior to site plan approval and on an as needed basis.

12.6+/-acres (49,223 sf) X .70 FAR = 434,146.86

AADT:** 434 X 59.07 AADT X 76% = **19,484 Trips

PM Peak Hour:** 434 X 8.79 AADT X 76% = **2,899 Trips

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 property abuts Laurel Avenue and Pine Street. Both roads are classified as Urban Collector Roads. It is anticipated that minor transportation improvements will be required for ingress/egress of the site in accordance with applicable county standards. 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. Pedestrian access through sidewalks is also a mode of transportation that has been considered by the Applicant.

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 of 0.25 x (12.6 acres x 43,560 Sq. Ft.) = 137,214 Sq. Ft

137,214 Sq Ft x 0.15 GPD/Sq. Ft. = 20,582 GPD

20,582 GPD x 80% = ***16,465 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 Property will connect to existing public utilities from the Toho Water Authority.

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 Property will connect to existing public utilities from the Toho Water Authority.

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

Capacity and the date of connection will be addressed with the Toho Water Authority.

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 Property will connect to existing public utilities from the Toho Water Authority.

2. Identify the service provider;

The Property will connect to existing public utilities from the Toho Water Authority

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 of 0.25 x (12.6 acres x 43,560 Sq. Ft.) = 137,214 Sq. Ft

137,214 Sq Ft x 0.15 GPD/Sq. Ft. = ***20,582 GPD***

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

Capacity and the date of connection will be addressed with the Toho Water Authority.

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 Proposed Request will act to provide neighborhood activity center uses to residential developments in the area. The Applicant has submitted data demonstrating that the minimum population support within a three (3) mile radius of the Subject Property is 27,591. [See Demographic and Income Profile]. Such data demonstrates that the Proposed Request will not be in excess of demonstrated need and is consistent with the Comprehensive Plan.

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 future land use map amendment would allow for the proposed development to provide neighborhood activity center uses in area that is predominantly single-use residential.

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);

None.

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 46 (9500 Marigold Ave, Kissimmee, FL 34759).

e. Police Protection and Security; and

The nearest police protection and security is Polk County Sheriff's Office Ridge District Office (9530 Marigold Avenue, Poinciana, FL 34759).

f. Electrical Power Supply

Electrical service will be provided by Duke Energy.

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 and Poinciana Master Plan.

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.

Agent Authorization Letter

Date: February 4, 2026

Agent for Titan Land Company LLC

To whom it may concern,

I, Domingo Sanchez as the Managing Member of Titan Land Company LLC, the owner of the property identified and legally described as:

See EXHIBIT A attached hereto

do hereby designate and authorize John B. "Bart" Allen of Peterson & Myers, P.A. to act on our behalf, as authorized agent, applicant, and representative and to process and furnish information in support of any application including signing on behalf, as our agent, all application forms and other documents necessary to obtain non-residential development approvals of the referenced Property with Polk County, the Florida Department of Environmental Protection, Toho Water Authority, and Florida Department of Transportation.

By: _____

Print Name: Domingo Sanchez

Title: Managing Member

STATE OF ~~FL~~ GR FL
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 4 day of February 2025, by Domingo Sanchez, who is personally known to me or produced a driver's license by means of ✓ physical presence or ____online notarization as identification and who did not take an oath.

_____
Notary Public
Notarial Seal and Commission
Expiration Date

GABRIEL RODRIGUEZ III
MY COMMISSION # HH 586535
EXPIRES: August 25, 2028

EXHIBIT A

Tract K of POINCIANA NEIGHBORHOOD 4, VILLAGE 7, according to the plat thereof, as recorded in Plat Book 53 at Pages 4 through 18, inclusive, of the Public Records of Polk County, Florida; together with the West ½ of vacated Laurel Avenue South lying East of said tract.

Parcel ID Number:

1. 28-28-02-934710-147100

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 is a land use change to support existing residents. The Applicant has submitted data demonstrating that the minimum population support within a three (3) mile radius is 27,591. The Comprehensive Plan requires minimum population support of over 10,000 people within a four (4) miles radius to reduce separation requirements from an activity center. The population support of 27,591 people within a three (3) mile radii provides ample support for the establishment of a NAC district in the area.*

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 Request allows for the development of a corner lot that has failed to develop consistently with the surrounding neighborhood. In addition, the Proposed Request will alleviate concerns of leapfrog development patterns by encouraging the use of a vacant parcel.*

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 promote radial, strip isolated or ribbon patterns. [See Poinciana Master Plan; see also 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 located in an area with existing residential development. In addition, the Subject Property does not appear to have any wetlands and is located outside of the 100-year flood zone in Zone "X". [See General Location Map; see Wetlands Map; see FEMA 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 does not adversely impact agriculture.*

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

ANALYSIS: *The Subject Property is located in the Toho Water Authority Utility Service Area. The Applicant will be required to coordinate with the Toho Water Authority for the provision of centralized sewer and water.*

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

ANALYSIS: *The Subject Property is located in the Toho Water Authority Utility Service Area. The Applicant will be required to coordinate with the Toho Water Authority for the provision of centralized sewer and water.*

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 offsite improvements required for the development of the Subject Property. The Applicant will conduct a traffic study prior to site plan approval. In addition, there are no anticipated negative 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. Notably, the Subject Property is located in an area that has predominantly been developed as platted and master planned residential communities.*

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

ANALYSIS: *The Subject Property is an undeveloped lot located at the intersection of two urban collector roads. As such, the Proposed Request does not discourage in-fill development or redevelopment.*

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

ANALYSIS: *Disrupting the pattern of single-use development will ultimately provide current and future residential developments in the area with access to the*

services typical of a NAC district, while creating an attractive, functional mix of uses and avoiding sprawl.

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

ANALYSIS: *The Subject Property is consistent with the locational requirements of a NAC district contained in the Polk Comprehensive Plan. In addition, the location of the Subject Property at the intersection of two urban collector roads makes the location accessible to surrounding residential communities.*

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

ANALYSIS: *The Subject Property's location at the intersection of two urban collector roads is not a prime location for open space.* In addition, there is ample unplatted land to the east and west of the Subject Property.

951 Martin Luther King Blvd. Kissimmee, FL 34741
Tel: (407) 944-5000
tohowater.com

June 5, 2025

Toho Request Number: 295

Parcel ID & Address: 28-28-02-934710-147100 / NWC of Pine St & Laurel Avenue, Poinciana

Tohopekaliga Water Authority (Toho) has reviewed your request for a water, reuse and sewer service availability determination and the Parcel ID referenced is within the Toho service area.

Toho staff has determined that Toho has potable water, reuse and sewer capacity with existing facilities and expansions as part of planned improvements contained in its Capital Improvement Plan to serve the referenced project. As noted in the attached document, extension and/or upsizing of infrastructure at the Owner's expense may also be required to serve the property.

Not a Capacity Commitment - The owner/ developer has not yet reserved capacity and this letter does not constitute a reservation of capacity. However, subject to a fully executed Development Service Agreement (DSA), approved construction plans, and Florida Department of Environmental Protection permits, the Executive Director or his designee will ensure public facility capacity is reserved for the development in the amounts stated in the System Development Charge (SDC) Assessment letter and subject to the terms of the DSA, including any conditions associated with planned capital improvements serving the property and payment of SDCs.

Main and Service Line Extensions Responsibility of Owner - Service to the site is the customer's responsibility and may require offsite utility improvements performed by a private contractor hired by the customer. Toho does not typically install main or service extensions, please contact a civil engineer to obtain design and cost information. For projects requiring installation of a main or services for more than three (3) residential units, a hydraulic analysis is required prior to initiating service. The hydraulic analysis is the responsibility of the Owner and could result in required main improvements by the Owner.

Utility Locations are Approximate and Not Guaranteed - Utility locations shown on the attached map are approximate and based upon Toho's available information (i.e. GIS, as-built, record drawings). Toho does not guarantee the accuracy of the information. Toho recommends field verification of utilities by soft dig prior to design. Soft digs should be

performed by a licensed underground utility contractor and coordinated with Toho's inspection team.

Meter Requests - If water and sewer infrastructure is not available, **do not** request a meter set until the installation has been completed.

Limited Time Validity - Please note this letter of availability is only valid for one year from the date of this letter. Should the project not have received Toho approval and reserved capacity by June 05, 2026, they must request a new Letter of Availability from Toho. Toho looks forward to working with you on this project. If you have any questions, please do not hesitate to contact us. More specific infrastructure information is enclosed.

Service in Poinciana and Other Residential Infill Areas – Connection to infrastructure as part of the CIAC program can require significant costs above those normally associated with SDCs and connection fees. Please refer to Toho's website to check applicability for your property.

Questions and Additional Information

- For any Residential questions or extensions in Poinciana, please contact ciacbuilder@tohowater.com
- For all other Residential questions or extensions, please contact Latoya Hanson at lhanson@tohowater.com
- For any Commercial questions or extensions, please contact Ray Biron at rbiron@tohowater.com
- For any inspection requests, please request through Toho's development portal
- If you would like to speak with someone regarding potential fees or System Development Charges, please contact meterfees@tohowater.com or 407-944-5000 and a Toho representative will be happy to assist.

Please be sure to have your address and request number included in your email.

Sincerely,

Assets and Infrastructure
Toho Water Authority

Toho Water Authority
951 Martin Luther King Blvd. Kissimmee, FL 34741
Tel: (407) 944-5000
tohowater.com

WATER

- Water main installed.
- The water service line needs to be installed. The service line must be installed on the property line.
- 6" Water main on-site, south side of property. This water service will require a tap.
- 10" Water main on-site north and east side of property. This water service will require a tap.
- 12" Water main approx. 5' south of property. This water service will require a tap.

SEWER

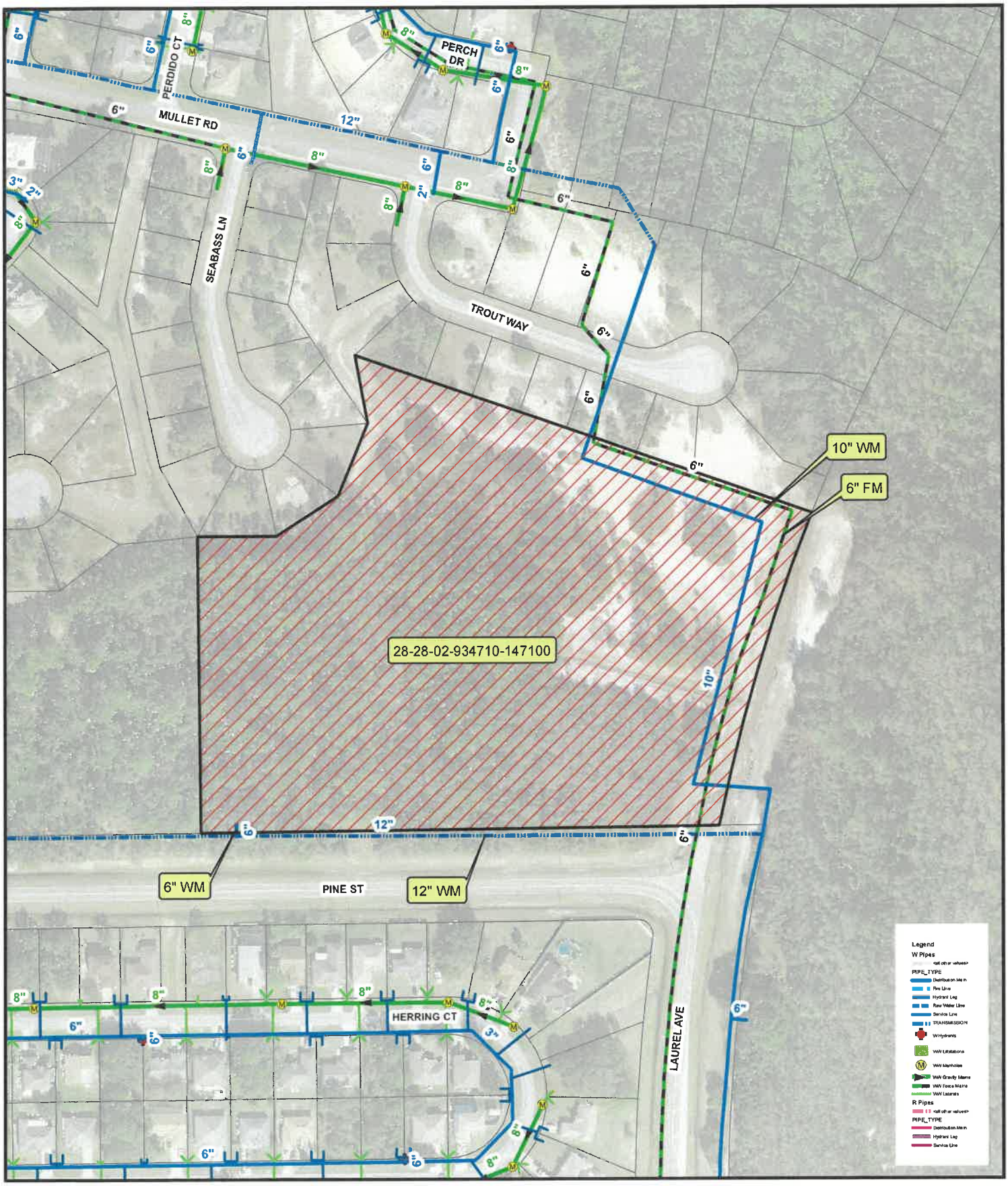
- Force main installed.
- Force main connection required.
- Force main service line needs to be installed.
- Requires owner to install pump for connection to the force main.
- 6" Force main on-site north and east side of property. This force main service will require a tap.

REUSE

-

MISCELLANEOUS/EXCEPTIONS

-



N

1 inch = 200 feet

28-28-02-934710-147100

THE TOHOPEKALIGA WATER AUTHORITY MAKES NO WARRANTIES, GUARANTEES OR REPRESENTATIONS AS TO THE TRUTH, ACCURACY, OR COMPLETENESS OF THE DATA ON THIS MAP. THIS IS NOT A SURVEY PRODUCT AND IS A VISUAL REFERENCE TOOL ONLY. The Tohopekaliga Water Authority makes no warranty, express or implied with respect to its ownership of any rights relating to trademarks and trade names described herein. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION OF THE FACE HEREOF. Any questions or concerns should be directed to Toho Water Authority, Information Technology (IT) Department at 407-944-5190

C:\Users\Psantos\Desktop\Vwsitebity Map JUN.mxd

Toho Water Authority

esri
THE SCIENCE OF WHERE®

Demographic and Income Profile

Ring : 1 Miles radii

Latitude: 28.07870
Longitude: -81.49010

Summary	Census 2010	Census 2020	2025	2030
Population	3,649	4,925	5,760	6,670
Households	1,059	1,433	1,695	1,982
Families	898	1,190	1,394	1,631
Average Household Size	3.45	3.44	3.40	3.37
Owner Occupied Housing Units	786	979	1,209	1,489
Renter Occupied Housing Units	272	454	486	493
Median Age	31.2	34.5	35.0	35.2

Trends: 2025-2030 Annual Rate	Area	State	National
Population	2.98%	1.08%	0.42%
Households	3.18%	1.28%	0.64%
Families	3.19%	1.30%	0.54%
Owner HHs	4.25%	1.83%	0.91%
Median Household Income	2.54%	2.85%	2.53%

	2025		2030	
Households by Income	Number	Percent	Number	Percent
<$15,000	166	9.8%	185	9.3%
$15,000 - $24,999	54	3.2%	49	2.5%
$25,000 - $34,999	422	24.9%	421	21.2%
$35,000 - $49,999	225	13.3%	247	12.5%
$50,000 - $74,999	317	18.7%	347	17.5%
$75,000 - $99,999	211	12.4%	269	13.6%
$100,000 - $149,999	199	11.7%	288	14.5%
$150,000 - $199,999	32	1.9%	53	2.7%
$200,000+	69	4.1%	123	6.2%
Median Household Income	$48,076		$54,491	
Average Household Income	$64,866		$74,300	
Per Capita Income	$19,820		$22,798	

	Census 2010		Census 2020		2025		2030	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	339	9.3%	316	6.4%	368	6.4%	420	6.3%
5 - 9	365	10.0%	371	7.5%	379	6.6%	417	6.3%
10 - 14	349	9.6%	474	9.6%	412	7.2%	424	6.4%
15 - 19	278	7.6%	447	9.1%	481	8.4%	425	6.4%
20 - 24	167	4.6%	302	6.1%	467	8.1%	497	7.5%
25 - 34	581	15.9%	585	11.9%	773	13.4%	1,139	17.1%
35 - 44	561	15.4%	701	14.2%	783	13.6%	821	12.3%
45 - 54	385	10.6%	594	12.1%	716	12.4%	834	12.5%
55 - 64	320	8.8%	515	10.5%	572	9.9%	699	10.5%
65 - 74	221	6.1%	394	8.0%	487	8.5%	564	8.5%
75 - 84	67	1.8%	182	3.7%	261	4.5%	335	5.0%
85+	13	0.4%	44	0.9%	61	1.1%	95	1.4%

	Census 2010		Census 2020		2025		2030	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,053	56.3%	1,345	27.3%	1,429	24.8%	1,578	23.7%
Black Alone	868	23.8%	1,362	27.7%	1,638	28.4%	1,871	28.1%
American Indian Alone	31	0.8%	34	0.7%	46	0.8%	55	0.8%
Asian Alone	44	1.2%	51	1.0%	59	1.0%	69	1.0%
Pacific Islander Alone	5	0.1%	8	0.2%	10	0.2%	11	0.2%
Some Other Race Alone	446	12.2%	1,064	21.6%	1,275	22.1%	1,521	22.8%
Two or More Races	201	5.5%	1,060	21.5%	1,304	22.6%	1,565	23.5%
Hispanic Origin (Any Race)	1,914	52.5%	2,706	54.9%	3,370	58.5%	4,047	60.7%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

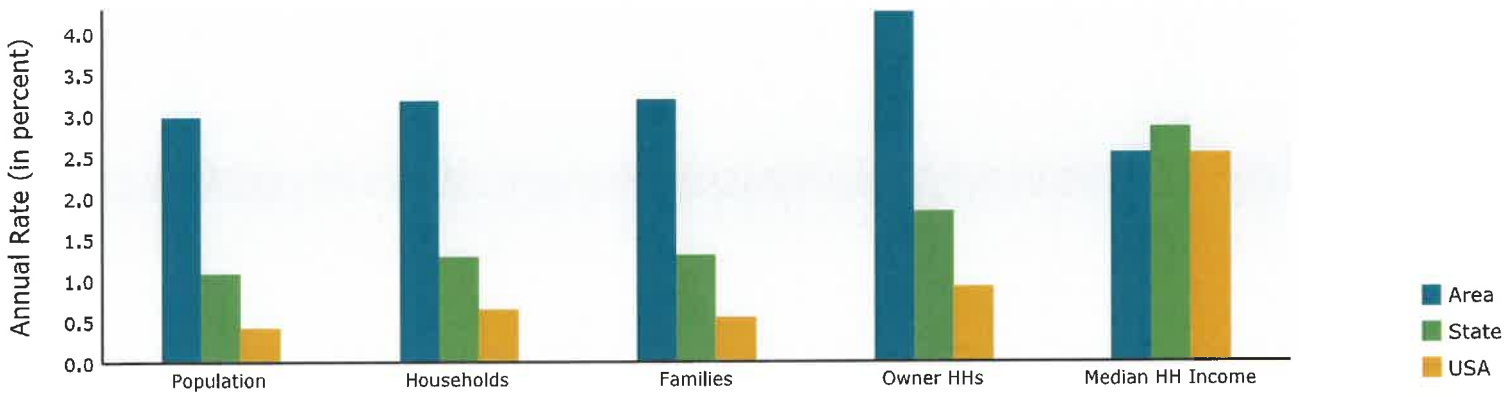
©2025 Esri

Demographic and Income Profile

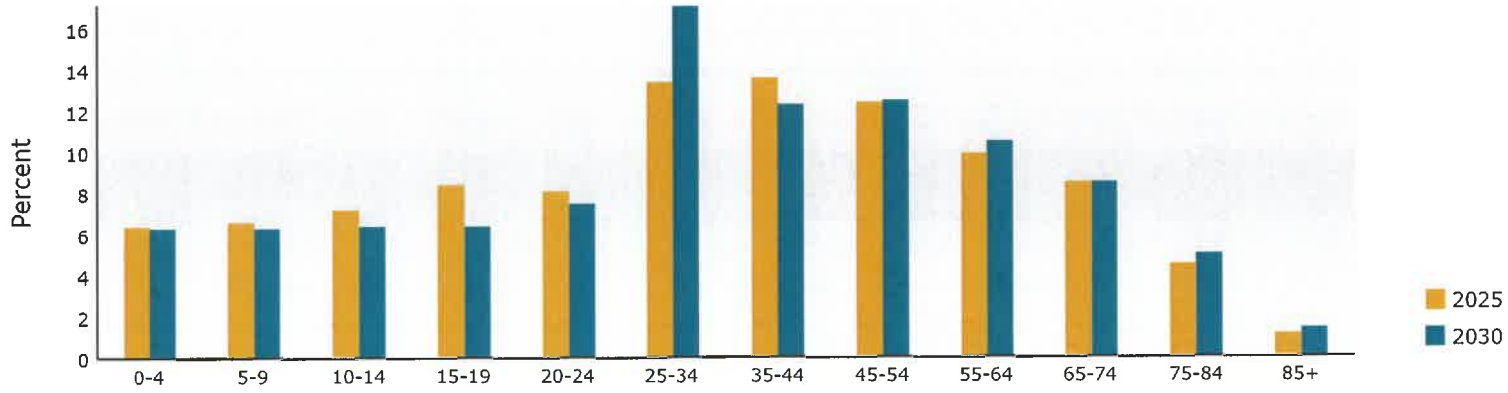
Ring : 1 Miles radii

Latitude: 28.07870
Longitude: -81.49010

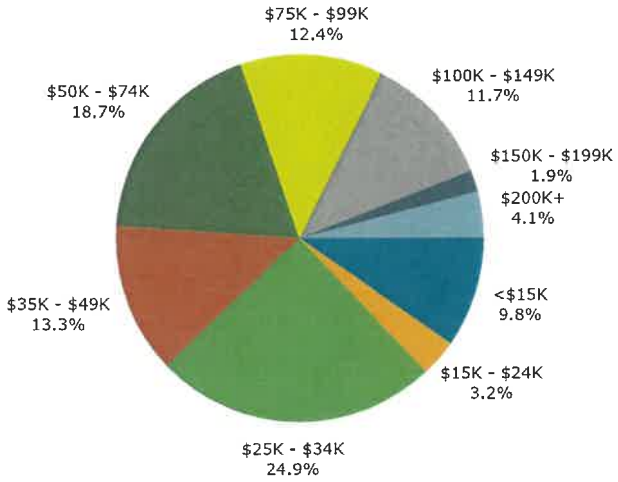
Trends 2025-2030



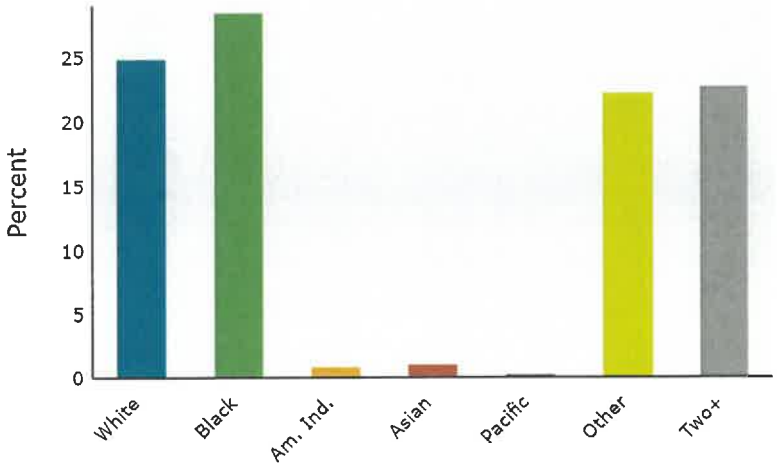
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin:58.5%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

Ring : 3 Miles radii

Latitude: 28.07870
Longitude: -81.49010

Summary	Census 2010	Census 2020	2025	2030
Population	15,481	22,184	27,591	32,096
Households	4,996	7,115	8,958	10,482
Families	4,082	5,692	7,101	8,255
Average Household Size	3.10	3.12	3.08	3.06
Owner Occupied Housing Units	3,756	5,048	6,763	8,247
Renter Occupied Housing Units	1,240	2,067	2,195	2,235
Median Age	34.2	37.6	37.9	38.3

Trends: 2025-2030 Annual Rate	Area	State	National
Population	3.07%	1.08%	0.42%
Households	3.19%	1.28%	0.64%
Families	3.06%	1.30%	0.54%
Owner HHs	4.05%	1.83%	0.91%
Median Household Income	2.37%	2.85%	2.53%

	2025		2030	
Households by Income	Number	Percent	Number	Percent
<$15,000	601	6.7%	627	6.0%
$15,000 - $24,999	418	4.7%	361	3.4%
$25,000 - $34,999	977	10.9%	942	9.0%
$35,000 - $49,999	1,096	12.2%	1,141	10.9%
$50,000 - $74,999	1,926	21.5%	2,137	20.4%
$75,000 - $99,999	1,618	18.1%	1,968	18.8%
$100,000 - $149,999	1,249	13.9%	1,661	15.8%
$150,000 - $199,999	360	4.0%	515	4.9%
$200,000+	713	8.0%	1,131	10.8%
Median Household Income	$66,963		$75,291	
Average Household Income	$85,558		$95,632	
Per Capita Income	$28,072		$31,552	

	Census 2010		Census 2020		2025		2030	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,261	8.1%	1,245	5.6%	1,589	5.8%	1,861	5.8%
5 - 9	1,358	8.8%	1,611	7.3%	1,631	5.9%	1,827	5.7%
10 - 14	1,334	8.6%	1,906	8.6%	1,928	7.0%	1,869	5.8%
15 - 19	1,109	7.2%	1,761	7.9%	2,109	7.6%	2,032	6.3%
20 - 24	712	4.6%	1,260	5.7%	1,994	7.2%	2,225	6.9%
25 - 34	2,154	13.9%	2,565	11.6%	3,564	12.9%	4,939	15.4%
35 - 44	2,114	13.7%	2,844	12.8%	3,449	12.5%	3,933	12.3%
45 - 54	1,547	10.0%	2,467	11.1%	3,252	11.8%	3,786	11.8%
55 - 64	1,799	11.6%	2,301	10.4%	2,816	10.2%	3,387	10.6%
65 - 74	1,529	9.9%	2,626	11.8%	2,935	10.6%	3,314	10.3%
75 - 84	470	3.0%	1,332	6.0%	1,932	7.0%	2,290	7.1%
85+	95	0.6%	267	1.2%	394	1.4%	635	2.0%

	Census 2010		Census 2020		2025		2030	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	9,133	59.0%	6,975	31.4%	7,994	29.0%	8,819	27.5%
Black Alone	3,541	22.9%	5,463	24.6%	6,810	24.7%	7,849	24.5%
American Indian Alone	103	0.7%	132	0.6%	208	0.8%	249	0.8%
Asian Alone	250	1.6%	308	1.4%	361	1.3%	424	1.3%
Pacific Islander Alone	13	0.1%	22	0.1%	29	0.1%	33	0.1%
Some Other Race Alone	1,668	10.8%	4,752	21.4%	6,159	22.3%	7,416	23.1%
Two or More Races	774	5.0%	4,533	20.4%	6,031	21.9%	7,304	22.8%
Hispanic Origin (Any Race)	7,272	47.0%	11,732	52.9%	15,747	57.1%	19,101	59.5%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

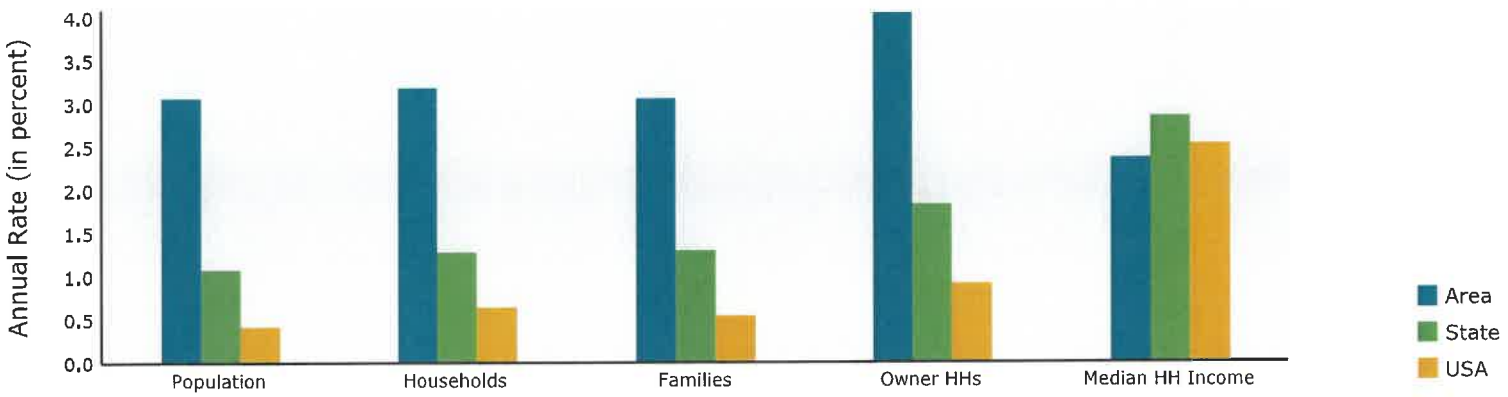
c 2025 Esri

Demographic and Income Profile

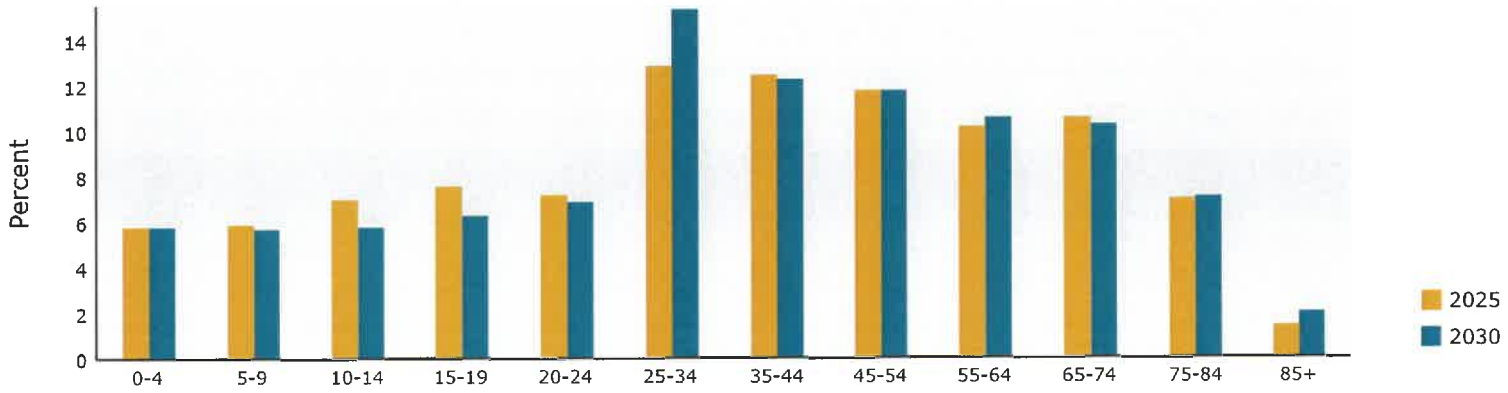
Ring : 3 Miles radii

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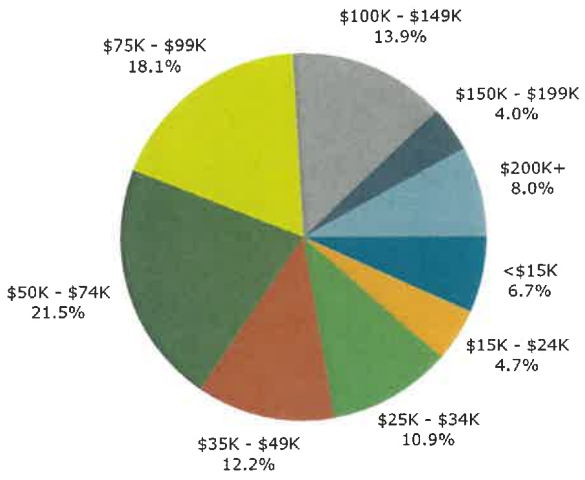
Trends 2025-2030



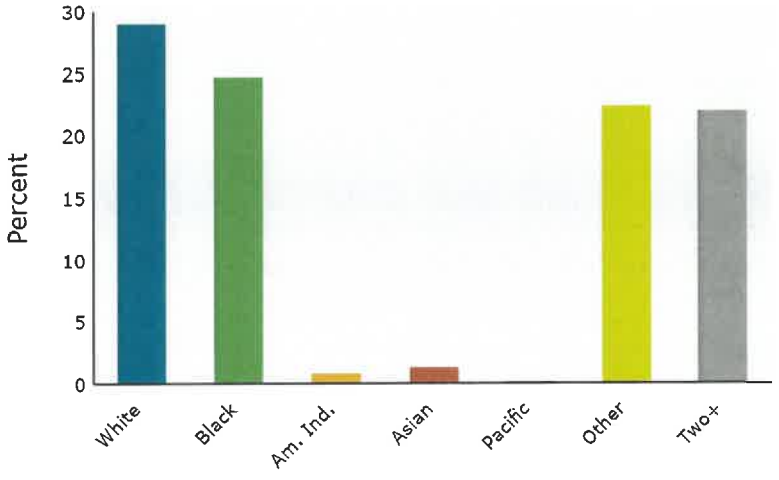
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin:57.1%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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Demographic and Income Profile

Ring : 5 Miles radii

Latitude: 28.07870
Longitude: -81.49010

Summary	Census 2010	Census 2020	2025	2030
Population	34,421	47,443	56,295	63,914
Households	11,887	16,585	19,784	22,617
Families	9,397	12,851	15,160	17,076
Average Household Size	2.90	2.86	2.84	2.82
Owner Occupied Housing Units	9,126	12,248	15,398	18,217
Renter Occupied Housing Units	2,761	4,337	4,386	4,400
Median Age	37.8	42.2	42.7	43.2

Trends: 2025-2030 Annual Rate	Area	State	National
Population	2.57%	1.08%	0.42%
Households	2.71%	1.28%	0.64%
Families	2.41%	1.30%	0.54%
Owner HHs	3.42%	1.83%	0.91%
Median Household Income	1.99%	2.85%	2.53%

	2025		2030	
Households by Income	Number	Percent	Number	Percent
<$15,000	1,337	6.8%	1,380	6.1%
$15,000 - $24,999	1,035	5.2%	885	3.9%
$25,000 - $34,999	1,800	9.1%	1,714	7.6%
$35,000 - $49,999	2,386	12.1%	2,443	10.8%
$50,000 - $74,999	4,059	20.5%	4,430	19.6%
$75,000 - $99,999	3,670	18.6%	4,282	18.9%
$100,000 - $149,999	3,116	15.8%	4,013	17.7%
$150,000 - $199,999	1,097	5.5%	1,504	6.6%
$200,000+	1,285	6.5%	1,965	8.7%
Median Household Income	$69,709		$76,909	
Average Household Income	$86,463		$95,542	
Per Capita Income	$30,203		$33,598	

	Census 2010		Census 2020		2025		2030	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,349	6.8%	2,352	5.0%	2,829	5.0%	3,250	5.1%
5 - 9	2,659	7.7%	2,957	6.2%	2,944	5.2%	3,201	5.0%
10 - 14	2,680	7.8%	3,456	7.3%	3,421	6.1%	3,318	5.2%
15 - 19	2,431	7.1%	3,390	7.1%	3,684	6.5%	3,541	5.5%
20 - 24	1,657	4.8%	2,578	5.4%	3,677	6.5%	3,841	6.0%
25 - 34	4,108	11.9%	5,064	10.7%	6,784	12.1%	8,922	14.0%
35 - 44	4,422	12.8%	5,444	11.5%	6,257	11.1%	7,156	11.2%
45 - 54	3,701	10.8%	5,172	10.9%	6,242	11.1%	6,922	10.8%
55 - 64	4,510	13.1%	5,576	11.8%	6,298	11.2%	7,035	11.0%
65 - 74	4,070	11.8%	7,038	14.8%	7,711	13.7%	8,544	13.4%
75 - 84	1,511	4.4%	3,644	7.7%	5,306	9.4%	6,391	10.0%
85+	323	0.9%	773	1.6%	1,143	2.0%	1,794	2.8%

	Census 2010		Census 2020		2025		2030	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	21,517	62.5%	17,363	36.6%	18,970	33.7%	20,495	32.1%
Black Alone	6,995	20.3%	9,801	20.7%	12,135	21.6%	13,748	21.5%
American Indian Alone	214	0.6%	273	0.6%	387	0.7%	447	0.7%
Asian Alone	630	1.8%	851	1.8%	1,024	1.8%	1,201	1.9%
Pacific Islander Alone	38	0.1%	42	0.1%	53	0.1%	61	0.1%
Some Other Race Alone	3,558	10.3%	9,295	19.6%	11,379	20.2%	13,350	20.9%
Two or More Races	1,468	4.3%	9,817	20.7%	12,347	21.9%	14,612	22.9%
Hispanic Origin (Any Race)	15,182	44.1%	23,448	49.4%	29,754	52.9%	35,211	55.1%

Data Note: Income is expressed in current dollars.

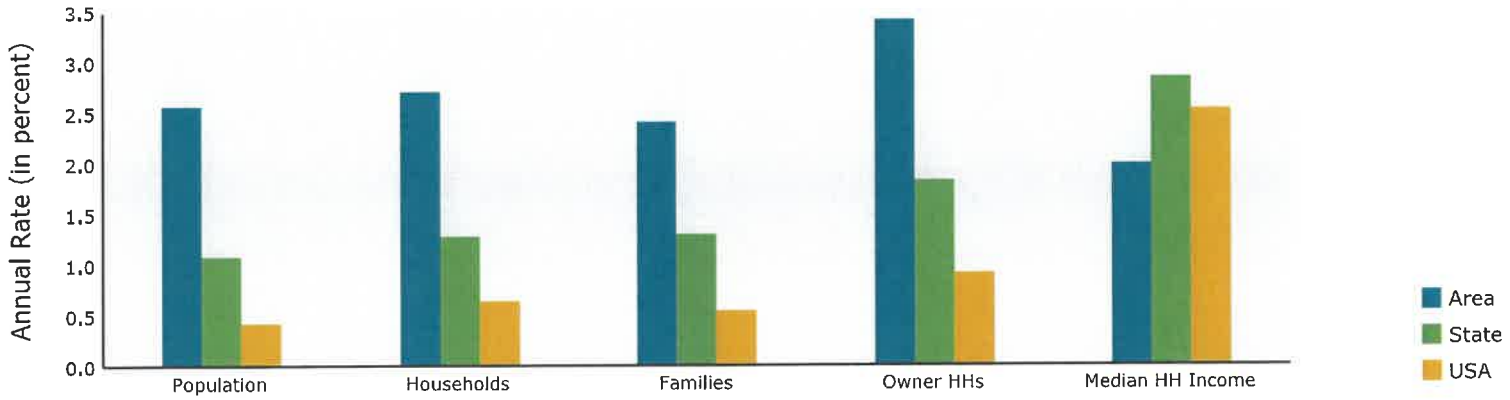
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

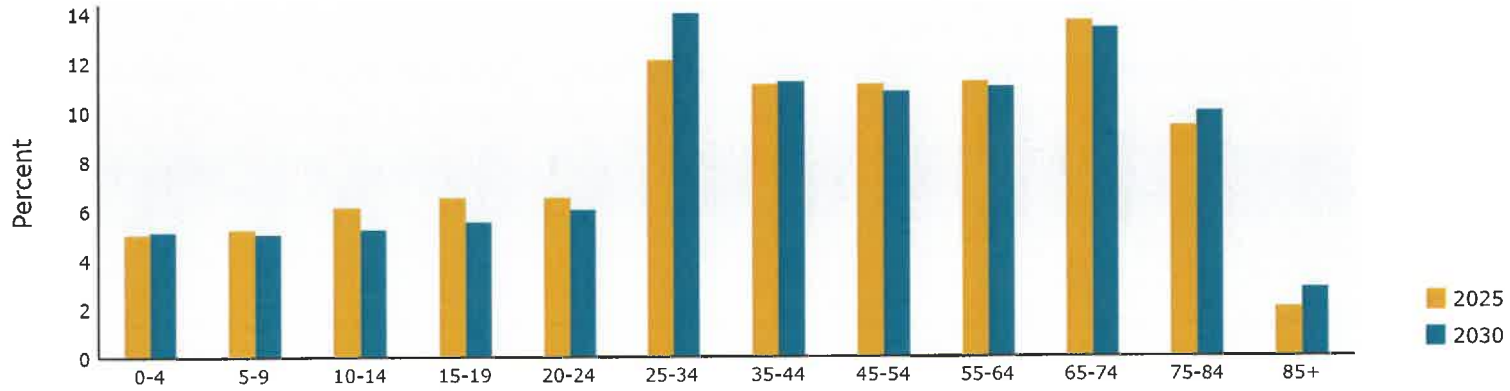
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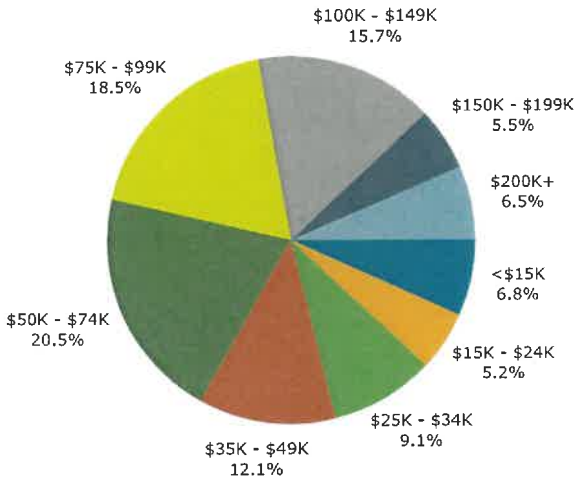
Trends 2025-2030



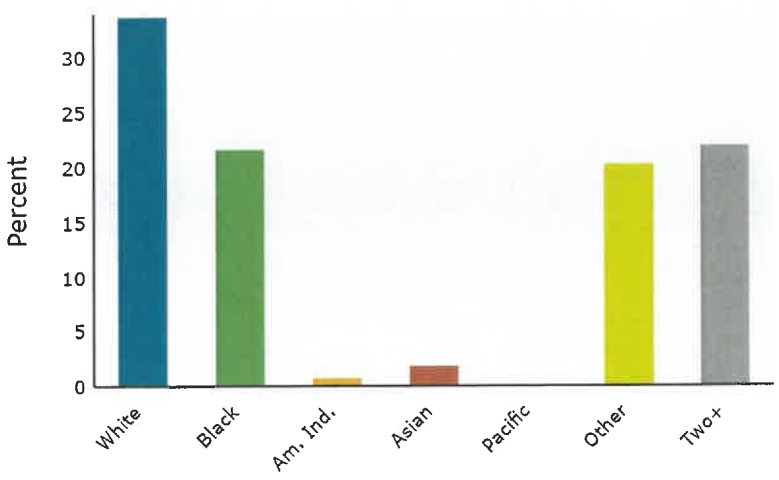
Population by Age



2025 Household Income



2025 Population by Race

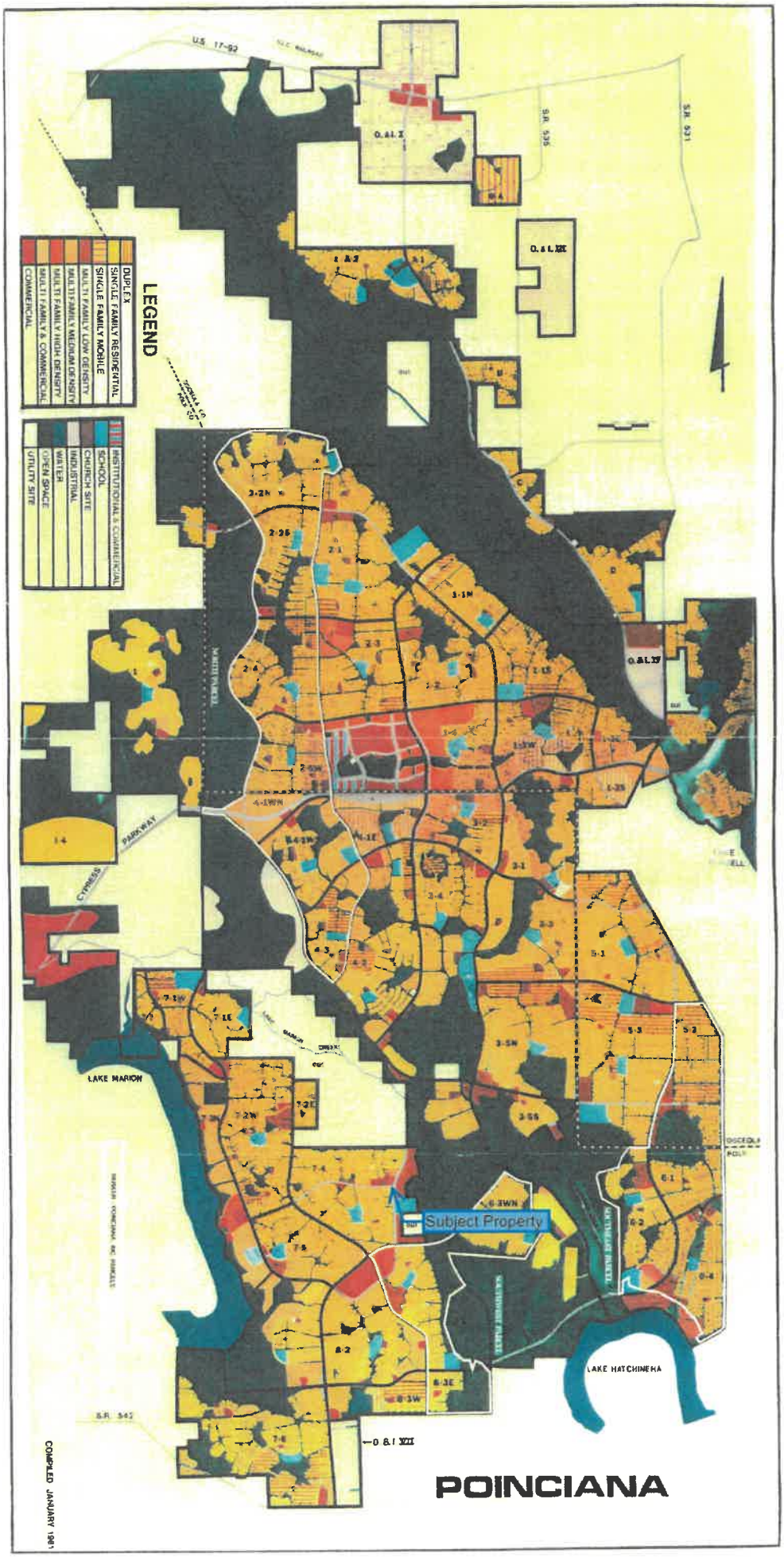


2025 Percent Hispanic Origin:52.9%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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Poinciana Master Plan



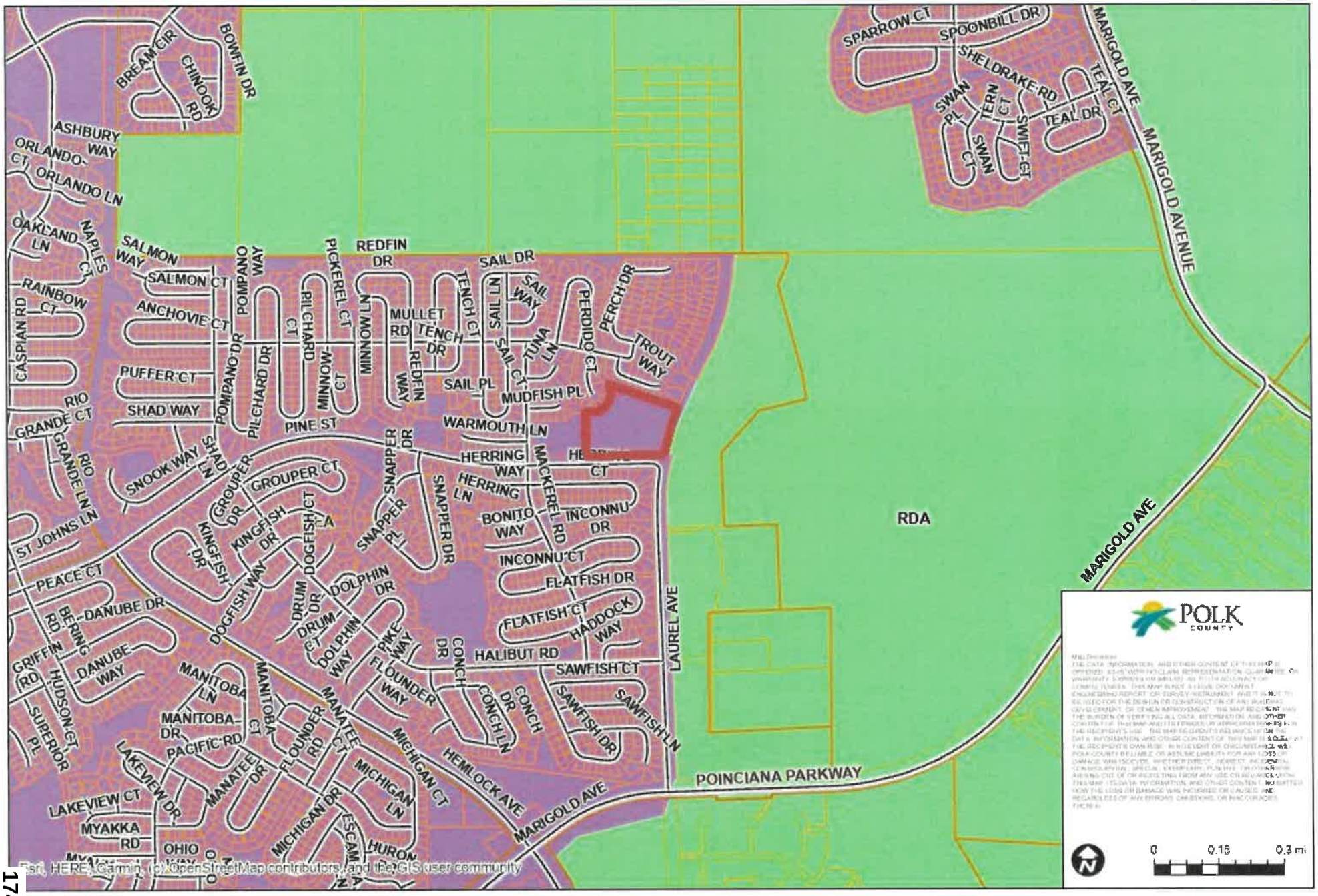
December 5, 2025

Location Map w/ Roads



December 5, 2025

Development Area Map



December 5, 2025

Future Land Use Map



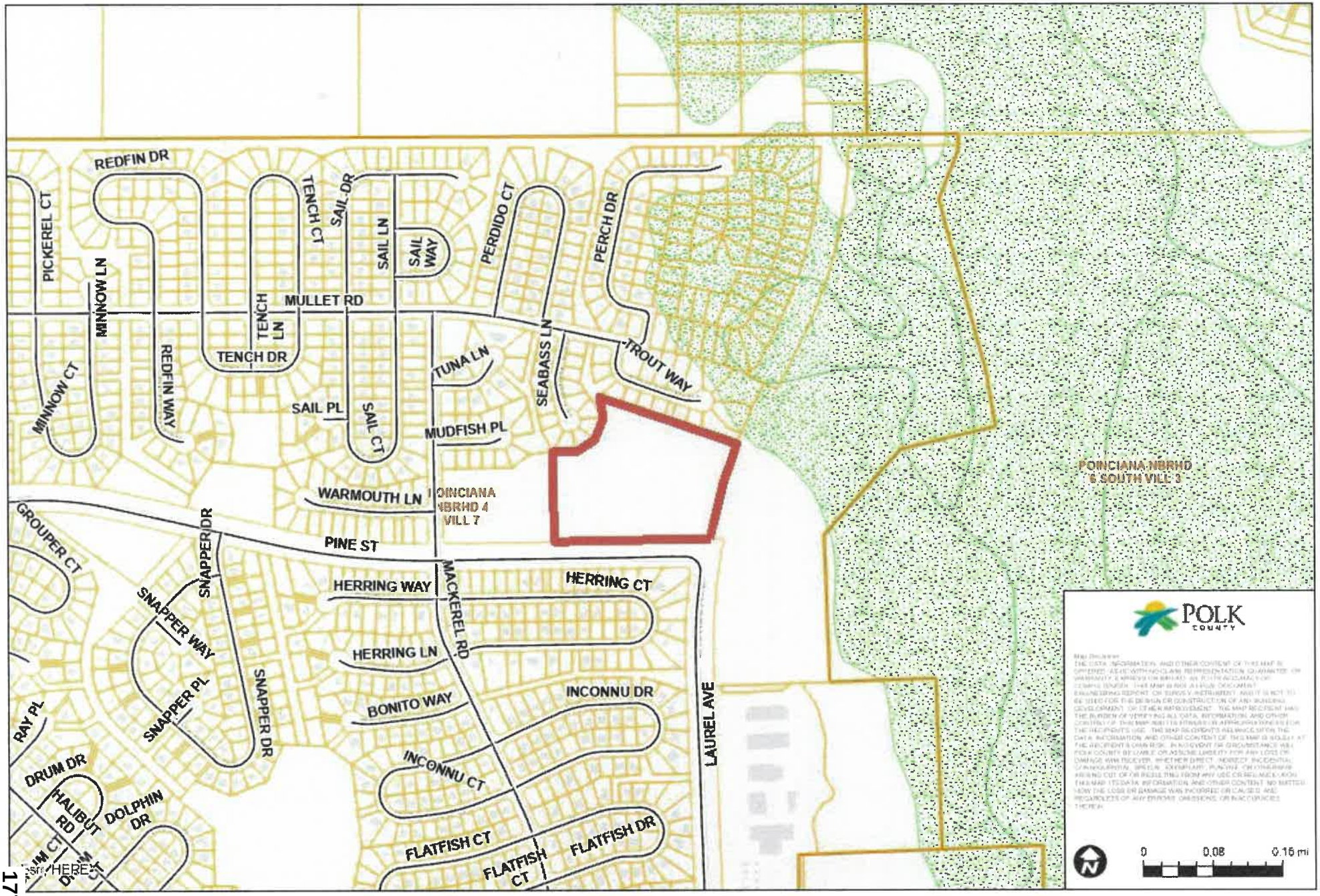
December 5, 2025

F.E.M.A. Map



December 5, 2025

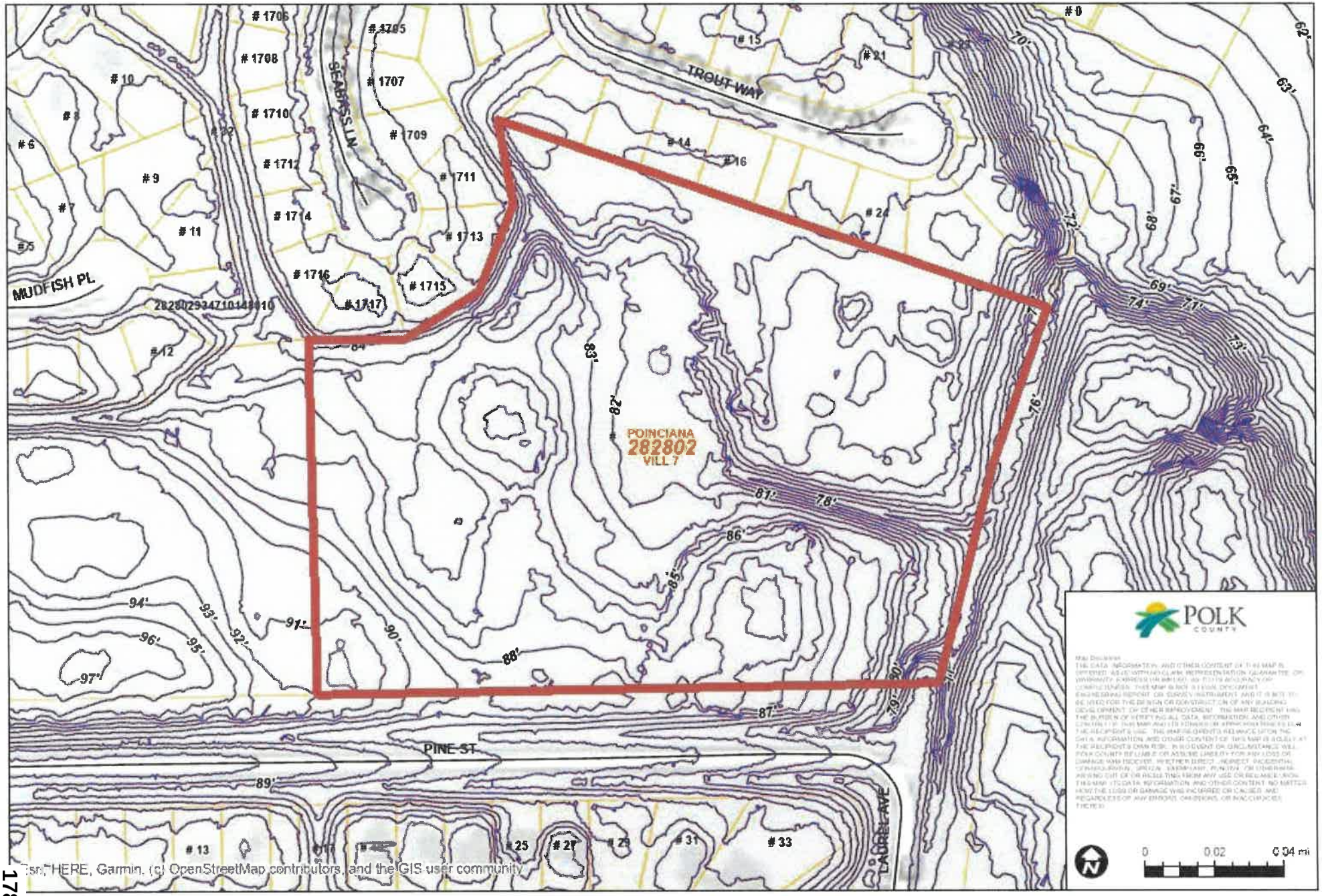
Wetlands Map



177

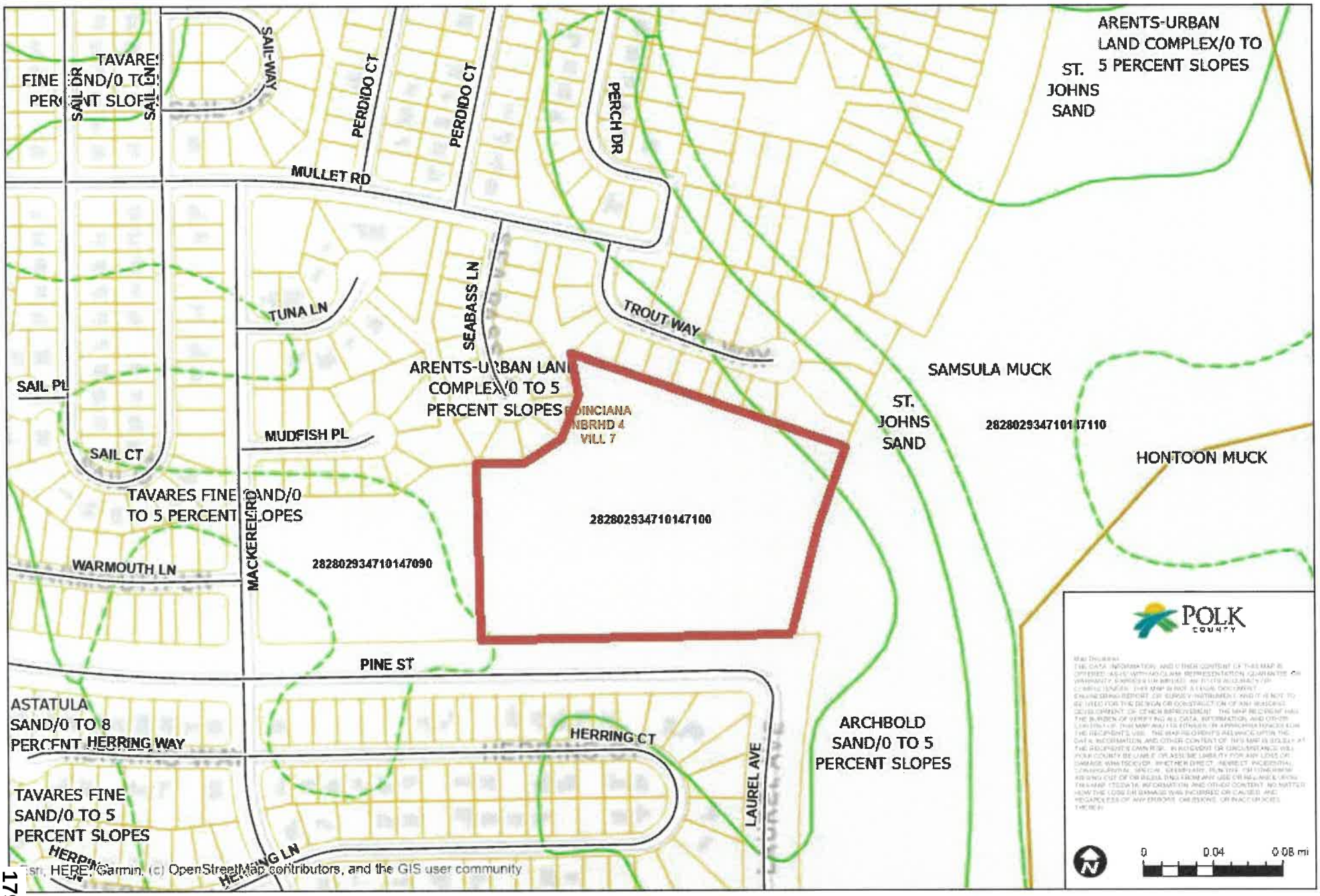
December 5, 2025

Topographical Map



December 5, 2025

Soils Map



ORDINANCE NO. 26 -____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING LAND DEVELOPMENT CODE AMENDMENT LDCT-2026-4, 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 2025-40. THE SUBJECT SITE IS LOCATED ON THE NORTH SIDE OF PINE STREET AND LAUREL AVENUE, EAST SIDE OF MACKEREL ROAD, 3.3 MILES EAST OF THE CITY OF HAINES CITY, IN SECTION 2, TOWNSHIP 28, RANGE 28; 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 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 April 1, 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:

Poinciana Commercial Activity Center Plan (ACP) – Parcel Numbers 282802934710147100 – 12.6 ac, and 282802934710147090 – 5.73 ac.

1. Applicability

The provisions and requirements of this Subsection apply to the subject site, the boundaries of which are shown on the Future Land Use Map Series and Land Use District maps, more particularly those depicted in the panel showing Range 28, Township 28, Section 02. The site is legally described as:

POINCIANA NEIGHBORHOOD 4 VILLAGE 7 PB 53 PGS 4-18 TRACT K & W1/2 OF VACATED LAUREL AVE S LYING E OF SAME (282802-934710-147100); and

POINCIANA NEIGHBORHOOD 4 VILLAGE 7 PB 53 PGS 4-18 TRACT J (282802-934710-147090)

2. Permitted Uses

Uses permitted within the boundaries of this NAC shall conform to those found in Table 2.1 Use Table for Standard Land Use Districts.

3. Transportation

a. Access: This ACP shows the general locations of access points to this NAC. They are conceptual and non-binding, with the exact driveway and cross-access location which shall be determined at Level 2 review. In addition:

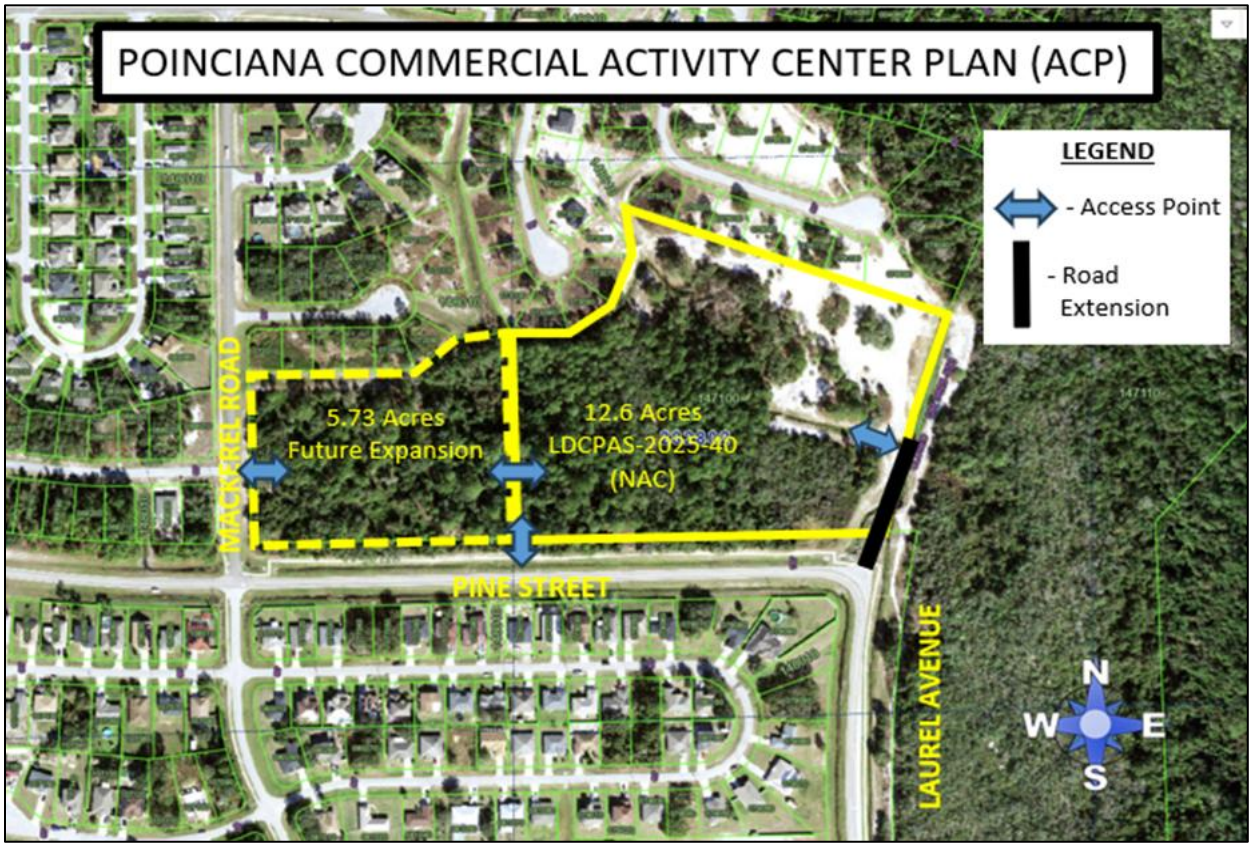
1) Development shall be designed to allow future cross-access to adjacent parcels.
2) At or near the time of development and when right-of-way is available, Laurel Avenue should be improved to County standards to allow for connectivity to the eastern edge of this NAC.
3) Development shall ensure connectivity to Laurel Avenue and Pine Street is maintained. Cross-access easements shall be recorded prior to any Level 2 approval to the parcel and the joint access to Pine Street.

4. Signage: Signage shall be Monument Signage and shell meet the requirements of Section 760 of the Land Development Code.

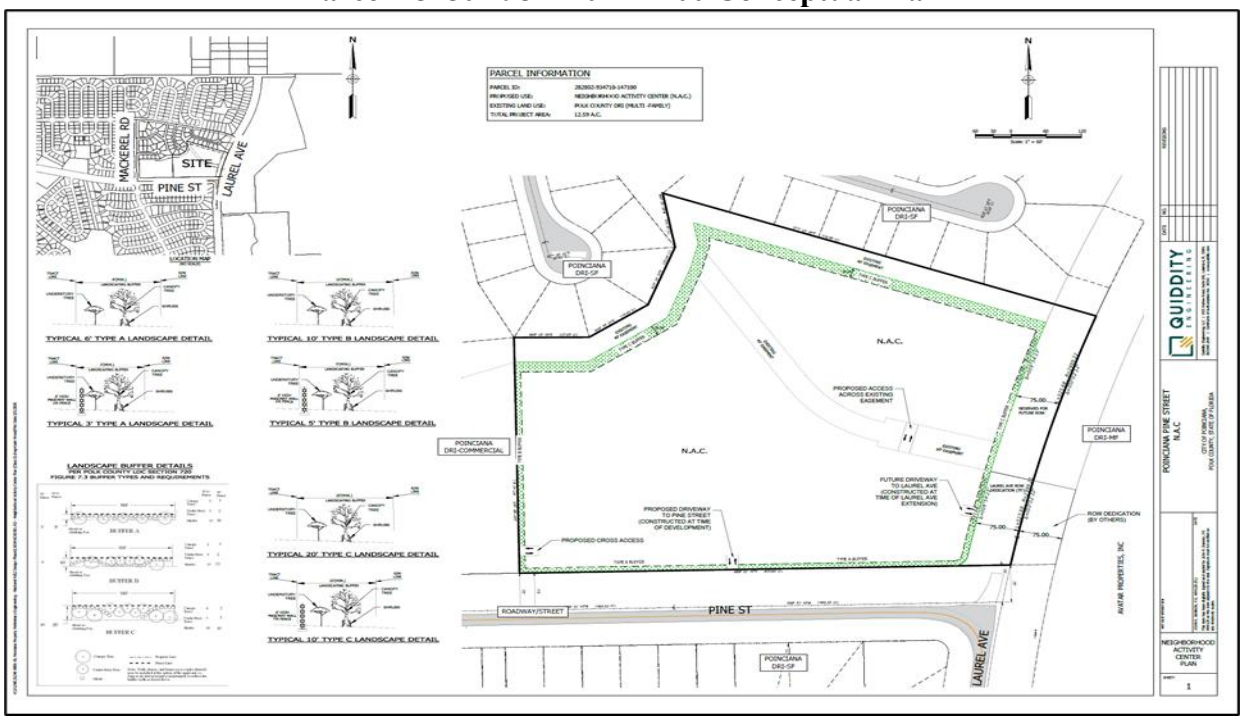
5. Landscaping: To the greatest extent practicable, development shall conserve and utilize existing on-site vegetation to meet the landscape and buffering requirements of Section 720 of the Land Development Code.

6. Buffering: In addition to the requirements contained in the Land Development Code, there shall be a minimum 20-foot-wide Type C buffer along the northern property line. Existing on-site trees and vegetation shall be used to the maximum extent possible within this buffer.

Poinciana Commercial Activity Center Plan



Parcel 282802-934710-147100 Conceptual Plan



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 19th DAY OF MAY 2026.

POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

DRC Date:	February 26, 2026	**Level of Review:**	4
PC Date:	April 1, 2026	**Type:**	LDC Text Amendment
BoCC	May 5, 2026	**Case Numbers:**	LDCT-2026-4
Date:	May 19, 2026	**Case Name:**	Poinciana Commercial Activity Center Plan LDC Text Amendment
Applicant:	Joint (Ryan Behren, Esq. and staff)	**Case Planner:**	Mark J. Bennett, AICP, FRA-RA, CNU-A, Senior Planner

Request:	Change the text of the Land Development Code Appendix E, Section E105, Parcel Specific Comprehensive Plan Amendments with Conditions, to establish the Poinciana Commercial Activity Center Plan. This case is related to LDCPAS-2025-40, Future Land Use Change from DRI to NAC and the corresponding text amendment.
Location:	North side of Pine Street and Laurel Avenue, east side of Mackerel Road, 3.3 miles east of the City of Haines City, in Section 2, Township 28, Range 28.
Property Owner:	Titan Land Company LLC and A & V Development LLC
Parcel Size (Number):	18.33 acres (282802934710147100 – 12.6 ac, and 282802934710147090 – 5.73 ac)
Development Area:	Utility Enclave Area (UEA)
Nearest Municipality:	Haines City
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Florida Commerce:	N/A

Summary:

The applicant seeks a change to the Land Development Code Appendix E, Section E105, to establish the Poinciana Commercial Activity Center Plan (ACP). Policy 2.110-L1. of the Future Land Use Element of the Comprehensive Plan describes an ACP as a special, detailed land use plan for a specific Activity Center. This policy also describes an ACP as having a land use map and accompanying objective and policies to provide special conditions, restrictions, or requirements for activities within the ACP, and that ACPs shall be incorporated into the Land Development Code with reference to the Comprehensive Plan. The intent of this ACP is to provide a guide for the orderly growth and eventual development of the site subject to LDCPAS-2025-40 and the parcel to the west.

The Activity Center Plan consists of the numerous maps and policies that address the following:

- Permitted Uses
- Transportation (such as access points, and road extensions, and connectivity requirements)
- Signage
- Landscaping
- Buffering
- Activity Center Plan Map
- Conceptual Plan for parcel 282802934710147100

Findings of Fact

- *LDCT-2026-4 is a joint (staff and applicant-initiated) request to amend Appendix E, Section E105, Parcel Specific Comprehensive Plan Amendments with Conditions, to establish the Poinciana Commercial Activity Center Plan (ACP).*

- *The location of the ACP is at North side of Pine Street and Laurel Avenue, east side of Mackerel Road, in Section 2, Township 28, Range 28.*

- *The subject properties are vacant and undeveloped.*

- *The 5.73 acre parcel at the northeast corner of Pine Street and Mackerel Road is designated as Commercial in the Poinciana Master Plan.*

- *This case is related to LDCPAS-2025-40. That request is for a Comprehensive Plan Amendment to change 12.6 acres from Development of Regional Impact (DRI) to Neighborhood Activity Center (NAC) on the eastern portion of this site.*

- *LDCPAS-2025-40 also includes a text change to Appendix 2.135 - Parcel Specific Future Land Use Map Amendments with Conditions to allow for the adoption of the Poinciana Commercial Activity Center Plan (ACP).*

- *To implement the ACP, a text amendment to both the Comprehensive Plan and the Land Development Code is required by Policy 2.110B3a of the Future Land Use Element.*

- *Policy 2.110-L1. describes an ACP as a special, detailed land use plan for a specific Activity Center. An ACP shall include a land use map and accompanying objective and policies to provide special conditions, restrictions, or requirements for activities within the ACP. ACPs shall be incorporated into the Land Development Code with reference to the Comprehensive Plan.*

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-2026-4.

Analysis:

This amendment was submitted currently with LDCPAS-2025-40. That request is for a Comprehensive Plan Amendment to change 12.6 acres from Development of Regional Impact (DRI) to Neighborhood Activity Center (NAC). 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 allow for the establishment of the Poinciana Commercial Activity Center Plan (ACP).

The Activity Center Plan (ACP) concept originated as part of the initial adoption of the Comprehensive Plan in 1991. ACPs and part of the "multi-nodal, urban cluster" concept that the County's urban form is based, as described in the Introduction Section (2.101) of the Comprehensive Plan.

This Activity Center Plan contains maps and policies that address the following:

Text:
- Permitted Uses – All uses currently allowed in the NAC per Table 2.1 of the Land Development Code are also allowed in the ACP.
- Transportation - The ACP contains both policies and maps that show the following:
  - Access points for property access,
  - Potential Road extension for Laurel Avenue
- Signage – In keeping with the existing signage at the intersection a prohibition on pole-mounted signage is proposed.
- Landscaping – A provision requiring that development conserve and utilize existing trees and vegetation where possible is included.
- Buffering - A minimum 20-foot-wide Type C buffer along the northern property line. Existing on-site trees and vegetation shall be used to the maximum extent possible within this buffer.

Maps:
- Activity Center Plan (ACP)
- Parcel 282802-934710-1471000 Conceptual Plan

Benefit-Cost Analysis of the Amendment

Who does it help?
This amendment directly benefits the affected landowners by recognizing that the subject properties are intended for uses allowed in the Neighborhood Activity Center (NAC) land use district. By allowing certain types of commercial and office uses, there will be increased opportunities available for new businesses in Poinciana to provide the needed goods and services in this growing area. In particular, the designation of parcel 282802934710147090 as part of the Activity Center Plan will recognize the fact that this property is also designated as commercial in the Poinciana Master Plan.

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, because of the proposed requirements for the use of existing vegetation in the landscape buffers, the location of existing easements, and the compatibility provisions in Section 220 of the Land Development Code must still be met, the 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 within the Activity Center Plan will be restricted to only ground-mounted free-standing and monument signage. This requirement may result in additional cost.

Limits of the Proposed Ordinance

The proposed ordinance is limited to amending the County's Land Development Code Appendix E, Section E105, to establish the Poinciana Commercial Activity Center Plan (ACP).

Consistency with the Comprehensive Plan

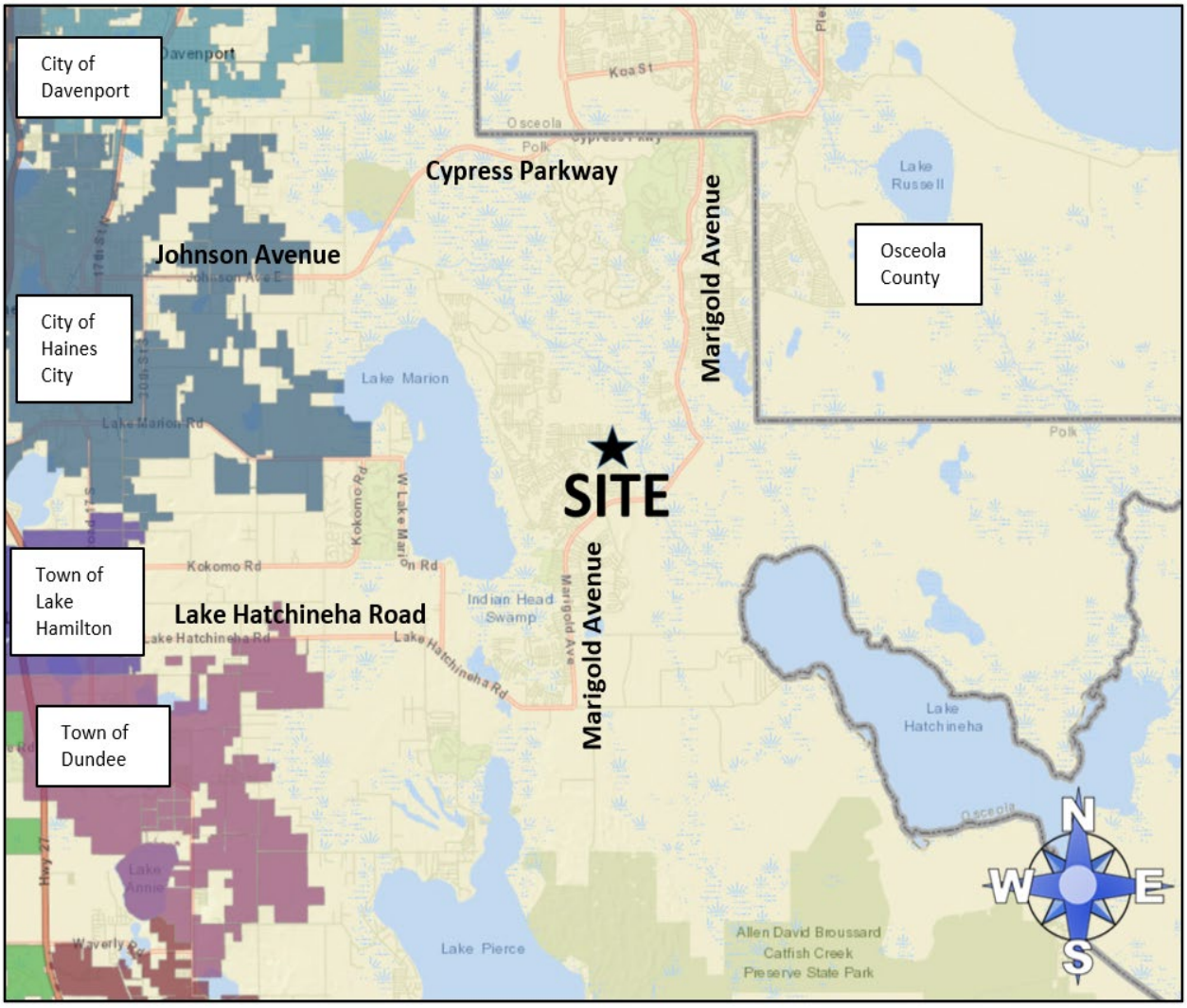
This change is in conjunction with LDCPAS-2025-40. This amendment will designate a 12.6-acre tract as NAC. The proposed text change to establish the Poinciana Commercial Activity Center Plan is consistent with the applicable Objectives and Policies in the Plan's Future Land Use Element.

Specifically, this request is consistent with Objective 2.110-L: Activity-Center Plans, which states that The Polk County Plan shall provide procedures for the preparation of Activity-Centers Plans in order to ensure that Activity Centers develop in a manner consistent with sound planning principles, and in accordance with development objectives of the County. The adoption and implementation of this ACP will ensure that this objective is accomplished for these parcels.

Comments from Other Agencies: None

Draft Ordinance: Under separate attachment

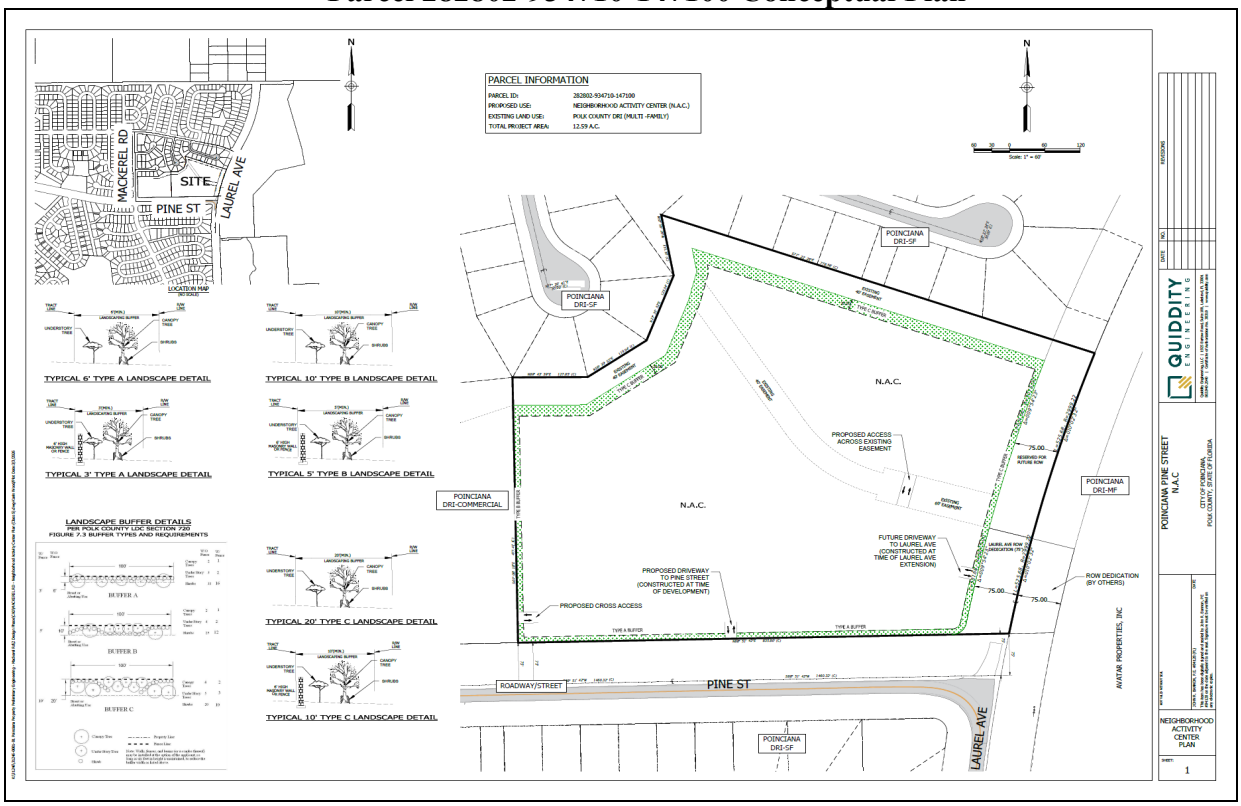
Exhibits:
Exhibit 1 - Location Map
Exhibit 2 - Proposed Activity Center Plan Maps
Exhibit 3 – Proposed Text Change
Exhibit 4 – Poinciana Master Plan (Overview)
Exhibit 5 – Poinciana Master Plan (Detailed)



Location Map



Parcel 282802-934710-147100 Conceptual Plan



Proposed Activity Center Plan (ACP) Maps

Poinciana Commercial Activity Center Plan (ACP) – Parcel Numbers 282802934710147100 – 12.6 ac, and 282802934710147090 – 5.73 ac.

1. Applicability

The provisions and requirements of this Subsection apply to the subject site, the boundaries of which are shown on the Future Land Use Map Series and Land Use District maps, more particularly those depicted in the panel showing Range 28, Township 28, Section 02. The site is legally described as:

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POINCIANA NEIGHBORHOOD 4 VILLAGE 7 PB 53 PGS 4-18 TRACT J (282802-934710-147090)

2. Permitted Uses
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3. Transportation

a. Access: This ACP shows the general locations of access points to this NAC. They are conceptual and non-binding, with the exact driveway and cross-access location which shall be determined at Level 2 review. In addition:

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2) At or near the time of development and when right-of-way is available, Laurel Avenue should be improved to County standards to allow for connectivity to the eastern edge of this NAC.

3) Development shall ensure connectivity to Laurel Avenue and Pine Street is maintained. Cross-access easements shall be recorded prior to any Level 2 approval to the parcel and the joint access to Pine Street.

4. Signage: Signage shall be Monument Signage and shell meet the requirements of Section 760 of the Land Development Code.

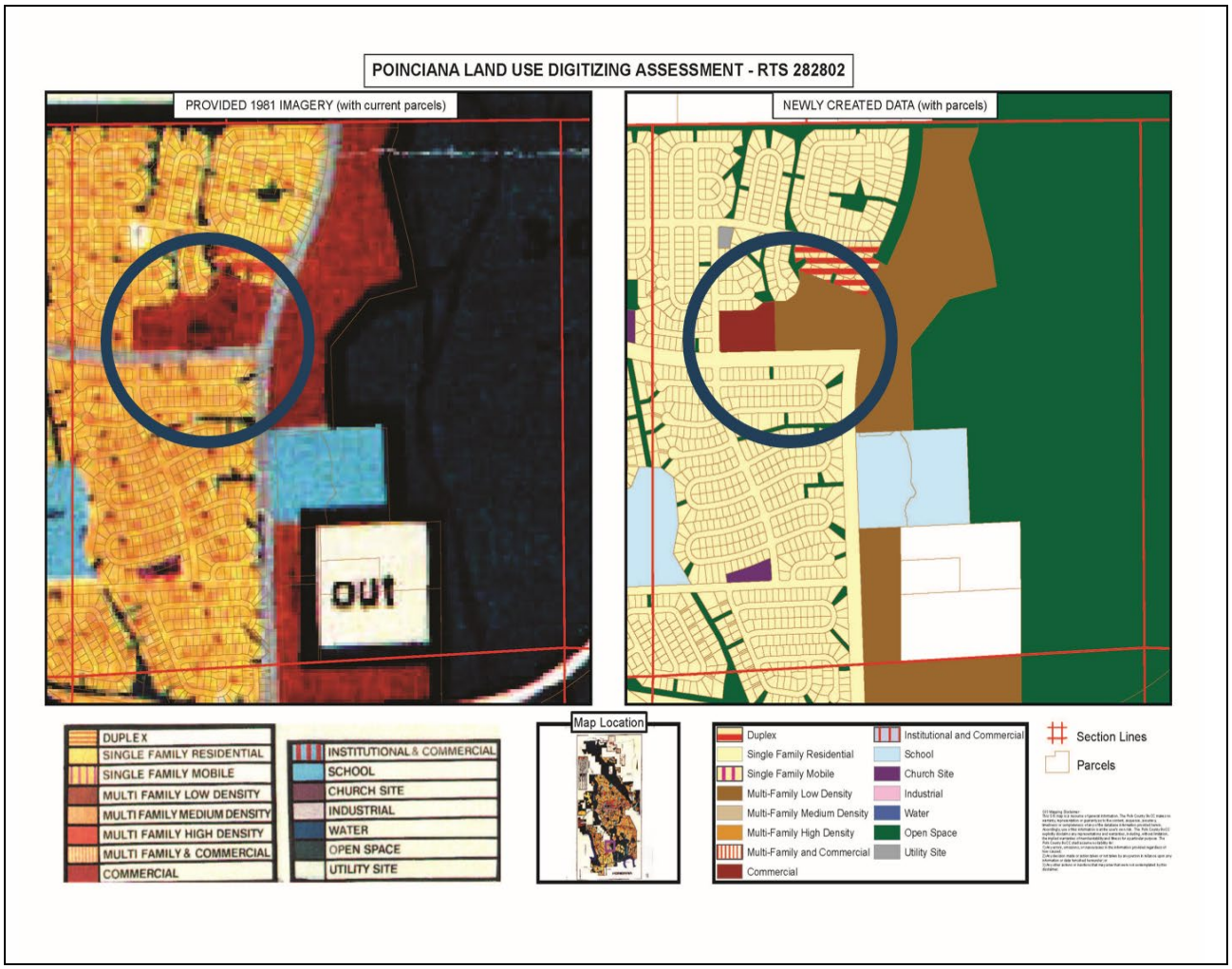
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6. Buffering: In addition to the requirements contained in the Land Development Code, there shall be a minimum 20-foot-wide Type C buffer along the northern property line. Existing on-site trees and vegetation shall be used to the maximum extent possible within this buffer.

Proposed Text Change



Poinciana Master Plan (Overview)



Poinciana Master Plan (Detailed)

Agenda Item 4. 4/1/2026

SUBJECT

LDCPAS-2025-39 (Braddock Road CPA)

DESCRIPTION

This is an applicant-initiated Future Land Use Map change from Mixed-Use (MUX) and Preservation (PRESVX) to Business Park Center (BPCX) in the I-4/NE Polk Parkway Plan District Selected Area Plan on +/- 36.00 acres of a 54.74 acre parcel. The subject site is located south of Interstate 4 and Braddock Road, west of the Polk Parkway (SR 570), north of Old Dixie Highway (CR 546), east of Tenoroc Mine Road, near the city limits of Auburndale, in Section 29, Township 27, and Range 25.

RECOMMENDATION

Approval.

FISCAL IMPACT

No fiscal impact.

CONTACT INFORMATION

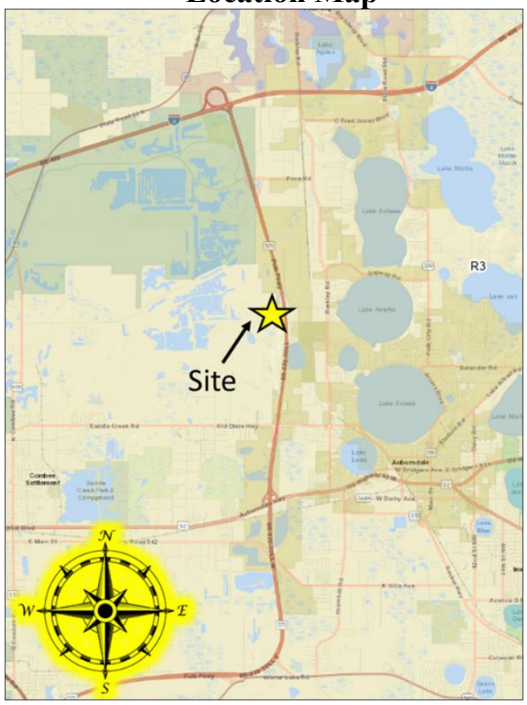
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POLK COUNTY DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

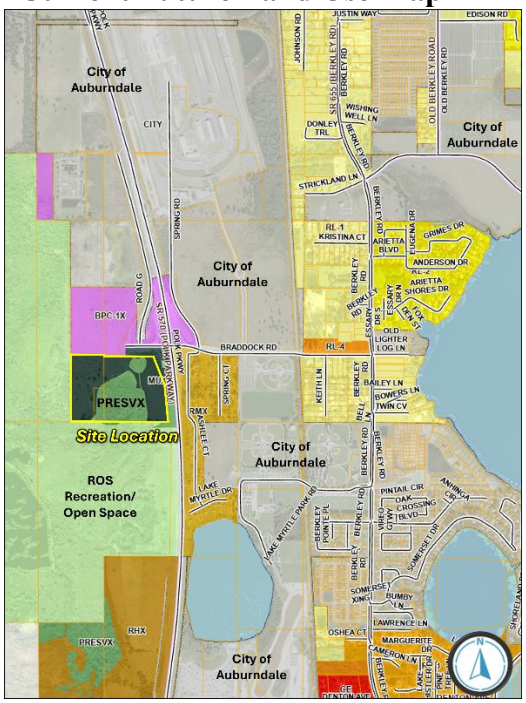
DRC Date:	January 8, 2026	**Level of Review:**	4
PC Date:	April 1, 2026	**Type:**	Comprehensive Plan Amendment
BoCC Date:	May 19, 2026	**Case Numbers:**	LDCPAS-2025-39
		Case Name:	Braddock Road CPA
Applicant:	Bart Allen, Peterson & Myers, P.A.	**Case Planner:**	Kyle Rogus, Planner II

Request:	Applicant-Initiated Future Land Use designation change from Mixed-Use (MUX) to Business Park Center (BPCX) in the I-4/NE Polk Parkway Plan District Selected Area Plan
Location:	The subject site is located south of Interstate 4 and Braddock Road, west of the Polk Parkway (SR 570), north of Old Dixie Highway (CR 546), east of Tenoroc Mine Road, near the city limits of Auburndale, in Section 29, Township 27, and Range 25.
Property Owner:	Braddock Road Land Partners LLC
Parcel Size/number:	± 36.00 acres of a 54.74 acre parcel (Parcel ID# 252729-000000-044010, 252729-000000-044020, & 252729-000000-042000)
Development Area:	Transit Supportive Development Area (TSDA), TCCO Corridor
Nearest Municipality:	City of Auburndale
DRC Recommendation:	Approval
Planning Commission Vote:	Pending Public Hearing
Public Comment:	Pending
DEO*	N/A - Department of Economic Opportunity (DEO)

Location Map



Current Future Land Use Map



Summary

The applicant seeks this change to the Comprehensive Plan Future Land Use Map from Mixed-Use (MUX) to Business Park Center (BPC-1) on approximately 36 acres in the Transit Supportive Development Area (TSDA) and I-4 Selected Area Plan (SAP). The total size of the subject site is 54.74 acres, but portions of the site are designated Preservation, containing wetlands, so it is unusable. The site is also in the Polk Commerce Centre Development of Regional Impact (DRI), but it expired in December 2016. Also the site is in the Polk Commerce Centre Community Redevelopment Area (CRA)

Compatibility Summary

There is currently no other development nearby on the west side of State Road 570 Polk Parkway. The closest development is on the opposite east side of the Polk Parkway which is a residential development with Residential Medium (RMX) Future Land Use designation. All land to the west and south of the subject site is Recreation/Open Space (ROS). To the north is Business Park Center 1 (BPC-1) but is undeveloped. The entire subject site does reside within the I-4 SAP.

Infrastructure Summary

Braddock Road is currently categorized as an Urban Collector Road. Braddock Road has been expanded from a two-lane road into a four-lane road, with on and off ramps for the Polk Parkway being added near the subject site. The site sits within the Transit Centers and Corridors Overlay (TCCO) Corridor. The parcel will be serviced for utilities by City of Auburndale. Polk County Sheriff will provide police coverage, but fire coverage will be provided by City of Auburndale. The nearest park is the Lake Myrtle Sports Complex to the southeast on Berkley Road just over 1.4 miles away driving distance.

Environmental Summary

The nearest lake to the parcel is Lake Arietta to the east. Significant portions of the subject site are designated as Preservation (PRESVX) as they contain wetlands. Polk County Geographical Information System data viewers show wetlands are located within the small heart shaped Preservation site on the northeast part of the subject site. However, the wetland boundaries are not accurately aligned with the Preservation Future Land Use designation, therefore based on available data it cannot be determined what portions are uplands, and which are wetlands without a formal wetland delineation identifying the jurisdictional boundaries. For the purpose of this application, the isolated heart-shaped portion of Preservation has been added to the request as it gives the developer the benefit of delineating the wetlands at a future date for the heart-shaped portion of the site minimizing the need for future requests to change PRESVX to Business Park Center (BPC) after a formal delineation. Any unavoidable impacts will need to be properly permitted and mitigated in coordination with the Southwest Florida Water Management District (SWFWMD). The soil at subject site is 66.2% Millhopper fine sand, 10.3% Candler sand, and 23.5% Hontoon muck. There are no conservation easements on site. The site is located within the Potential Network Connections area of the Polk Green District Comprehensive Plan Map Series. Approximately 5 miles south of the site, on the east side of SR 570 (Polk Parkway) is a 215± acre Conservation Easement recorded in OR Book 8997, Page 2137 and owned by Polk County

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
- Policy 2.104-A3 Land Use Categories
- Policy 2.104-A5 Development Criteria
- Policy 2.131-(A2-A3): I-4 SAP Development Criteria
- Policy 2.131-A4b Business Park Center (BPCX) Development Criteria
- Policy 2.131-A4f Preservation (PRESVX) Development Criteria

Findings of Fact

Request and Legal Status

- This is an applicant-initiated request for a Small-Scale Future Land Use designation change from Mixed Use (MUX) and Preservation (PRESVX) to Business Park Center (BPC-X) on approximately 36 +/- acres in the Transit Supportive Development Area (TSDA). Total parcel size is 54.74 acres.

- Subject site is close to the city limits of Auburndale and provided information on this request to the City in March. On the previous case LDCPAS-2022-40, to change the Future Land Use designation from Business Park Center (BPC-1) to Mixed-Use (MUX), Auburndale expressed concern about this project having residential development as opposed to just commercial, office, and hotel accommodations.

Compatibility

- The existing uses surrounding the site are
    - North – BPC-1; undeveloped
    - West – ROS; undeveloped
    - East – RMX; Single family mobile homes
    - South – ROS; undeveloped

- The subject site is surrounded by undeveloped land to the west, north, and south. East of the subject site is Country Acres Subdivision

- The subject site is located within the Interstate 4 Northeast Selected Area Plan and within the Polk Commerce Centre Development of Regional Impact (DRI), which expired in December 2016.

Infrastructure

- The zoned schools for the site are Lena Vista Elementary, JL Stambaugh Middle School, and Tenoroc Senior High School.

- This parcel is covered by the City of Auburndale Fire Department (100 Ariana Ave, Auburndale) under an interlocal automatic aid agreement. It is for fire response only. Ambulance response would primarily be from Polk County Station 16 located at 310 3rd St, Auburndale.

- The Polk County Sheriff Central District serves this area. The Central District is located at 36356 Ave G NW in Winter Haven. The response times for November 2026 were:
    - Priority 1 – 10:03
    - Priority 2 – 20:15

- Water and wastewater services will be provided by City of Auburndale. The closest utility connection is on the east side of the Polk Parkway.

- With the improvements to widen Braddock Road and incorporate roundabouts for on/off ramps to the Polk Parkway, sidewalks have been added to Braddock Road along the northern property boundary.

- The closest mass transit stop is to the south approximately two miles driving. The Pink 50 Line from Citrus Connection runs along Old Dixie Highway in Auburndale which is south of the subject site.

- The nearest park is Lake Myrtle Sports Complex southeast of the subject site on Berkley Road. The closest environmental site is the Tenoroc Fish Management Area which is abutting on the west side of the subject site.

Environmental

- The northeast corner of the subject parcel has a small heart-shaped area that is designated Preservation (PRESVX). The small area that is designated PRESVX is composed of Millhopper fine sand soils. The soil type of the larger PRESVX on the site not included in this land use change request is composed of Hontoon muck soil. The County GIS system do not align the wetlands and Preservation. The applicant will have to do a wetlands jurisdictional survey prior to any development.

- The soil type for the subject site is 66.2% Millhopper fine sand, 0 to 5 percent slopes, 10.3% Candler sand, 0 to 5 percent slopes, and 23.5% Hontoon muck, frequently ponded, 0 to 1 percent slopes.

- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.

- The subject site does not sit within a Wellfield Protection District, and the closest wellfield is 2.14 miles to the east between Lake Arietta and Lake Ariana.

- There are no conservation easements on site. The site is located within the Potential Network Connections area of the Polk Green District Comprehensive Plan Map Series. Approximately 5 miles south of the site, on the east side of SR 570 (Polk Parkway) is a 215± acre Conservation Easement recorded in OR Book 8997, Page 2137 and owned by Polk County.

- 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. Stormwater 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.

- POLICY 2.104-A1 Description states that 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 2.104-A3 Land Use Categories states that 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 states that 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.

- GOAL 2.131-A I-4/NE Parkway Selected Area Plan is a vision based developed from area property owners around 1990. This vision leads to the creation of the Polk Commerce Centre Community Redevelopment Area (CRA) and the Polk Commerce Centre Development of Regional Impact. The objective of this planning effort is to provide an area of mixed uses where people can live, work, and play.

- OBJECTIVE 2.131-A I-4/NE Parkway Selected Area Plan states that development within the I-4/NE Parkway Selected-Area Plan (SAP) shall occur in accordance with the set of Future Land Use designations and development parameters that enhance the quality of life for residents of unincorporated Polk County and surrounding cities. All development shall comply with the policies stated within this section in addition to all other policies within the Future Land Use Element and other elements incorporated within the Polk County Comprehensive Plan not in conflict with these policies.

- POLICY 2.131-A2 Land Use Categories states the following land-use categories shall apply:
    a. Activity Centers
        1. Tourist Activity Centers (TCCX)
        2. Interchange Activity Centers (IACX)
    b. Linear Commercial Corridors (existing)
    c. Industrial Park and Business Park Center (BPCX)
    d. Recreation and Open Space (ROSX)
    e. Preservation (PRESVX)
    f. Residential
        1. Residential-Low (RLX)
        2. Residential-Medium (RMX)
        3. Residential-High (RHX)
    g. Preservation (PRESVX)

- POLICY 2.131-A3.C Modified Land Use Categories states that due to the specific characteristics of this SAP, development shall be more specifically defined and may vary from those allowed under the general provisions of that land-use category. Development within the following land-use categories shall be permitted as specified within this section:
    1. Tourist Commercial Center
    2. Business Park Center
    3. Recreation and Open Space
    4. Mixed Use
    5. Interchange Activity Center
    6. Preservation

- POLICY 2.131-A4b Business Park Center (BPC) states that the following provisions shall apply to BPCX within this SAP and alter policies under Objective 2.113-B as specified below:
    1. CHARACTERISTICS: The purpose of BPCX within this SAP is intended for a mixture of uses including professional office, limited amount light industrial, research and development, light assembly, commercial and retail, and multi-family uses. The office and light industrial uses shall have operational characteristics that have limited or no off-site impacts with regards to noise, particulate matter, vibrations, odor, fumes, glare, and fire hazard. BPC areas may be comprised of a single or mixed uses of manufacturing, assembly, fabrication, packaging, storage, distribution, and other activities for industrial purposes; may be permitted per the Land Development Code and this SAP. The minimum population support and service area radius shall be taken into consideration when increasing the size of this designation in the SAP as well as establishing any new locations of BPCX. The usable area, Gross Leasable Area, Minimum Population Support, Service-Area Radius, and typical leading tenants as listed in Policy 2.113-B1 shall apply to the PBCX areas within this SAP.
    2. LOCATION CRITERIA - An internal local service road that is not used for residential traffic and intersects with a collector or arterial road can also be used to meet Policy 2.113-B3., c. New BPCX or expansions of existing BPCX will be evaluated based on the direct connections to collector and arterial roads that limit routing of traffic through mostly residential areas where the mixing of BPCX and residential traffic does not currently exist.
    3. DEVELOPMENT CRITERIA:
        i. Development within BPCX 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 roadway. Business-Park Centers shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.
        ii. Retail sale of goods manufactured or assembled on the site of a business located within the BPCX is allowed without needing to exchange land uses per the Exchange Matrix of the Development Order for the Polk Commerce Centre DRI provided the operation is incidental and subordinate to the primary BPCX manufacturing activity conducted on site and does not exceed eight percent (8%) of the total floor area or 15,000 square feet, whichever is the lesser.

iii. Commercial activities may be permitted within the BPCX designation for no more than 15% of total developable area which shall be the group of contiguous parcels designated as BPCX not bisected by collector or arterial roads or any physical natural barriers.
iv. New residential development within the BPCX shall be limited to Medium Density and High Density Residential (with proper buffering) limited to 20% of the BPCX designation.
v. All research and development, light-industrial, and distribution activities shall be conducted within enclosed structures with the exception of loading and unloading of transport and distribution vehicles.
vi. Floor Area Ratios are as defined per policy 2.131-A10.
vii. Outdoor storage shall be prohibited forward of the building's main facade. All development shall incorporate safe pedestrian oriented and multi-modal design to allow access from surrounding parking areas and adjacent parcels per the requirements of the Land Development Code.
viii. All development shall provide adequate access and amenities to support existing and the potential for future mass transit per the requirements of the Land Development Code.

- POLICY 2.131-A4f Preservation (PRESVX) states that the wetland and other similar features are designated as Preservation "X" (PRESVX) on the Future Land Use Map series for this SAP. They are depicted in their general terms. The size can be adjusted by no more than 10% if associated with a jurisdictional wetland survey and this shall not permit any increase in development without proceeding through any required Comprehensive Plan amendments.

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 2025-39.**

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.

Table 1 Surrounding Uses

Northwest Recreation Open Space (ROS) Rural Development Area (RDA) Tenoroc Fish Management Area DOR Code: Vacant State	**North** Business Park Center-1 (BPC-1) Transit Supportive Development Area (TSDA) I-4 Selected Area Plan (SAP) Vacant undeveloped DOR Code: Pasture	**Northeast** City of Auburndale SunTrax
West Recreation Open Space (ROS) Rural Development Area (RDA) Tenoroc Fish Management Area DOR Code: Vacant State	**Subject Site** Mixed Use (MUX) & Preservation (PRESVX) Transit Supportive Development Area (TSDA) I-4 Selected Area Plan (SAP) Vacant undeveloped DOR Code: Pasture	**East** Residential Medium (RMX) Transit Supportive Development Area (TSDA) I-4 Selected Area Plan (SAP) SR 570 Polk Parkway Residential lots Country Acres Mobile Homes
Southwest Recreation Open Space (ROS) Rural Development Area (RDA) Tenoroc Fish Management Area DOR Code: Vacant State	**South** Recreation Open Space (ROS) Rural Development Area (RDA) & Transit Supportive Development Area (TSDA) Tenoroc Fish Management Area DOR Code: Vacant State	**Southeast** Residential Medium (RMX) Transit Supportive Development Area (TSDA) I-4 Selected Area Plan (SAP) SR 570 Polk Parkway Residential lots Country Acres Mobile Homes

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

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

Transit Supportive Development Areas (TSDA) are characterized by 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. It is supported by existing or planned urban type services that are programmed or expected for the 10-year planning horizon. TSDA is 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. It includes development criteria that 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, and improve access to employment areas, schools, shopping and recreational opportunities.

The lands to the west and south are all part of the Tenoroc Fish Management Area. The Tenoroc Fish Management Area is one of 56 Wildlife Management Areas (WMAs) that the Florida Fish and Wildlife Conservation Commission (FWC) own or manage spanning from the Florida Keys to Santa Rosa County. These lands are managed to protect fish and wildlife resources and provide wildlife-based recreation. WMAs are more rugged than parks and have fewer developed amenities. The land to the north is designated Business Park Center but remains undeveloped. Across the Polk Parkway to the east is a mobile home park area with a Residential Medium (RMX) Future Land Use. With the new on and off ramp built since the approval of case LDCPAS-2022-40 enhancing accessibility to the site, the proposed Business Park Center (BPC) land use would complement the surrounding land uses as the BPC district permits office, research and development parks, distribution centers and wholesaling activities. Some retail uses are also permitted to support the businesses and activities within the Business Park Center.

B. Infrastructure

While the County does not provide water or sewer service to the subject property, the City of Auburndale provides utilities in the surrounding area. Wastewater and potable water connections are available, There is available transportation capacity on the surrounding roadway network. Public safety response times are normal. The given request is non-residential and will not trigger school concurrency. There are a number of different types of recreation available offered nearby within City limits.

C. Environmental

The site presents some environmental limitations. The topography of the site presents one limitation as there are extreme slopes associated with the portions of the property designated Preservation (PRESVX). According to current Polk County Geographical Information System data, these designations contain wetlands and are in Flood Zone “A”. Wetland boundaries vary depending on the viewer selected, therefore it is difficult to determine the exact location and boundaries of wetlands onsite without a formal delineation. The soil within the larger, centralized PRESVX is Hontoon muck, frequently ponded, 0 to 1 precent slope. The remainder of the site included in the Future Land Use change contains Millhopper fine sand and Candler

sand. As a result, the smaller, isolated PRESVX was included with the application. The wetland survey has yet to be verified by the Southwest Florida Water Management District. The site is in an open drainage basin known as Lake Fannie Outlet that feeds into the surrounding natural lakes. The site is not located within an Airport Impact District or overlay for flight path and height restrictions.

Nearest Elementary, Middle, and High School

The schools zoned for the subject property are listed in Table 2 below this paragraph. The proposed request will most likely generate zero (0) students as Business Park Center (BPC) does not typically develop as residential other than multi-family. New residential development within the BPCX shall be limited to Medium Density and High Density Residential (with proper buffering) limited to 20% of the BPCX designation.

Table 2 School Information

Name of School	Annual Estimated Demand	% Capacity 2024-2025 School Year	Distance from subject site
Lena Vista Elementary (Zoned)	0 students	79%	4.4 ± miles driving distance
JL Stambaugh Middle School (Zoned)	0 students	85%	5.4 ± miles driving distance
Tenoroc Senior High School (Zoned)	0 students	62%	4.2 ± miles driving distance

Source: Polk County School Board, Duncan Associates Educational Facility Impact Fee Study, GIS

There is capacity in all the zoned schools for the subject site. Since the previous request to change the Future Land Use designation from Business Park Center (BPCX) to Mixed Use (MUX), Lena Vista Elementary school year capacity decreased by 5%, JL Stambaugh Middle school increased by 4%, and Tenoroc Senior High School increased 4%. However, final concurrency is determined at Level 2 Review approval and not at Comprehensive Plan amendment or Planned Development approvals. If at Level 2 Review, the Level of Service (LOS) will be exceeded by the development or there is no capacity, County and School Board staff will discuss the mitigation options to ensure available space for new students and develop a plan with the applicant.

Nearest Sheriff, Fire, and EMS Station

Fire and EMS response to this project is covered by the City of Auburndale Fire Department (100 Ariana Ave, Auburndale) under an interlocal automatic aid agreement. It is for fire response only. Ambulance response would primarily be from Polk County Station 16 located at 310 3rd St, Auburndale. The shortest travel distance from the subject site to the City of Auburndale Fire Department located at 100 Ariana Avenue is 4.9 miles. The shortest travel distance from the subject site to Polk County Station 16 located at 310 3rd St, Auburndale is 5.9 miles. There are no fire hydrants within the immediate area, which will need to be addressed in the future.

Sheriff's response to the site is served by the Central District, located at 3635 Avenue G Northwest in Winter Haven. The response times for the Central District were: P1 – 8:04 minutes; P2 – 24:25 minutes. 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 district. The facilities are within appropriate distances to the subject site for an urban area.

Table 3 Public Safety Information

	Name of Station	**Distance Response Time***
Sheriff	**Central District Command Unit** (36356 Ave G NW, Winter Haven	9.0 +/- miles Priority 1 – 10:03 Priority 2 – 20:15
Fire/ EMS	Fire: Auburndale Fire Department, 100 Ariana Avenue, Auburndale. EMS: Polk County Station 16 located at 310 3rd St, Auburndale.	4.4 +/- miles

Source: Polk County Sheriff's Office & City of Auburndale Fire Rescue.

Water and Wastewater

A. Estimated Demand and Service Provider

The subject site is within the City of Auburndale's utility service area for water and wastewater. The 1.5 FAR will be used because depending on density of development, there are three tiers for non-residential uses. Tier 3 allows 1.0 to 1.5 FAR. The 0.24 in Water GPD is the same usage for office park and for warehouse and both BPC and MUX permit these uses as well as research and development.

Table 4 Estimated Water and Sewer Impact Analysis

Permitted Intensity	**Maximum Permitted in Existing Land Use MUX**				**Maximum Permitted in Proposed BPC-1**			
	36 ac 1,568,160 sf	X	1.5 FAR =	2,352,240 sf	**36 ac 1,568,160 sf**	X	1.5 FAR =	2,352,240 sf
Potable Water Consumption	2,352,240 sf	X	0.24 =	**564,538 GPD**	2,352,240 sf	X	0.24 =	**564,538 GPD**
Wastewater Generation	564,538 sf	X	(80%) =	**451,631 GPD**	564,538 sf	X	(80%) =	**451,631 GPD**

Source: Concurrency Manual: BPC-1 uses 0.24 GPD per sq ft in Potable Water and 80% Wastewater GPD per sq ft. MUX uses the same amount as BPC per the Land Development Code for the I-4 SAP.

B. Available Capacity

Since water and wastewater is to be provided by the City of Auburndale, capacity on Polk County Utilities will not be affected. In order for this site to connect, the developer will need to extend the utility lines to the west side of the Polk Parkway. Also, there is currently no guarantee of capacity availability at this time.

C. Planned Improvements

The City of Auburndale is working on utility system improvements.

Roadways/Transportation Network

D. Estimated Demand

Table 5 following this paragraph shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate. The proposed request will generate almost the same traffic than the current Future Land Use designation, but overall, the two uses between BPC and MUX are very similar.

Table 5 Estimated Transportation Impact Analysis

Permitted Intensity	**Maximum Permitted in Existing Land Use MUX**	**Maximum Permitted in Proposed BPC-1**
36.00 acres **1,568,160 sf**	**1,568,160 sf** X 1.50 FAR = 2,352,240 2,352,240 / 1,000 2,352 sq ft	**1,568,160 sf** X 1.50 FAR = 2,352,240 2,352,240 / 1,000 2,352 sq ft
Average Annual Daily Trips (AADT)	2,352 du X 1.71 AADT = **3,701 Trips**	2,352 du X 1.71 AADT **3,701 Trips**
PM Peak Hour Trip	2,352 du X 0.18 AADT = **390 Trips**	2,352 du X 0.18 AADT = **390 Trips**

Source: Warehousing calculation from Table 1: Minor Traffic Study used for calculation numbers. Warehousing rate per unit 1.71 AADT and 0.18 AADT PM Peak Hour and same calculation used for MUX.

B. Available Capacity

There is available traffic capacity in the network to accommodate more development at this location. Surrounding roadway networks in the immediate area are within minimum Level of Service (LOS) standards. The table below displays the available capacity on the surrounding roadway network.

Link #	**Road Name**	**Current Level of Service (LOS)**	**Available PM Peak Hour Capacity**	**Minimum LOS Standard**	**Projected Five Year LOS**
8450E	Braddock Road From: SR 570 (Polk Parkway) To: SR 655 (Berkley Road)	C	675	D	C
8450W	Braddock Road From: SR 570 (Polk Parkway) To: SR 655 (Berkley Road)	C	672	D	C
8119N	SR 655 (Berkley Road) From: CR 546 (Old Dixie Highway) To: Pace Road	C	1,134	D	C
8119S	SR 655 (Berkley Road) From: CR 546 (Old Dixie Highway) To: Pace Road	C	1,107	D	C

7402E	SR 570 (Polk Parkway) From: CR 546 (Old Dixie Highway To: I-4	B	3,376	D	B
7402W	SR 570 (Polk Parkway) From: CR 546 (Old Dixie Highway To: I-4	B	3,396	D	B

C. Roadway Conditions

Braddock Road is an Urban Collector (UC) Roadway with a condition level of "Good". It has undergone improvements from a two-lane road into a four-lane road with on and off ramps being constructed for the Polk Parkway. Berkley and the Polk Parkway are both in "Good" condition. Level of Service is currently showing as a "C" and has available capacity. The condition of the roadways and the LOS change over time. The conditions are addressed when development accesses a road during the Level 2 Review. LOS is a tool that can limit the intensity of a development.

D. Sidewalk Network

With the improvements on Braddock Road, sidewalks have been constructed along the northern property boundary.

E. Planned Improvements:

Braddock Road is currently being improved from a two-lane road into a four-lane road with sidewalks and an on/off ramp being constructed for the Polk Parkway near the subject site.

F. Mass Transit

The Pink Line 50 Auburndale runs along Old Dixie Highway to the south of the subject site at just over 2 miles away. Citrus Connection services this line.

Park Facilities and Environmental Lands:

The subject site is near the city limits of Auburndale. Therefore, many of the park facilities nearby fall within city limits.

A. Location:

The nearest park is the Lake Myrtle Sports Complex approximately 1.5 miles to east of the subject site on Berkley Road. In the same area, Lake Ariana Park at 1060 Lake Ariana Blvd in Auburndale is 3.6 miles southeast. Lake Ariana Park is open from dawn to dusk. Tenoroc Fish Management Area is the closest environmental lands abutting the site to the west and south. Tenoroc Fish Management Area provides natural areas known for its largemouth bass and other excellent fishing opportunities.

B. Services:

As part of a shared effort between Polk County and the City of Auburndale, Lake Myrtle Sports Complex provides nine (9) collegiate-sized baseball fields and 11 lighted soccer fields.

C. Multi-use Trails:

The closest free hiking nature trail is the Auburndale TECO Trail South Trailhead which is 2.5 miles driving to the southeast of the subject site on Berkley Road in Auburndale.

D. Environmental Lands:

The Tenoroc Fish Management Area is abutting the subject site to the west and south. There are no rookeries near the subject site, but there is supposedly an eagle's nest to the north and south of the subject site. Per the FWS website, there are no protected species at the subject site.

E. Planned Improvements:

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

Environmental Conditions

The site presents a variation of topographical issues as it nears the two Preservation portions of the parent parcel. The soil on the site is a combination of Millhopper fine sand, Candler sand, and Hontoon muck associated with the wetlands on site. Formal wetland determination will need to be verified by the Southwest Florida Water Management District.

A. Surface Water:

The highest point of elevation on site reaches 154 feet at the north end of the site. The elevation then quickly slopes downhill as you move south towards the center of the site designated as Preservation (PRESVX) area. Here the lowest point of elevation reaches 126 feet identified as the central low. The western portion of the property abutting the Tenoroc Fish Management Area has a starting elevation of 146 feet which gradually declines as you travel east towards the central low. The eastern portion of the site along SR 570 Polk Parkway has a starting elevation of 153 feet and gradually declines as you travel west towards the central low. The northeast portion of the site contains a smaller, isolated PRESVX designation which too slopes downhill where it reaches an elevation of 133 feet. Upon visiting the site, it is important that any retention or drainage from the development be contained as it approaches the wetland or PRESVX areas as they correlate with the lowest elevations on site. There are no surface waters on the portion of the site subject to the applicants request as outlined in the legal description.

B. Wetlands/Floodplains:

According to Polk County Geographical Informational System the portions of the site under the Future Land Use designation of Preservation (PRESVX) are within Flood Zone A and contain wetlands. Based on current available data, the wetland boundaries do not align with the PRESVX Future Land Use designation therefore it cannot be determined what portions are uplands, and

which are wetlands without a formal wetland delineation identifying the jurisdictional boundaries. For the purpose of this application, the isolated heart-shaped portion of Preservation has been added to the request as it gives the developer the benefit of a smaller wetland area on identifying that no wetlands exists in the heart-shaped portion of the site as uplands minimizing the need for future requests to change PRESVX to Business Park Center (BPC).

In addition, due to access limitations, frontage on Braddock Road, underground gas lines, and overhead electric, there may be some impacts to isolated wetlands. Any unavoidable impacts will need to be properly permitted and mitigated in coordination with the Southwest Florida Water Management District (SWFWMD). Notably, any such impacts would be consistent with Policy 2.123-C2 of the Polk County Comprehensive Plan, which governs development criteria within wetlands. The larger, centralized portion of PRESVX is not included in the request as outlined by documents submitted with the application. This portion of the site will remain preserved and untouched. The rest of the parcel does not sit in any known flood zone.

C. Soils:

According to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey, the subject site is comprised of 66% Millhopper fine sand, 0 to 5 percent slopes, 23.5% Hontoon muck, frequently ponded, 0 to 1 percent slopes, and 10.3% Candler sand, 0 to 5 percent slopes. The Hontoon muck soils are located within the larger PRESVX portion of the site, which is not part of the applicant's request. The smaller portion of PRESVX on site contains Millhopper fine sand. While site grading and preparation will be necessary to support site development, these soils are generally not difficult to work with. Site will need to be connected to City of Auburndale utilities for water and wastewater so septic will not be an issue.

Table 8

Soil Name	**Septic Tank Absorption Field Limitations**	**Limitations to Dwellings w/o Basements**	**% of Site** *(approximate)*
Millhopper Fine Sand, 0 to 5% slopes	Moderate: wetness	Slight	66.2%
Candler Sand, 0 to 5% slopes	Slight	Slight	10.3%
Hontoon muck, frequently ponded, 0 to 1 slopes	Severe: subsides, ponding, poor filter	Severe: subsides, ponding, low strength	23.5%

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

D. Protected Species

According to Polk County Endangered Habitat Maps, 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. 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 5 miles south of the site, on the east side of SR

570 (Polk Parkway) is a 215± acre Conservation Easement recorded in OR Book 8997, Page 2137 and owned by Polk County.

F. Archeological Resources

According to the Florida Department of State, Division of Historical Resources, there are no archeological sites listed in the Florida Master Site File.

G. Wells (Public/Private)

The subject site is not within a Wellfield Protection district. However, the nearest public Wellfield is 2.41 miles southeast of the site between Lake Ariana and Lake Arietta. The land use change on the subject site is not anticipated to impact any wellfields.

H. Airports:

The site is not within an Airport Impact District.

Economic Factors:

There is currently no other development on the west side of the Polk Parkway in the area. The closest development is a subdivision on the east side of the Polk Parkway. The SunTrax facility is to the northeast of the subject site on the east side of the Polk Parkway with its entrance also on Braddock Road. A majority of the Interstate 4 Northeast Selected Area Plan has been built out or annexed by the City of Auburndale leaving small remnants of vacant, undeveloped land within the County. By changing the land use designation to Business Park Center (BPC) this will allow for a centralized district at a major intersection of the Polk Parkway as originally intended. This will provide ample opportunity as we see the surrounding area get built out.

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 as listed below:

Table 8 Comprehensive Plan and Land Development Code

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	The area surrounding the subject site to the west and south is part of the Tenoroc Fish Management Area and Preservation, so it will remain undeveloped. However, the improvements to the Polk Parkway's new on/off ramps on Braddock Road improve accessibility to the site off a arterial roadway. Therefore, this

Comprehensive Plan Policy	Consistency Analysis
services and existing Communities.	commercial development is appropriate for the location.
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 Comprehensive Plan permits Business Park Center (BPC) to be designated in the I-4 SAP and TSDA. BPC allows office, research and development parks, distribution centers and wholesaling activities. Some retail uses are also permitted to support the businesses and activities within the area. The property was once part of the larger BPC district that still remains to the north of the site.
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.	Timing is consistent with the growth in the area. Braddock Road has already been improved to meet higher standards of road quality which includes sidewalks, roundabouts for traffic dispersal, and quick entry/exit from the Polk Parkway.
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 potable water	The location is near the city limits of Auburndale near a multitude of uses surrounding the site. The neighboring properties west and south of the site are owned by the State of Florida and are part of the Tenoroc Fish Management Area. This consists of a mixture of active and passive recreational activities. The land to the north is designated Business Park Center but remains undeveloped. Across the Polk Parkway to the east is a mobile home park area with a Residential Medium (RMX) Future Land Use. The new on and off ramp enhances accessibility to the site therefore, the proposed Business Park Center (BPC) land use would complement the surrounding land uses.

Comprehensive Plan Policy	Consistency Analysis
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.	Capacity of utility services is unknown, the roads are in good shape as they are being seriously redeveloped, emergency services are available, and the schools do have sufficient capacity. Mass transit runs to the south of the subject site, with entry and exit from the Polk Parkway being constructed at this moment. Therefore, the timing of development on the subject site is consistent with the Comprehensive Plan's growth management strategy.
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,	Business Park Center (BPC) is allowed in the I-4 SAP and TSDA and will be eligible at this site with the adoption of LDCPAL-2025-39. Access to transit facilities are available with the Citrus Connection bus stop to the south of the subject site on Old Dixie Highway. The site can connect to City of Auburndale for water and sewer. Public safety is close by and available. There is capacity at all zoned schools. This become part of the larger BPC district in the area as it was originally intended, prior to the adoption of LDCPAS-2022-40.

Comprehensive Plan Policy	Consistency Analysis
Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure Recreation, Mixed Use, Institutional, Professional Institutional, Recreation and Open Space, Preservation.	
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: b. provide access to transit facilities; c. connect to centralized potable water and sanitary sewer systems; d. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element; e. implement "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element; f. integrate pedestrian-oriented features, including sidewalks, trails or walkways into every development including appropriate pedestrian shelters or awnings; g. provide access to civic space, parks, green areas, and open space and other amenities; h. be supported by public safety (i.e., fire, EMS and law enforcement); i. have access to public schools; j. provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas k. 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	There is construction being completed that will allow for direct connection the Polk Parkway from Braddock Road. The subject site will be serviced by City of Auburndale for water and wastewater. Based upon inconsistent information regarding wetland boundaries and Future Land Use designations, the small heart-shaped Preservation land use designation has been included in the request. This allows the developer the benefit of conducting a formal wetland delineation to determine the upland portions of the site without the need for future requests to change the land use designation from PRESVX to BPC. Braddock Road is already being improved to meet higher standards of road quality which will include sidewalks, roundabouts for traffic dispersal, and quick entry/exit from the Polk Parkway. Lake Myrtle Sports Complex is close by on Berkley Road and is accessible by emergency services. Schools have capacity for potential impact. There are currently no other developments on this side of the Polk Parkway at Braddock Road, but there is potential for the parcels to the north of the subject site to be developed into complimentary areas.

Comprehensive Plan Policy	Consistency Analysis
units within designated areas as established in Policy 2.104-A7.	
Policy 2.131-A4b: Business Park Center (BPC) - The purpose of BPCX within this SAP is intended for a mixture of uses including professional office, limited amount light industrial, research and development, light assembly, commercial and retail, and multi-family uses. The office and light industrial uses shall have operational characteristics that have limited or no off-site impacts with regards to noise, particulate matter, vibrations, odor, fumes, glare, and fire hazard. BPC areas may be comprised of a single or mixed uses of manufacturing, assembly, fabrication, packaging, storage, distribution, and other activities for industrial purposes; may be permitted per the Land Development Code and this SAP. The minimum population support and service area radius shall be taken into consideration when increasing the size of this designation in the SAP as well as establishing any new locations of BPCX. The usable area, Gross Leasable Area, Minimum Population Support, Service-Area Radius, and typical leading tenants as listed in Policy 2.113-B1 shall apply to the PBCX areas within this SAP.	The proposed request is to facilitate future development which will be complimentary to the growing development in the Innovation District, Sun Trax, Pace Road, and other uses in the area. In addition, the completion of the new interchange for Braddock Road and the Polk Parkway is transforming the development potential of this area. In conjunction with other developments, it is anticipated that a Transit Center will be established at this intersection. As part of this process, the applicant is initiating conversations with the Citrus Connection leadership to confirm the viability of bringing transit to this area and identifying locations for bus stops. In addition, the site will allow for new jobs to be located in central Polk County which will be complimentary to the surrounding area. The location of new jobs in this area will help reduce the labor shed that Polk County currently experiences as residents move east/west along the I-4 corridor.
POLICY 2.131-A4f: Preservation (PRESVX) - The wetland and other similar features are designated as Preservation "X" (PRESVX) on the Future Land Use Map series for this SAP. They are depicted in their general terms. The size can be adjusted by no more than 10% if associated with a jurisdictional wetland survey and this shall not permit any increase in development without proceeding through any required Comprehensive Plan amendments or DRI amendments.	The applicant has identified that the small, isolated PRESVX portion of the site does not contain wetlands and has been included in the request to change the Future Land Use designation to BPC. This still needs to be verified by the Southwest Florida Water Management District prior to any development approvals. The larger, centralized portion of PRESVX is not included in the request as outlined by the legal description submitted with the application. This portion of the site will remain preserved and untouched. The rest of the parcel does not sit in any

Comprehensive Plan Policy	Consistency Analysis
	known flood zone. The heart-shaped PRESVX is approximately 2.03 acres, which equates to 9.23 percent of the total PRESVX located on site.

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. *Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.*	Summary of analysis
b. *Allows a significant amount of urban development to occur in rural areas.*	Summary of analysis
c. *Designates an urban development in radial, strip isolated, or ribbon patterns emanating from existing urban developments.*	Summary of analysis, surrounding Development, compatibility
d. *Fails to adequately protect and conserve natural resources and other significant natural systems.*	Summary of analysis, surrounding Development, compatibility
e. *Fails to adequately protect adjacent agricultural areas.*	Compatibility with Surrounding Land Uses
f. *Fails to maximize existing public facilities and services.*	Summary of Analysis, Infrastructure
g. *Fails to minimize the need for future facilities and services.*	Summary of Analysis, Infrastructure
h. *Allows development patterns that will disproportionately increase the cost of providing public facilities and services.*	Summary of Analysis, Infrastructure
i. *Fails to provide a clear separation between urban and rural uses.*	Summary of Analysis, Compatibility with Surrounding Land Uses
j. *Discourages infill development or redevelopment of existing neighborhoods.*	Summary of Analysis, Compatibility with Surrounding Land Uses

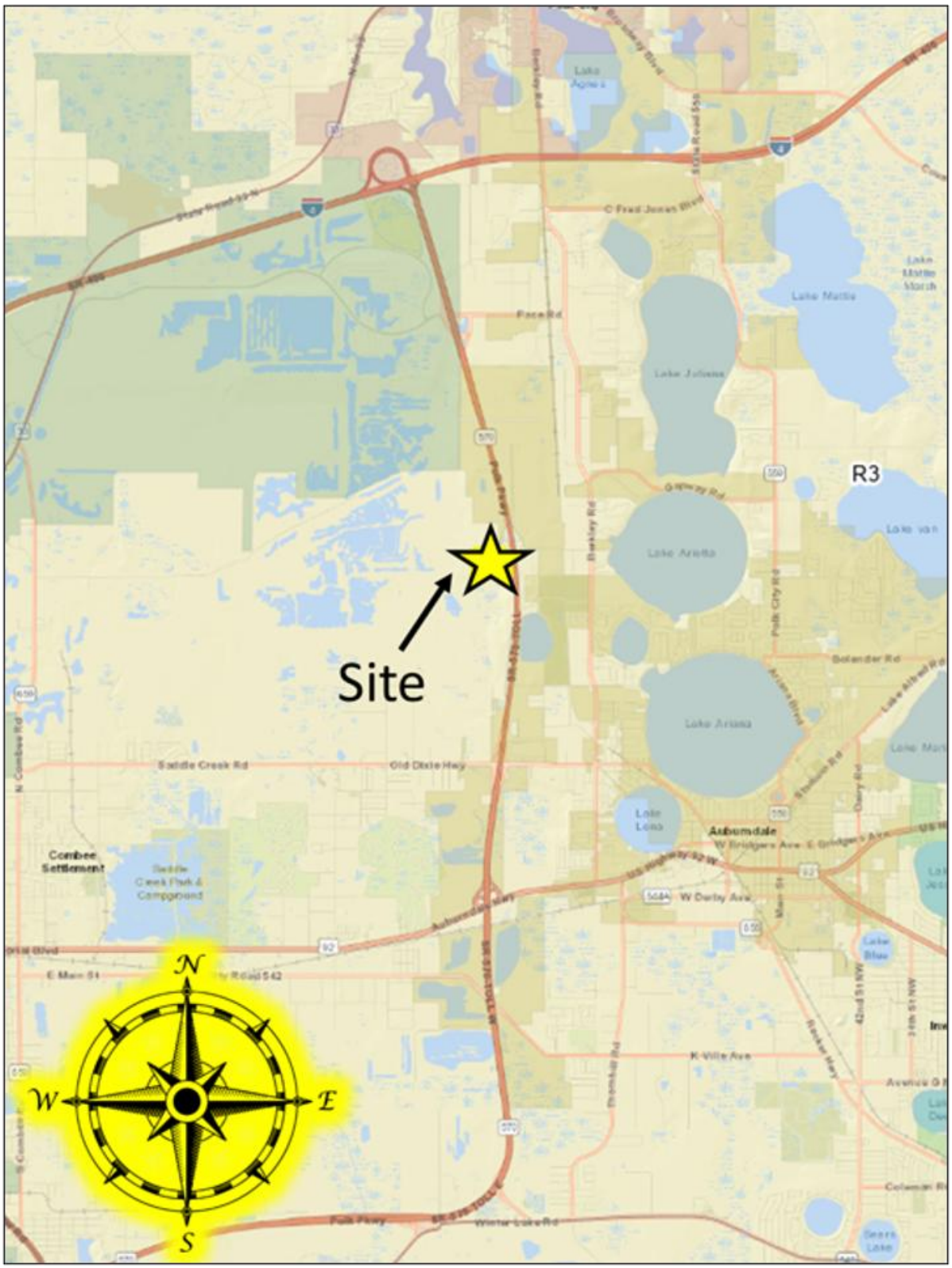
Table 9 Urban Sprawl Criteria

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**
k. *Fails to encourage an attractive and functional mixture of land uses.*	Summary of Analysis, Compatibility with Surrounding Land Uses
l. *Will result in poor accessibility among linked or related land uses.*	Summary of Analysis, Compatibility with Surrounding Land Uses
m. *Results in the loss of a significant amount of open space.*	Summary of Analysis, Compatibility with Surrounding Land Uses

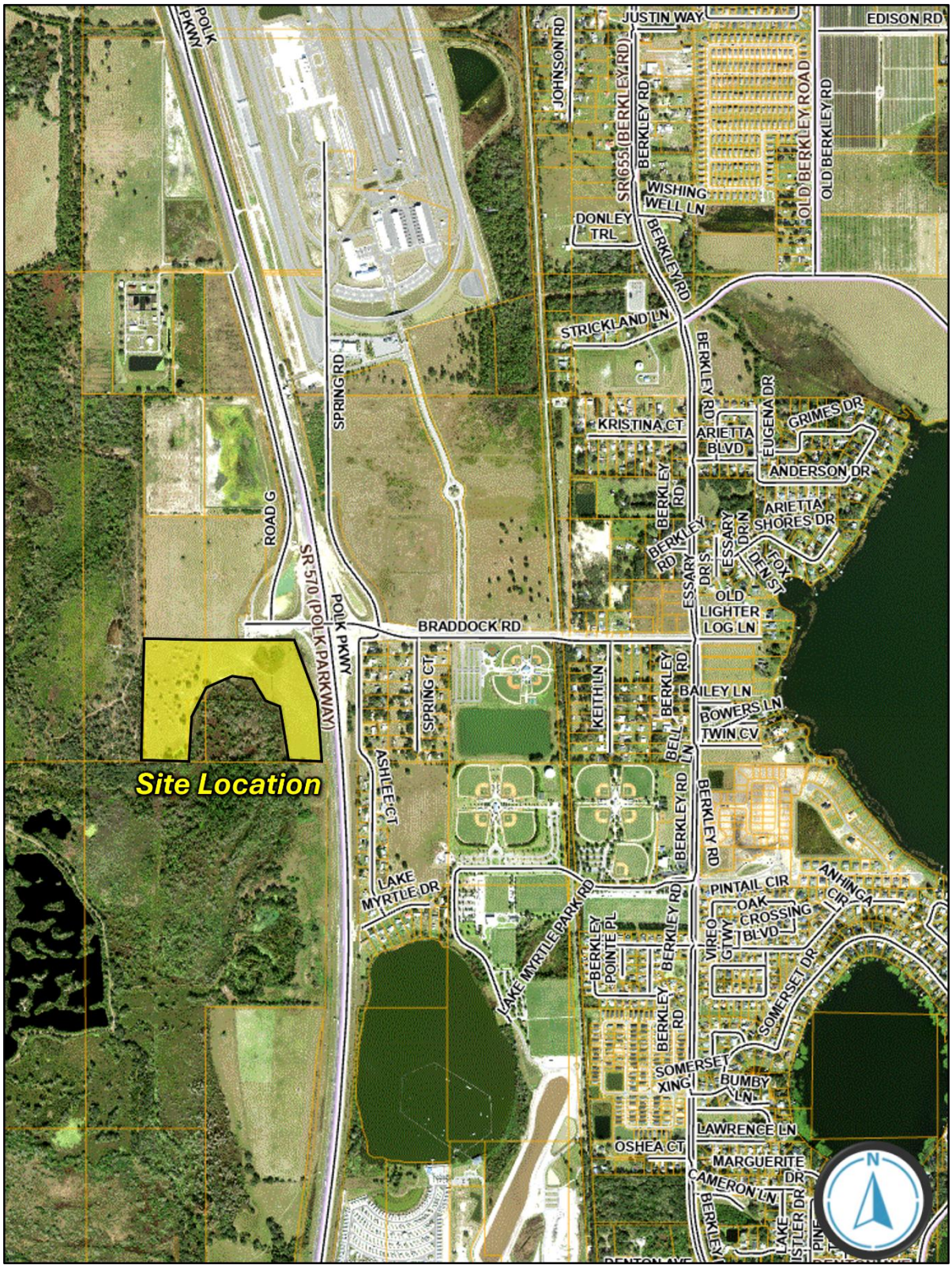
Comments from other agencies
Staff reached out to the City of Auburndale and received no response.

Exhibits:
Exhibit 1 Location Map
Exhibit 2 2020 Aerial Context Map
Exhibit 3 2020 Aerial Close Up
Exhibit 4 Current Future Land Use Map
Exhibit 5 Proposed Future Land Use Map
Exhibit 6 Permitted and Conditioned Uses

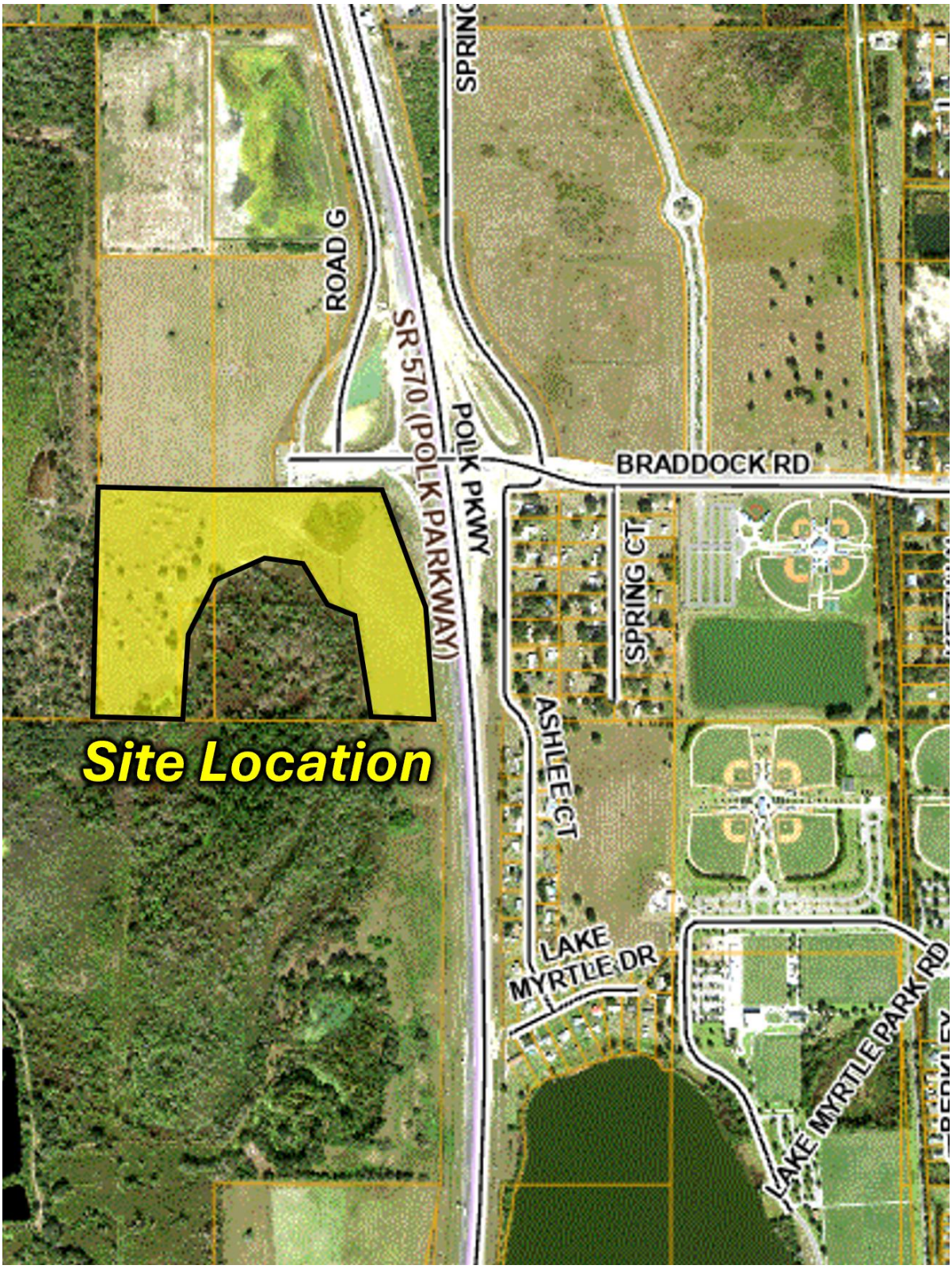
Applicant's submitted documents and ordinance as separate files.



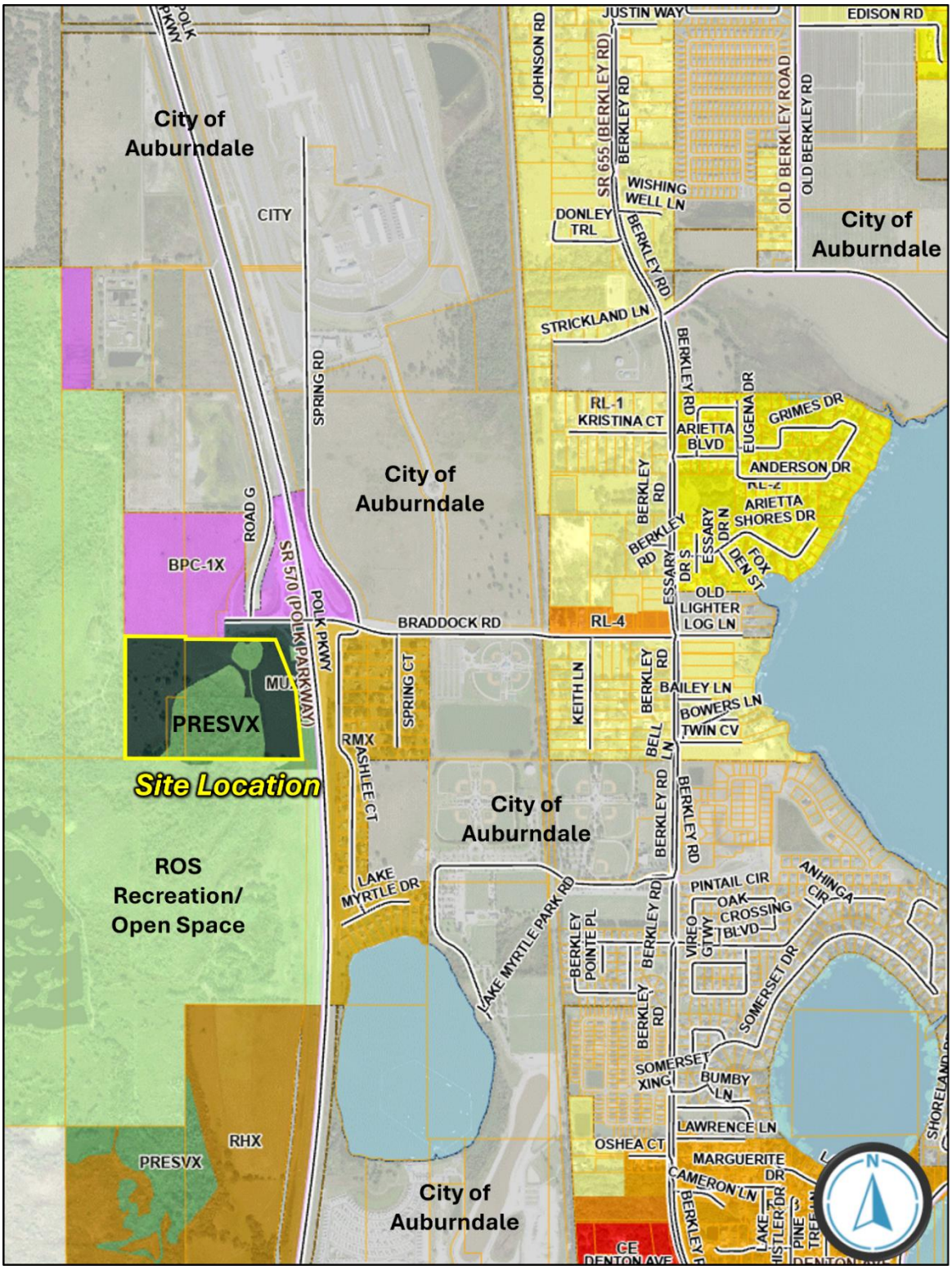
LOCATION MAP



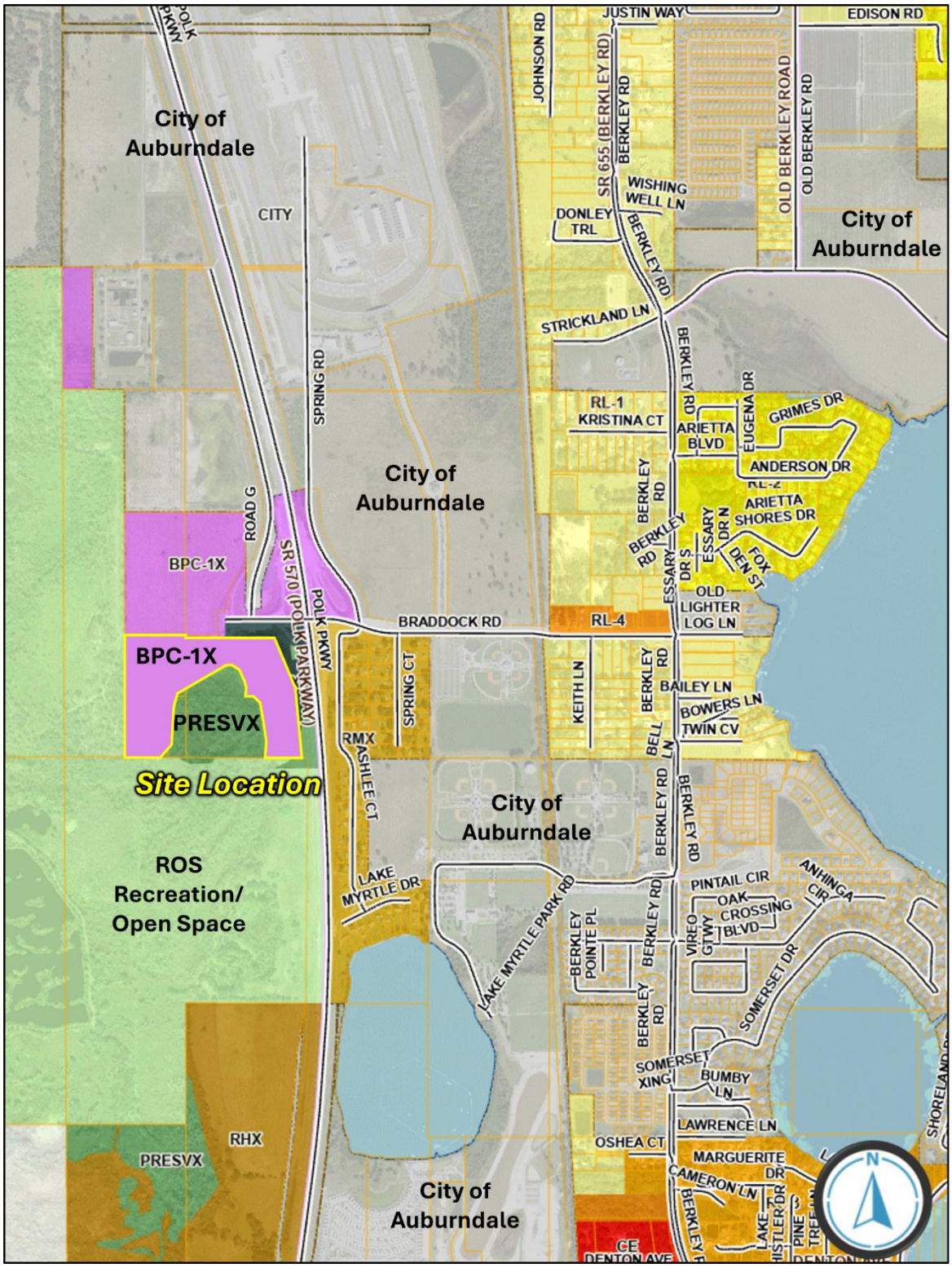
2023 AERIAL PHOTO CONTEXT



2023 AERIAL PHOTO CLOSE UP



CURRENT FUTURE LAND USE MAP
MIXED-USE – X (MUX)



PROPOSED FUTURE LAND USE MAP
BUSINESS PARK CENTER-1X (BPC-1X)

Mixed-Use (MUX) in the Interstate 4 Selected Area Plan				
Technical Staff Review -Level 1& 2			**Public Hearing (s) Required-Level 3 & 4**	
Residential Uses:	Duplex, Two-family Attached, C2 Multi-family, C2 Single-family Detached Home & Subdivision, C2		**Mixed Uses:**	Planned Development, C3
All Other Uses:	Agricultural Support, On-site, P Assembly, Light, C1 Childcare Center, C1 Clinics and Medical Offices, C2 Communication Towers, Guyed and Lattice, C2 Communication Tower, Monopole, C2 Correctional Facility, C2 Cultural Facilities, P Financial Institution, C2 Financial Institution, Drive Through, C2 Gas Station, C1 Helistops, C2 Hospitals, C2 Hotels and Motels, C2 Lodges and Retreats, C2 Manufacturing light, C2 Medical Marijuana Dispensaries, C2 Motor Freight Terminal, C2 Nurseries and Greenhouses, C2 Office, P Personal Service, P Printing & Publishing, P Recreation Passive, C1 Recreation, High Intensity, C1 Recreation and Amusement, General, C2 Religious Institution, P Research & Development, P Restaurant, drive-thru/Drive-in, C2 Restaurant, sit-down/Take-out, P Retail, Less than 5,000 sq. ft., P Retail, 5,0000-34,999 sq. ft., P Retail, 35,000-64,999 sq. ft., C2 Retail, Outdoor Sales/Display, C2 School, Elementary, C2 School, Middle, C2 School, High, C2 Schools, Leisure/Special Interest, C2 School, Technical/Vocational/ Trade & Training, P School, University/College, C2 Self-Storage Facility, C2 Studio Production, P Transit, Commercial, P Transit, Facility, P Utilities Class I, P Utilities Class II, P Veterinary Services, C2 Warehousing/Distribution, up to 50,000 sq. ft., C1 Warehousing/Distribution, up to 50,001 to 100,000 sq. ft., C2		**All Other Uses:**	Cemeteries, C3 Commercial Vehicle Parking, C3 Funeral Home and Related, C3 Golf Course, C3 Heliports, C3 Nursing Home, C3 Retail, More than 65,000 sq. ft., C3 Utilities, Class III, C3 Warehousing/Distribution, up to 100,001 to 250,000 sq. ft., C3 Warehousing/Distribution, up to 250,001 and over sq. ft., C4

PERMITTED AND CONDITIONAL USES MIXED-USE (MUX)

Business Park Center-1 (BPC-1) in the Interstate 4 Selected Area Plan				
Technical Staff Review -Level 1& 2			**Public Hearing (s) Required-Level 3 & 4**	
All Other Uses:	Agricultural Support, On-site, P Alcohol Package Sales, C1 Assembly, Light, C1 Bars, Lounges, and Taverns, C1 Childcare Center, C1 Commercial Vehicle Parking, C2 Communication Tower, Monopole, C2 Cultural Facility, C2 Financial Institution, C2 Financial Institution, Drive Through, C2 Gas Station, C1 Helistops, C2 Hotels and Motels, C2 Manufacturing light, C2 Medical Marijuana Dispensaries, C2 Office, P Personal Service, P Printing & Publishing, P Recreation Passive, C1 Recreational Vehicle Storage, C2 Religious Institution, C2 Research & Development, P Restaurant, drive-thru/Drive-in, C2 Restaurant, sit-down/Take-out, C2 Retail, Less than 5,000 sq. ft., C2 Retail, 5,0000-34,999 sq. ft., C2 Retail, 35,000-64,999 sq. ft., C2 Schools, Leisure/Special Interest, C2 School, Technical/Vocational/ Trade & Training, C2 Solar Electric-Power Generation Facility, C2 Studio Production, P Transit, Facility, P Utilities Class I, P Utilities Class II, P Warehousing/Distribution, up to 50,000 sq. ft., C1 Warehousing/Distribution, up to 50,001 to 100,000 sq. ft., C2	**Mixed Uses:**	Multi-family, C3 Planned Development, C3
		All Other Uses:	Communication Towers, Guyed and Lattice, C3 Helistops, C3 Lime Stabilization Facility, C3 Mining, Non-Phosphate, C3 Power Plants, Non-Certified, Low, C4 Retail, More than 65,000 sq. ft., C3 Utilities, Class III, C3 Warehousing/Distribution, up to 100,001 to 250,000 sq. ft., C3 Warehousing/Distribution, up to 250,001 and over sq. ft., C4 Water Ski Schools, C3	

PERMITTED AND CONDITIONAL USES BUSINESS PARK CENTER-1X (BPC-1X)

ORDINANCE NO. 26 -_____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF **LDCPAS-2025-39**, AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN, ORDINANCE 92-36, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION ON 36 +/- ACRES FROM MIXED-USE (MUX) AND PRESERVATION (PRESVX) TO BUSINESS PARK CENTER (BPCX) IN THE TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA). THE SUBJECT SITE IS LOCATED ON THE WEST SIDE OF SR 570 POLK PARKWAY, SOUTH OF INTERSTATE 4, NORTH OF OLD DIXIE HIGHWAY CR 546, EAST OF TENOROC MINE ROAD, NEAR THE CITY LIMITS OF AUBURNDALE, IN SECTION 29 TOWNSHIP 27, 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 163.3187, 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 April 1, 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 May 19, 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 36 acre site from Mixed Use (MUX) and Preservation (PRESVX) to Business Park Center (BPC) in an Transit Supportive Development Area (TSDA) on the parcel listed below and graphically depicted on the parcel map in Attachment "A".

To be submitted.

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 June 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 19th day of May 2026.

LDCPAS 2025-39
Development Area: Transit Supportive Development Area
Location: Located on the west side of the Polk Parkway, north of Old Dixie Highway, east of Tenoroc Mine Road, south of Interstate 4 near the city limits of Auburndale
Section-29 Township-27 Range-25

PARCEL DETAIL
Note: Not to Scale



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;

The applicant is requesting a text amendment to the Polk County Comprehensive Plan and a Small Scale Comprehensive Plan Map Amendment to change the future land use designation on approximately 35 acres (the "Property") from Mixed Use (MUX) within the I-4/NE Parkway Plan District Selected Area Plan ("I-4 SAP") to Business Park Center (BPC-1X) district. The Property has direct frontage on the Polk Parkway and ingress/egress to the site will be from Braddock Road, which is currently under construction for a new interchange with the Parkway. A series of attachments, including legal description, sketch, and maps; have been included as part of this application.

The proposed small scale Future Land Use Map amendment is being requested to allow for future development which is complimentary to the growing need for research and development, office, light industrial, and related activities in the area generally described as the "Innovation District". Over the past few years, the area south east of the this intersection has transitioned away from warehousing and distribution activities. The is evidenced by tge growth of the Lake Myrtle Park, location of the Margaritaville themed RV Park, Wakeboarding/Waterski activities have created a demand for mixed use development to provide local commercial/retail/restaurants/multi-family development. However, the westside of the intersection did not gain much tranction in this regard due to the inability to expand as a result of the state owned Tenoroc area to the west, the existing BPC to the north, and the City of Auburndale's wastewater treatment facility.

The neighboring properties west and south of the site are owned by the State of Florida and are part of the Tenoroc Recreation and Public Use Area. This consists of a mixed of active and passive recreational activities. The property to the north is currently undeveloped with a BPC-1X future land use. The BPCX land use designation is compatible with the existing properties, as currently entitled, or as may be potentially used in the future.

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

See attached Future Land Use Map and Concept Plan provided. .

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

The request is compatible with adjacent uses and entitlements in the area. Specifically, the Polk County Comprehensive Plan and Land Development Code addresses compatibility concerns and directs design considerations to locate potentially incompatible activities from adjacent uses. The Applicant will take any and all 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 proposed change is consistent and supportive of the future development pattern. The property to the west and south is not likely to ever develop beyond the use as the Tenoroc Recreation and Public Use Area. The property to the north is entitled for business park/warehousing activities or otherwise entitled for commercial use. The proposed change back to BPCX is consistent with the prior designations will provide opportunities for development of research facilities, office, light industrial, and other similar uses and maximizes the utilization of the existing arterial road network.

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, and the Polk County Comprehensive Plan.

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;

Traffic counts and road impacts will be addressed at Level 2 once a specific site plan is established.

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

Due to the size and location of the development of the Property, no adverse impacts are anticipated to the existing transportation system, which is currently being improved to provide a new interchange access for the Polk Parkway. These issues will be 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.

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

See prior discussion. Access will be 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.

Alternative modes of transportation to the site will be considered and evaluated at Level 2.

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 amount of sewage generated by the development will be established and estimated 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;

The Property will connect to City of Auburndale Utilities.

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

The Property will connect to City of Auburndale Utilities. Any proposed system will be designed in conjunction with the City's utility department and the appropriate standards.

4. Identify the service provider; and

The Property will connect to City of Auburndale Utilities.

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

Capacity and the date of connection will be more fully understood and addressed at Level 2.

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 Property will connect to City of Auburndale Utilities.

2. Identify the service provider;

The Property will connect to City of Auburndale Utilities.

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

The amount of potable water consumption required by the development will be established and estimated at Level 2 review.

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

Capacity and the date of connection will be more fully understood and addressed at Level 2.

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. 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;

Due to the access limitations, frontage on Braddock Road, underground gas lines, and overhead electric, there will some impacts to isolated wetlands. Consistent with the Polk County Comprehensive Plan, these impacts will be avoided and minimized to the greatest extent possible. All impacts will be properly permitted and mitigated in conjunction with the SWFWMD.

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

Please see above discussion.

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.

Indeterminable 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 future land use map amendment would allow for the parcel to be developed consistent with the BPCX standards, and as is stated in the Comp. Plan, will address local needs and services consistent with type recreational and business uses existing or planned for nearby property.

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);

Impacts to schools and educational facilities will be addressed at Level 2.

c. Health Care (emergency/hospital);

None.

d. Fire Protection;

Indeterminable at this time.

e. Police Protection and Security; and

Indeterminable at this time.

f. Electrical Power Supply

Indeterminable at this time.

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

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 Topographical 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 (current and requested).

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.

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

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.

A Drainage Map is not available at this time, as we do not have any engineered plans to evaluate the proposed location of stormwater ponds, buildings, impervious surface, etc.

Explanation of Request and Demonstration of Need

The Applicant is requesting an amendment to the Polk County Comprehensive Plan and a Small Scale Comprehensive Plan Future Land Use Map amendment to change the designation on approximately 35 acres (the "Property") from Mixed Use (MUX) district within the I-4/NE Parkway Plan District Selected Area Plan ("I-4 SAP") to Business Park Center (BPC-1X).

The proposed request is to facilitate future development which will be complimentary to the growing development in the Innovation District, Sun Trax, Pace Road, and other uses in the area. In addition, the completion of the new interchange for Braddock Road and the Polk Parkway is transforming the development potential of this area. SunTrax continues to develop and it is anticipated a program manager will be announced soon. In conjunction with other developments, it is anticipated that a Transit Center will be established at this intersection. As part of this process, the Applicant is initiating conversations with the Citrus Connection leadership to confirm the viability of bringing transit to this area and identifying locations for bus stops.

In addition, the site will allow for new jobs to be located in central Polk County which will be complimentary to the surrounding area. The location of new jobs in this area will help reduce the labor shed that Polk County currently experiences as residents move east/west along the I-4 corridor.

There are unavoidable wetland impacts that are anticipated. However, the location of the isolated wetland in proximity to Braddock Road, the high pressure gas line easement, and the Duke power line easement significantly limit the ability to utilize the site without impacting wetlands. These will be addressed as specific proposals are considered.

LDCPAS-2025-39: Additional Justification

Peterson & Myers, P.A. (the "Applicant") is requesting a Future Land Use Map amendment to change the Future Land Use designation of Parcel ID Nos. 252729-000000-044010, 252729-000000-044020, and 252729-000000-042000 (the "Subject Property") from Mixed-Use-X (MUX) and Preservation-X (PRESVX) to Business Park Center-1X (BPC-1X). The Subject Property is located within the I-4/NE Polk Parkway Plan District Selected Area Plan and the Transit Supportive Development Area (TSDA). This justification specifically addresses the proposed Future Land Use change from PRESVX to BPC-1X.

Due to access limitations, frontage along Braddock Road, underground gas lines, and overhead electric infrastructure, limited impacts to isolated wetlands on the Subject Property may be unavoidable. Consistent with the Polk County Comprehensive Plan, all wetland impacts will be avoided and minimized to the greatest extent practicable. Any unavoidable impacts will be properly permitted and mitigated in coordination with the Southwest Florida Water Management District (SWFWMD).

Notably, any such impacts would be consistent with Policy 2.123-C2 of the Polk County Comprehensive Plan, which governs development criteria within wetlands. That policy provides that wetland impacts, where unavoidable and properly mitigated as determined by agencies having jurisdiction, are permitted for, among other things: (1) access to the site; (2) necessary internal traffic circulation where no reasonable alternatives exist or where required for public safety; and (3) utility transmission and collection lines.

As noted above, the Applicant will take all necessary steps to avoid wetland impacts to the greatest extent possible. However, due to the proximity of wetlands to the Subject Property's frontage along Braddock Road, as well as the presence of underground gas lines and overhead electric lines, some impacts will be unavoidable. Consistent with the Comprehensive Plan's development criteria, such impacts are permissible when appropriate measures are taken to minimize effects and coordination with SWFWMD occurs.

The requested Future Land Use change from PRESVX to BPC-1X will streamline the development process by allowing the property owner to address existing wetland constraints during the development review process, thereby avoiding the need for a subsequent Future Land Use amendment.

DESCRIPTION:

A parcel of land being a portion of the lands described in Official Record Book 12454, Pages 1662 through 1667 of the Public Records of Polk County, Florida, located in the Southwest 1/4 of Section 29, Township 27 South, Range 25 East, being more particularly described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of Section 29, Township 27 South, Range 25 East; thence along the South line of the Southwest 1/4 of said Section 29, North 89°40'42" West, a distance of 67.82 feet to the Southwest corner of Fee Simple Limited Access Right of Way of lands described in the Official Records Book 4402, Page 1587 of the Public Records of Polk County, Florida, said corner also being the POINT OF BEGINNING of the parcel herein described; thence continue along said South line, North 89°40'42" West, a distance of 1,912.07 feet to the Southwest corner of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 29; thence along the West line of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 29, North 00°21'21" West, a distance of 1,323.44 feet to the Northwest corner of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 29; thence along the North line of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 29, South 89°44'33" East, a distance of 659.59 feet to the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 29, said line also being the Northwest corner of Polk County Road Right of Way as described in the Official Records Book 2802, Page 1440 of the Public Records of Polk County, Florida; thence along the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 29, also being the West line of Polk County Road Right of Way as described in the Official Records Book 2802, Page 1440 of the Public Records of Polk County, Florida, South 00°21'14" East, a distance of 25.00 feet to the Southwest corner of said Polk County Road Right of Way; thence departing said line, along the South line of the North 25 feet of the Southeast 1/4 of the Southwest 1/4 of said Section 29, also being the South line of Polk County Road Right of Way as described in the Official Records Book 2802, Page 1440 of the Public Records of Polk County, Florida, South 89°44'33" East, a distance of 966.95 feet to the Northwest corner of Fee Simple Limited Access Right of Way lands described in Official Records Book 10800, Page 1629 of the Public Records of Polk County, Florida; thence along the West line of said Fee Simple Limited Access Right of Way, South 22°53'27" East, a distance of 432.22 feet to the Point of Curvature of a curve to the right having a radius of 1,543.02 feet, a central angle of 06°15'18", a chord bearing of South 19°45'48" East, a chord length of 168.37 feet; thence Southeasterly along said curve, a distance of 168.45 feet to a point on the West line of Fee Simple Limited Access Right of Way of lands described in the Official Records Book 4402, Page 1587 of the Public Records of Polk County, Florida, also being the point of curve of a

non-tangent curve to the right having a radius of 22,718.31 feet, a central angle of 01°53'15"; a chord bearing of South 05°15'14" East, a chord length of 748.35 feet; thence Southerly along said curve, and along said West line, a distance of 748.38 feet to the POINT OF BEGINNING.

LESS AND EXCEPT

A parcel of land being a portion of the parcel described in Official Record Book 12454, Pages 1662 through 1667 of the Public Records of Polk County, Florida, located in Section 29, Township 27 South, Range 25 East, being more particularly described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 29; thence North 89°40'42" West, along the South line of the Southwest 1/4 of said Section 29, a distance of 67.82 feet to the West line of the Fee Simple Limited Access right-of-way as described in Official Record Book 4402, Page 1587; thence continue North 89°40'42" West, along said South line of the Southwest 1/4, a distance of 399.96 feet for the POINT OF BEGINNING; thence continue North 89°40'42" West, along said South line, 1121.59 feet; thence North 38°54'39" East, a distance of 33.38 feet; thence North 33°34'18" East, a distance of 67.28 feet; thence North 10°41'12" East, a distance of 73.71 feet; thence North 32°12'50" East, a distance of 36.40 feet; thence North 00°04'13" East, a distance of 51.39 feet; thence North 14°50'56" East, a distance of 39.38 feet; thence North 06°08'57" East, a distance of 44.44 feet; thence North 12°05'49" West, a distance of 46.88 feet; thence North 23°01'29" East, a distance of 34.48 feet; thence North 14°14'56" West, a distance of 50.72 feet; thence North 07°34'29" East, a distance of 80.00 feet; thence North 16°38'20" East, a distance of 79.32 feet; thence North 26°32'39" East, a distance of 55.56 feet; thence North 46°49'48" East, a distance of 84.45 feet; thence South 65°13'19" East, a distance of 15.23 feet; thence North 52°23'00" East, a distance of 34.28 feet; thence North 02°08'03" East, a distance of 23.82 feet; thence North 47°05'50" East, a distance of 54.08 feet; thence North 42°39'28" East, a distance of 24.66 feet; thence North 70°59'00" East, a distance of 48.71 feet; thence North 62°55'02" East, a distance of 58.39 feet; thence North 75°19'31" East, a distance of 55.80 feet; thence North 37°58'16" East, a distance of 11.67 feet; thence North 82°06'52" East, a distance of 41.39 feet; thence North 78°54'32" East, a distance of 57.10 feet; thence North 74°26'09" East, a distance of 65.51 feet; thence North 68°45'26" East, a distance of 43.75 feet; thence North 51°22'55" East, a distance of 45.13 feet; thence North 33°33'29" East, a distance of 52.61 feet; thence South 59°25'37" East, a distance of 15.12 feet; thence South 82°23'55" East, a distance of 53.74 feet; thence South 67°44'15" East, a distance of 39.72 feet; thence South 83°30'10" East, a distance of 25.49 feet; thence South 45°46'31" East, a distance of 38.36 feet; thence South 23°17'29" West, a distance of 46.51 feet; thence

South 41°04'46" West, a distance of 28.65 feet; thence South 45°29'10" West, a distance of 23.51 feet; thence South 13°27'18" East, a distance of 25.32 feet; thence South 25°42'45" East, a distance of 41.93 feet; thence South 40°04'29" East, a distance of 36.53 feet; thence South 26°45'59" East, a distance of 35.62 feet; thence South 18°30'34" East, a distance of 30.67 feet; thence South 51°32'52" East, a distance of 26.11 feet; thence North 89°48'54" East, a distance of 23.86 feet; thence South 48°29'56" East, a distance of 17.85 feet; thence North 67°46'19" East, a distance of 13.06 feet; thence South 62°32'35" East, a distance of 48.23 feet; thence South 66°17'15" East, a distance of 14.38 feet; thence South 19°55'11" East, a distance of 66.55 feet; thence South 19°50'43" East, a distance of 59.89 feet; thence South 05°58'12" East, a distance of 62.46 feet; thence South 06°59'51" East, a distance of 72.10 feet; thence South 04°43'14" East, a distance of 101.00 feet; thence South 07°28'14" East, a distance of 71.48 feet; thence South 02°34'43" East, a distance of 57.41 feet; thence South 34°09'36" East, a distance of 18.60 feet; thence South 07°12'24" East, a distance of 35.98 feet; thence South 36°17'42" West, a distance of 20.23 feet; thence South 01°09'54" East, a distance of 54.99 feet; thence South 59°56'39" East, a distance of 14.88 feet; thence South 02°32'16" West, a distance of 26.27 feet; thence South 40°19'00" West, a distance of 20.67 feet to the POINT OF BEGINNING.

Containing 36.00 acres, more or less.

Subject to a 60 foot Easement for Ingress and Egress along the North boundary of the following described property, to-wit: The southeast 1/4 of southwest 1/4 (less the North 25 feet thereof conveyed to Polk County for road purposes) in Section 29, Township 27 South, Range 25 East.

Subject to a 50 foot Pipeline Easement recorded in Official Records Book 4662, Pages 630 through 634, Public Records of Polk County, Florida.

Subject to a Non-Exclusive Easement recorded in Official Records Book 12311, Pages 587 through 591, Public Records of Polk County, Florida.

Subject to Perpetual Drainage Easement recorded in Official Records Book 3844, Pages 698 through 705, Public Records of Polk County, Florida.

From: Call, Planner On
To: Yannone, Lyndsay
Subject: Fw: Case # LDCPAS-2025-39
Date: Wednesday, March 25, 2026 8:28:38 AM

Good morning Lyndsay,

Please see email below for this project.

A copy of the Land Development Code may be viewed on our website at https://library.municode.com/fl/polk_county/codes/land_development_code

Please let us know if we can be of any further assistance.

Kind Regards,

Sheranda Robinson, Planning Technician

Office of Planning and Development
Mailing: P. O. Box 9005/Drawer GM01, Bartow, FL 33831-9005
Physical: 330 W. Church Street, Bartow, FL 33830 Planner on call phone number -863.534.6084 | E-mail: planneroncall@polk-county.net http://www.polk-county.net

DISCLAIMER:
*The "Planner on Call" service is provided as a **courtesy** to our customers. Please be advised that none of the information provided shall be construed to supersede any requirement of the Polk County Comprehensive Plan or Polk County Land Development Code. A more formal determination regarding land use entitlements or the use of land can be obtained through a request for a Land Use Verification Letter*

From: Bob Stambaugh <rstambau@tampabay.rr.com>
Sent: Tuesday, March 24, 2026 8:20 AM
To: Call, Planner On <PlannerOnCall@polkfl.gov>
Subject: Case # LDCPAS-2025-39

[You don't often get email from rstambau@tampabay.rr.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

CAUTION: This email originated from outside of the Polk County BoCC Email System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a manager of Cooperative Ventures, LLC which owns the adjacent land to the north.

We support the change to BPC-X.

Sent from my iPhone

Bob Stambaugh

Agenda Item 5. 4/1/2026

SUBJECT

LDCPAS-2026-1 (US 27/Deer Creek Blvd INST)

DESCRIPTION

Applicant-initiated requested Small Scale Comprehensive Plan map amendment from Leisure Recreation-X (LRX) to Institutional-X (INST-X) on 1.01± acres located within the North Ridge SAP and Transit Supportive Development Area (TSDA) for a property located on the east side of US Highway 27 south of Ernie Caldwell Blvd. west of Spotted Fawn Drive and north of Citrus Ridge, north of the City of Haines City, in Sections 17 & 18, Township 26, Range 27.

RECOMMENDATION

Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Robert Bolton

Planner III

Land Development

863-534-6468

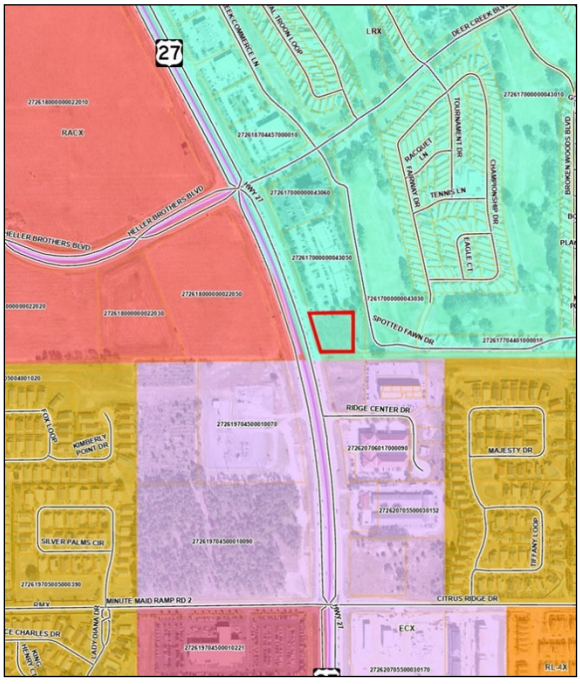
robertbolton@polkfl.gov

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

DRC Date:	February 5, 2026
Planning Commission Date:	April 1, 2026
BoCC Dates:	May 19, 2026
Applicant:	Tom Woodrich, TDW Land Planning
Level of Review:	Level 4 Review, Comprehensive Plan Map Amendment
Case Number and Name:	LDCPAS-2026-1 US 27/Deer Creek Blvd INST
Request:	Small Scale Comprehensive Plan map amendment from Leisure Recreation-X (LRX) to Institutional-X (INST-X) on 1.01± acres located within the North Ridge SAP and Transit Supportive Development Area (TSDA).
Location:	The site is on the east side of US Highway 27 south of Ernie Caldwell Blvd. west of Spotted Fawn Drive and north of Citrus Ridge, north of the City of Haines City, in Sections 17 & 18, Township 26, Range 27
Property Owner:	Polk County Deal LLC
Parcel Size:	1.01± acres
Development Area/Overlays:	Transit Supportive Development Area (TSDA), TCCO Corridor in Center, North Ridge SAP
Future Land Use:	Leisure Recreation-X (LRX)
Nearest Municipality	Haines City
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Case Planner:	Robert Bolton, Planner III



Location



Current Future Land Use

Summary of Analysis
This is an applicant-initiated Small-Scale Comprehensive Plan Map Amendment (CPA) to change the Future Land Use designation on 1.01+/- acres from Leisure Recreation-X (LRX) Future Land Use (FLU) to Institutional-X (INSTX) in the Transit Supportive Development Area (TSDA) and the North Ridge Selected Area Plan (SAP). The site is also in the Transit Corridors and Centers Overlay (TCCO). The subject site is located on the east side of US Highway 27 south of Ernie Caldwell Blvd. west of Spotted Fawn Drive and north of Citrus Ridge, north of the City of Haines City, in Sections 17 & 18, Township 26, Range 27. If approved the Land Development Code district will be INST-1X.

Compatibility Summary
The proposed land use change is compatible with the growth that has happened in this area over the past several decades. The subject site is 1.01 +/- acres in the greater US 27 and Interstate 4 growth area. This area has been one of the fastest growing markets within Polk County. To the north of the subject site is the Deer Creek Crossing, a retail and office plaza developed in 2005. To the east of the site is the Deer Creek RV & Gold & County Club developed in the mid 1980's. West of the site are a number of vacant parcels that were created with the flyover and connection of Ernie Caldwell Blvd. to US Highway 27. The requested Institutional Future Land Use requested will allow for the site to be developed with a medical sue building that is a typical and desired use within an area that has a high concentration of residential development.

Infrastructure Summary
The proposed request is located on the east side of US 27 within a Failing Link, however, the additional traffic is anticipated to be nominal with a maximum buildout PM Peak Hour trip generation of 35 Trips. At the time of this application it is anticipated that the site will access US 27. The Level-of-Service (LOS) standard for fire, EMS and sheriff public safety resources are not anticipated to be negatively impacted. This request is not anticipated to impact the school system as it is for a non-residential use and would not generate students. Final concurrency is determined at Level 2 Review approval and not at Comprehensive Plan amendment or Planned Development approvals. The subject site will connect to the County's water and wastewater through the Polk County Northeast Regional Utility Service Area. There are no wells on the subject site.

Environmental Summary
The subject site is not located within an airport height notification zone and there are no historical or archeological resources. The proposed request is not within a one-mile radius of a protected species or plant according to the Florida Fish & Wildlife Conservation Commission. There are no wetlands or flood zones on the subject site. The site slopes from the western side at approximately 172 feet, easterly to 167 feet, with the lowest area along the eastern border.

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
- Policy 2.104(A1-A9): Transit Supportive Development Area (TSDA)
- Policy 2.131-Q North Ridge SAP
- Policy 2.116 (E1-E4): Institutional

Findings of Fact

Request, Legal Designations, and Surrounding Uses

- The applicant is requesting a change of the Future Land Use (FLU) designation from Leisure Recreation-X (LRX) to Institutional-X (INST-X) in the Transit Supportive Development Area (TSDA), North Ridge Selected Area Plan (SAP) and the Ridge Special Protection Area (SPA). The site is also in the Transit Corridors and Centers Overlay (TCCO).

- If approved the Land Development Code district will be INST-1X.

- The subject area request is 1.01 +/- acres located on the east side of US Highway 27 south of Ernie Caldwell Blvd. west of Spotted Fawn Drive and north of Citrus Ridge, north of the City of Haines City, in Sections 17 & 18, Township 26, Range 27.

- The description of the existing uses surrounding the subject site are as follows:
  -North of the subject site is the Deer Creek Crossing Shopping Center;
  -East of the subject site is Deer Creek RV & Gold & County Club;
  -West of the subject are vacant parcels that were created with the flyover and connection of Ernie Caldwell Blvd. to US Highway 27; and
  -South of the subject site is an access portion of a lot that is east of the Deer Creek RV community and commercial development.

- The site was part of the original Circus World DRI which became the Victor Posner City Center DRI and was rescinded on December 6, 2026 by the Polk County Boad of County Commission Resolution 16-151.

- The subject site is currently vacant but was previously owned by Polk County with consideration as a Fire/Rescue Station, and was acquired as a surplus land sale from Polk County.

Infrastructure

- The subject site is located within the Polk County Northeast Regional Utility Service area for water and wastewater. There is 6-inch force main for potable water and a 6-inch wastewater force main are on the east side of Highway 27 in front of the subject site.

- The Polk County Northeast Regional system has the capacity to treat an additional 0.541 MGD of wastewater and has 1.977 MGD of available potable water.

- It is anticipated at the highest use, the subject site will generate approximately 6,336 GPD of wastewater and use approximately 7,920 GPD of potable water.

- Highway 27 is monitored by the Polk County TPO and has a Level-of-Service (LOS) of F. Highway 27 is a six-lane divided highway and is a principal arterial road..

- The subject site is approximately 1.3 miles from the nearest Fire and EMS station, Fire Station #38, located at 126 Cottonwood Drive, Davenport.

- The nearest Sheriff's office is the Northeast District Office, 1100 Dunson Road, Davenport and is approximately 2.5 miles from the subject site.

- The assigned schools for the proposed project are Loughman Oaks Elementary, Citrus Ridge K-8/ Middle and Ridge Community High School.

- The nearest County Park is the Loughman Park at 5.35 miles to the northeast of the subject site. This park has soccer field, basketball court, and open pavilion space.

Environmental

- According to the soil survey by the United States Department of Agriculture the subject site is made up of Candler 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 too implement Best Management Practices based on the Department of Environmental Protection's (DEP) Florida Development Manual.

- The subject site is not located within an Airport height notification zone.

- The subject site is higher on the western side at approximately 172 feet and then slopes easterly to 167 feet, with the lowest area along the eastern border.

- There are no reported private wells on site.

- There are no flood zones or wetlands on the subject site.

- The site is located within the Potential Network Connections area of the Polk Green District Comprehensive Plan Map Series.

- The subject site is not located within a one-mile radius of an endangered protected species according to the Florida Fish & Wildlife Conservation Commission.

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

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.

- 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 2.104-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.

- POLICY 2.131-Q2: LAND USE CATEGORIES ESTABLISHED - The following land use categories shall apply:
  A. Activity Centers
     1. Tourist Commercial Center (TCCX);
     2. Regional Activity Center (RACX);
     3. Community Activity Center (CACX);
     4. Neighborhood Activity Center (NACX);
     5. Convenience Center (CCX);
     6. Employment Center (ECX); and
     7. Professional Institutional (PIX)
  B. Non-Residential
     1. Linear Commercial Corridor (LCCX);
     2. Recreation and Open Space (ROSX);

3. Preservation (PRESVX);
4. Business Park Center (BPCX);
5. Leisure Recreation (L/RX);
6. Industrial (INDX);
7. Institutional (INSTX);
8. Commercial Enclave (CEX)

C. Residential
1. Agricultural/Rural Residential (A/RRX);
2. Residential Suburban (RSX);
3. Residential Low (RLX)
4. Residential Medium (RMX); and
5. Residential High (RHX).

- 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:
    a. Accessibility to roadways, with consideration being given to regional transportation issues for largescale 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.

The placement of institutional uses in other than lands classified as Institutional shall be subject to County approval through a Conditional Use Permit, or in accordance with land-development regulations adopted and/or amended by the County in accordance with Section 163.3201(1), FS.

Educational facilities will be allowed in lands designated as Institutional, or in all other land uses, except Industrial as a community facility in accordance with policies of this Plan.

- 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 facility members of the nearby educational institution
g. Recreational uses accessory to the institutional use or compatible with the location of the institutional 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 LDCPAS-2023-1**

Planning Commission Recommendation: On April 1, 2026, in an advertised public hearing the Planning Commission voted ?:? to recommend **APPROVAL or DENIAL** of **LDCPAS-2026-1.**

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 below lists the Future Land Use (FLU) designations and the existing uses surrounding the subject site that are immediately adjacent.

Table 1 Surrounding Uses

Northwest RACX Vacant	**North** LRX Deer Creek Crossing	**Northeast** LRX Deer Creek RV & Gold & County Club
West RACX Vacant	**Subject Site** LRX Vacant	**East** LRX Deer Creek RV & Gold & County Club
Southwest ECX Duke Energy Electrical Substation	**South** LRX/ECX Access/Gas Easement/Power Line Easement/Vacant	**Southeast** ECX Ridge Center Condominium Office/Medical

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

To the north of the subject site is the Deer Creek Crossing, a retail and office plaza developed in 2005. To the east of the site is the Deer Creek RV & Gold & County Club developed in the mid 1980's. The site was originally included in the site of the Circus World Theme Park located at the southeast corner of I4 and US 27. Adjacent to the south of the site is an access portion of a parcel that is farther to the east, east of Deer Creek, as well as a power line transmission line and gas easement. South of that is the Ridge Center commercial office park. West of the site are a number of vacant parcels that were created with the flyover and connection of Ernie Caldwell Blvd. to US Highway 27.

Compatibility with the Surrounding Uses
Compatibility is often regarded as a subjective term used to express ones' opinion or feeling about the appropriateness of locating differentiating uses 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. 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 site is 1.01 +/- acres in the Leisure Recreation-X (LRX) Future Land Use (FLU) requesting a change to Institutional-X (INSTX). Over the past decades the greater I-4 and US 27 intersection has rapidly grown, with failing theme parks on the Circus World and then Boardwalk and Baseball site being replaced with the Posner Center, a multi-use development including significant retail, restaurant, and residential components. With the area location and proximity to the tourist entertainment centers on the Orange County market, this area has experienced significant development as an employment center with hospitality, warehouse distribution as well as residential supply for the tourist entertainment centers. This area has been one of the fastest growing markets within Polk County. The requested Institutional Future Land Use requested will allow for the site to be developed with a medical sue building that is a typical and desired use within an area that has a high concentration of residential development.

Nearest Elementary, Middle, and High School

The schools zoned for the subject property are the zoned schools listed in Table 2 below. Per the requirements in Chapter 7 of the Land Development Code, the applicant will have to work out capacity for any development request with the school board. However, site is expected to develop with commercial uses so no student generation is anticipated. Institutional-X (INSTX) permits multi-family associated with a university. To date, there is INST in Unincorporated Polk County that include residential related to universities.

Table 2 Schools

Name of School	Annual Estimated Demand	% Capacity 2024-2025 School Year	Average driving distance from subject site
Loughman Oaks Elementary	**0 students**	**83%**	**7.2 miles**
Citrus Ridge K-8/Middle	**0 students**	**59%**	**7.5 miles**
Ridge Community High	**0 students**	**92%**	**5.8 miles**

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 is located approximately 2.5 miles from the subject site. Response time varies depending on where the nearest sheriff's deputy patrol car is located rather than the office. The nearest fire rescue and EMS, Fire Station #38 is located approximately 1.3 miles east of the subject site.

Table 3 Public Safety Information

	Name of Station	Distance
Sheriff	Polk County Sheriff's Office Northeast District 1100 Dunson Road, Davenport	2.5 +/- miles Priority 1 – 6:39 Priority 2 – 24:00
Fire/EMS	Fire Rescue Station 38 126 Cottonwood Drive, Davenport	1.3 +/- miles 4 - 6 minutes

Source: Polk County Sheriff's Office and Polk County Fire Rescue.

Water and Wastewater

A. Estimated Demand and Service Provider

The subject site is inside the Polk County Northeast Regional Utility Service Area. The nearest water main and wastewater main are located adjacent to the subject site along the east and west side of US Highway 27. A 24-inch main for potable water and a 6-inch wastewater force main are on the east side of Highway 27 in front of the subject site. The latest master plan updated does not indicate and needed improvements to water or sewer mains through 2045. The highest potable and wastewater use for the subject site would be with the Institutional-X (INSTX) requested Land Use designation, The maximum buildout calculations indicate usage would be 7,920 Gallons Per Day (GPD) for potable water and the highest wastewater generated would be 6,336 GPD.

Table 4 Estimated Water and Sewer Impact Analysis

Permitted Intensity	Maximum as permitted in the Existing Land LRX	Maximum Permitted in Proposed Land Use INSTX
1.01± acres	1.01 x 10 dua = 10 du	1.01± acres (43,996 sf) X 0.75 FAR = 32,997 sf
Potable Water Consumption	10 du x 198 = **1,980 GPD**	32,997 sf X 0.24 = **7,920 GPD**
Wastewater Generation	10 du x 180 = **1,800 GPD**	7,920 GPD X 80% = **6,336 GPD**

Source: Estimating Maximum Feasible Buildout for Comprehensive Plan Amendment Evaluation, RLX 10 dua, Destination RV 198 GPD Water, 180 GPD Wastewater, INSTX 0.75 FAR, General Office 0.24/sf

B. Available Capacity

Since water and wastewater are going to be provided by the Northeast District for Polk County Utilities, there is sufficient capacity. Table 4 provides a scenario of the maximum buildout project of the subject site, as well as the impacts it may have on water and wastewater services based upon the maximum development potential in the current land use designation, LRX, and the proposed land use classification INSTX. The Polk County Northeast Regional service area has enough capacity to service the property for water and wastewater.

Northeast Regional System Status (Jun-2025)				
	Current Working Permit Limit (MGD)	Current Flow (MGD)	Percent of Current Limit Used	Available Flow-Capacity (MGD)
Northeast PWS	5.700	3.723	65%	1.977
Wastewater	6.000	5.459	91%	0.541

C. Planned Improvements

The Northeast Regional Wastewater Treatment Facility is currently being upgraded to a 9.0 MGD permitted facility; and is projected to complete an interim increase to 7.0 MGD of permitted flow in the summer of 2026.

Roadways/Transportation Network

The subject site has frontage on the east side of US 27 just to the south of Deer Creek Boulevard and the Deer Creek Crossings Plaza. The Deer Creek Plaza approved development plans indicate future cross access to the subject site. However, a recorded access easement or agreement has not been provided. Without access from the Deer Creek Plaza the site would need to gain access to the site from the FDOT. US Highway 27 is a principal arterial road and monitored by the Polk County TPO, it is a six (6) lane divided highway with a median. The LOS for this portion of US Highway 27 is F. At a maximum buildout it is anticipated that he site would add 35 PM peak Hour Trips to the road.

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 request to INSTX Future Land Use designation would generate a greater trip generation in both the AADT and PM Peak hour trips at maximum buildout.

Table 5 Estimated Transportation Impact Analysis

Permitted Intensity 1.01± acres	**Maximum as permitted in the Existing Land LRX**	**Maximum Permitted in Proposed Land Use INSTX**
	1.01 x 10 dua = 10 du	1.01± acres (43,996 sf) X 0.75 FAR = 32,997 / 1,000 = 32
Average Annual Daily Trips (AADT)	10 X 1.04 AADT X 100% = **33 Trips**	32 X 7.83 AADT X 92% = **231 Trips**
PM Peak Hour Trip	10 X 0.09 AADT X 89% = **1 Trips**	32 X 1.18 AADT X 92% = **35 Trips**

Source: ITE 22 Multi-family, 4.54 AADT, 0.39 PM Peak Hour Trip Rate, 0.70 FAR, ITE 416 Campground/RV Parks, 1.04 AADT, 0.09 PM Peak Hour, 1.00 New Trips

B. Available Capacity

Table 6 displays the available peak hour capacity for US Highway 27 as identified by Polk County TPO. US 27 along the subject site frontage is in a failing condition. Traffic concurrency is not required to be available at the time of a Comprehensive Plan amendment as this is not a development permit.

Table 6 Roadway Link Concurrency

Link #	Road Name	Lane Type*	PCI** Rating	Current LOS	Available Peak Hour Capacity	Minimum LOS Standard	Project 5 Year LOS
5110N 5110S	US HWY 27 CR 547 to Interstate 4	6D PA	N/A	F	(285) (155)	D	F

Source: Polk County Transportation Planning Organization Roadway Network Database January 17, 2025

C. Roadway Conditions

US Highway 27 is a 6-lane divided Principle Arterial road adjacent to the west of the subject site. US 27 is part of the Strategic Intermodal System of roadways that move people and goods throughout the state.

D. Sidewalk Network

North of the site to Posner Boulevard the east side of US 27 has been developed and has sidewalks along the frontage of US 27. The subject site would be required to construct sidewalks. South of the site are sidewalks are limited to newer development with older development not having sidewalks.

E. Planned Improvements

Numerous intersection improvements and new traffic signals are being installed on the U.S. Highway 27 corridor between Haines City and I-4. While these improvements are necessary to mitigate the adverse traffic impacts of various developments along the corridor, they will diminish the average trip speeds within the transportation links and their segments. This will reduce the capacity of U.S Highway 27. That is why County staff is focusing County resources on FDC Grove Road improvements to create an alternative for local travel on U.S. Highway 27.

Park Facilities:

The nearest park is Loughman Park at 5.35 miles to the northeast of the subject site. The subject site is situated within the Green Swamp but is not in floodplain or wetland.

A. Location:

Loughman Park is 5.35 miles northeast of the subject site off Ronald Reagan Parkway.

B. Services:

This park has a tot lot, a soccer field, basketball court, and open pavilion space.

C. Multi-use Trails:

The closest free hiking trail is in the Hilochee Wildlife Management Area which is 5 miles to the southwest of the subject site.

D. Environmental Lands:

The subject site is located in the Green Swamp Area of Critical State Concern. There are state and regional owned lands in the Green Swamp Area of Critical State Concern but county owned lands available for public access.

E. Planned Improvements:

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

Environmental Conditions
There are no wetlands or flood zones on the subject site or in the immediate vicinity. The subject site was previously used as a citrus grove up until the mid-1980's, after that as parking areas for the Deer Creek RV Golf and Country Club.

A. Surface Water
The subject site slopes to the east, along the frontage of US Highway 27, on the western side of the site at 172 feet, to 167 feet along the eastern side of the site. There are no surface waters on the site.

B. Wetlands/Floodplains
The subject site is not in a wetland or floodplain.

C. Soils
The subject site is made up of Candler Sands. 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.

Table 7 Soils

Soil Name	**Septic Tank Absorption Field Limitations**	**Small commercial buildings**	**% of Site** *(approximate)*
Candler Sand, 0 to 5 percent slopes (3)	Slight	Slight	100%

*Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service *Because of poor filtration, ground water contamination is a hazard in many areas that have a concentration of homes with septic tanks.*

The subject site has acceptable soils for septic tanks. This will not be an issue though as the site will be hooked up to wastewater and water from Polk County Utilities.

D. Protected Species
According to Polk County Protected Species Observation Map and the Florida Fish & Wildlife Conservation Commission, there are no endangered or protected species within a one-mile radius of the subject site. The applicant will need to provide a survey for endangered animals prior to any development including clearing or grubbing.

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 one mile east of the site Southwest Florida Water Management District along with Walton FLA Ridgewood Lakes LP, Walton Acquisitions FL, LLC have over 200 acres in a Joint Conservation Easement as recorded in OR Book 13056, Page 1160.

F. Archeological Resources
There are no known historical or archeological resources onsite according to the Secretary of State's Department of Historical Resources Florida Master Site File and the Historic Preservation Commission.

G. Wells (Public/Private)
There are no reported wells on the site. The subject site is not within a Wellfield Protection district. The nearest Wellfield Protection District is approximately one-mile south of the site.

H. Airports
The property is not within an Airport Impact District (AID) height notification zone.

Economic Factors
The County has made significant investments to support urban development along US Highway 27. Facilities such as water, wastewater, fire protection, EMS and recreational facilities provide some capacity for growth. Such development growth as may occur by this request is now needed to contribute to the funding of these facilities.

Consistency with the Comprehensive Plan
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
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	The Comprehensive Plan permits Institutional to be designated in urban areas and contribute to a combination of non-residential support buildings.

Comprehensive Plan Policy	Consistency Analysis
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-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 lands surrounding the subject site are already a combination of high density residential, professional institutions, commercial, and single-family homes. Polk County Utilities are readily available in this area.
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.	The timing is consistent with the growth in the area as the surrounding sites are already designated for a variety of uses. There is ample connectivity to water, wastewater, reclaimed water, and electricity. Fire and Sheriff are close by with low response times. The subject site is not located in a wetland or floodplain, and has readily available access to a main arterial road with US Highway 27.
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 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	

Comprehensive Plan Policy	Consistency Analysis
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;	TSDA is where we want all high-density growth to occur since facilities and services are already available in those areas.
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.	Institutional is allowed and encouraged to be built in TSDA since that is where development is supposed to occur. There is ample access to utilities, mass transit is not far from the site, sidewalks are required to be constructed by the adjacent developments, and a variety of residential within the area.

Comprehensive Plan Policy	Consistency Analysis
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 2.116-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: a. Accessibility to roadways, with consideration being given to regional transportation issues for	The subject site is meets the Locational Criteria, it has access to US 27, a Primary Arterial Road, and limited proximity to incompatible uses. The site has characteristics that will allow the Development Criteria to e meet at the time of development.

Comprehensive Plan Policy	Consistency Analysis
largescale 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. The placement of institutional uses in other than lands classified as Institutional shall be subject to County approval through a Conditional Use Permit, or in accordance with land-development regulations adopted and/or amended by the County in accordance with Section 163.3201(1), FS. Educational facilities will be allowed in lands designated as Institutional, or in all other land uses, except Industrial as a community facility in accordance with policies of this Plan. 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 facilities2. b. Large institutional areas should be designed so that the more intensive uses are at the center of	

Comprehensive Plan Policy	Consistency Analysis
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 facility members of the nearby educational institution g. Recreational uses accessory to the institutional use or compatible with the location of the institutional district.	

Urban Sprawl Analysis

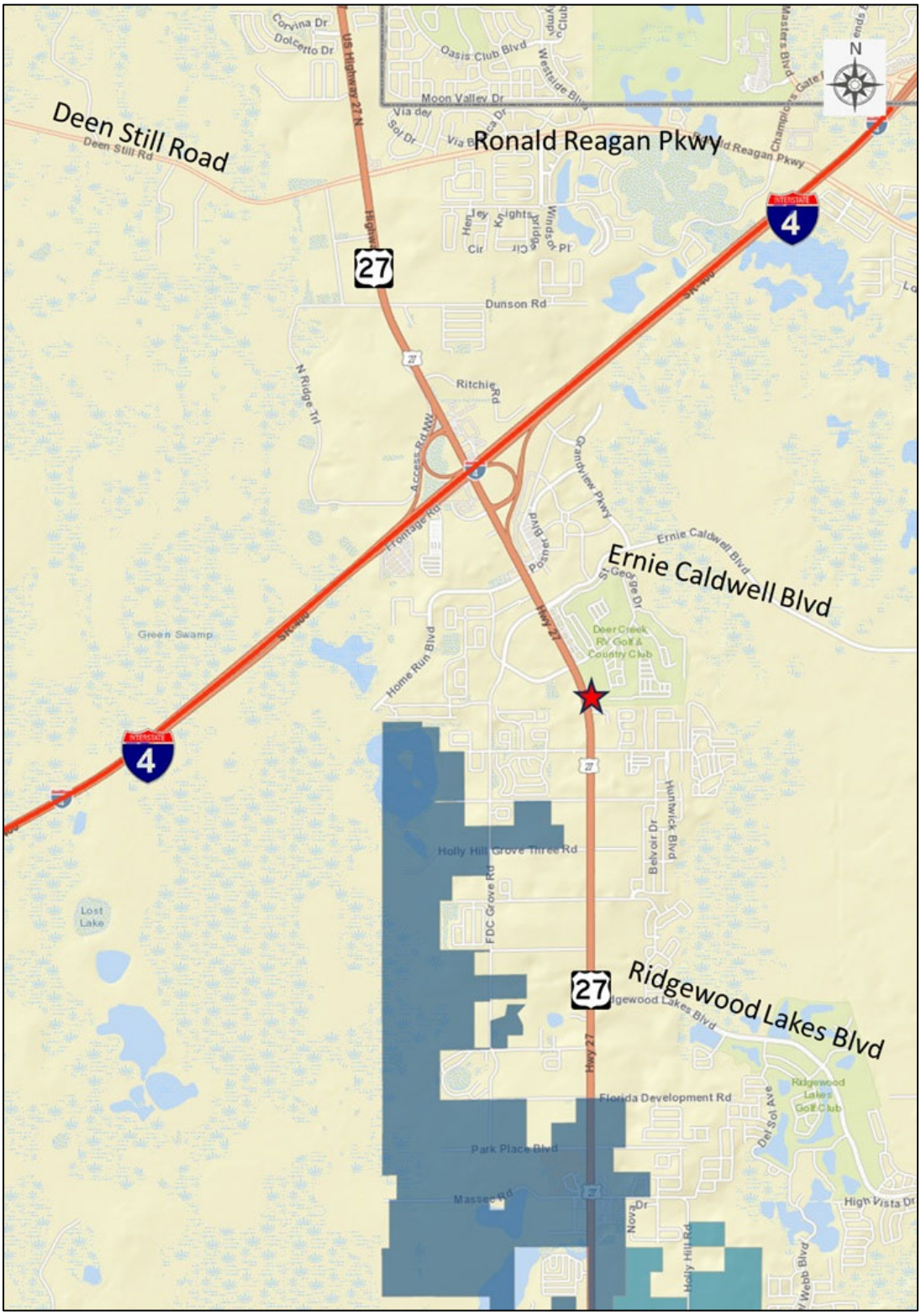
After analyzing the primary indicators of Urban Sprawl per *Policy 2.109-A10* of the Polk County Comprehensive Plan, it is apparent that the proposed request is not considered urban sprawl based on these criteria as this is a mapping error of a land use and it is permitted in the designated area. Table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

Comments from other agencies
No comments

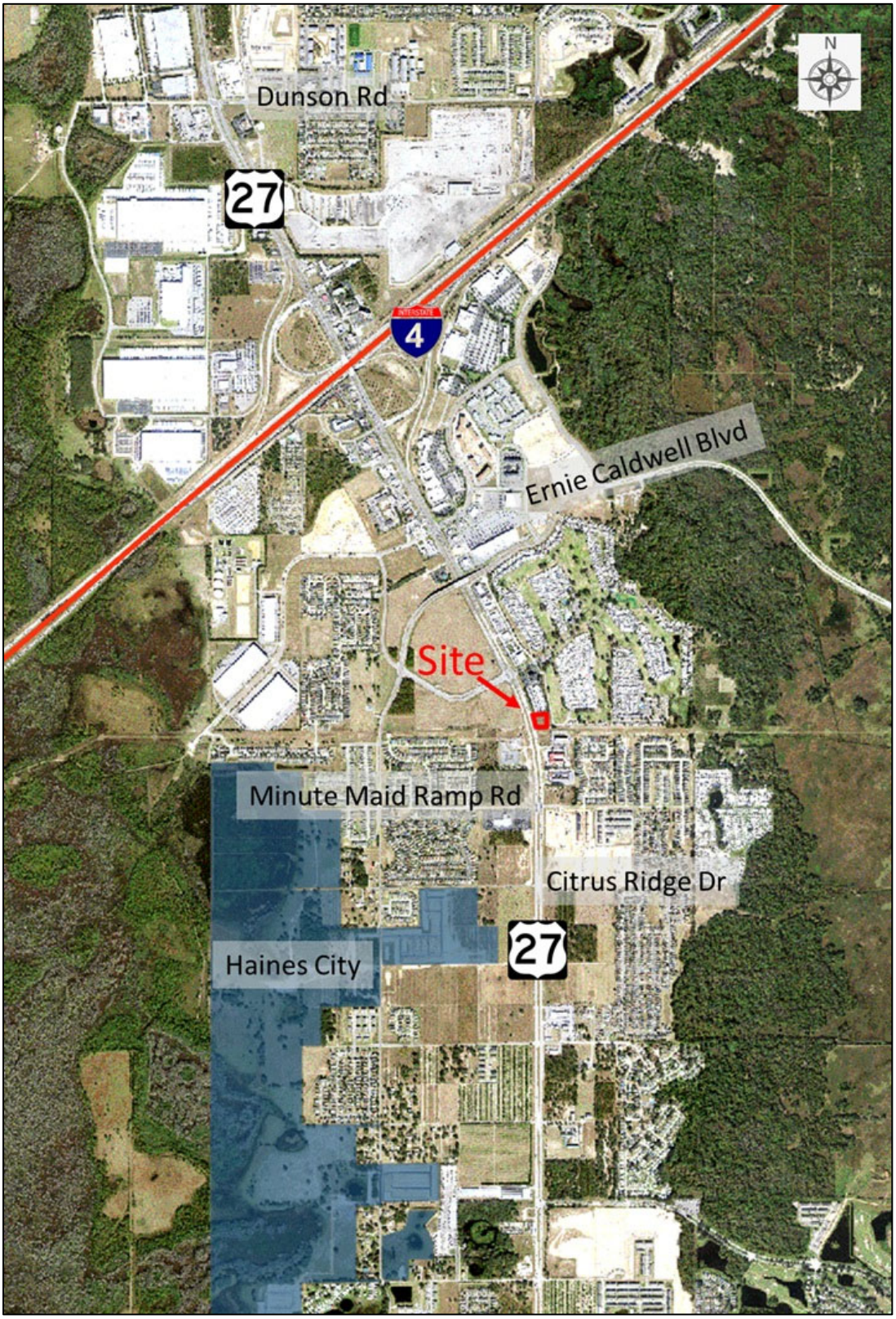
Exhibits:

Exhibit 1	Location Map
Exhibit 2	2023 Aerial Context Map
Exhibit 3	2023 Aerial Close Up
Exhibit 4	Current Future Land Use Map
Exhibit 5	Proposed Future Land Use Map
Exhibit 6	Leisure Recreation Land Uses
Exhibit 7	Institutional Land Uses

Applicant's submitted documents and ordinance as separate files



LOCATION MAP

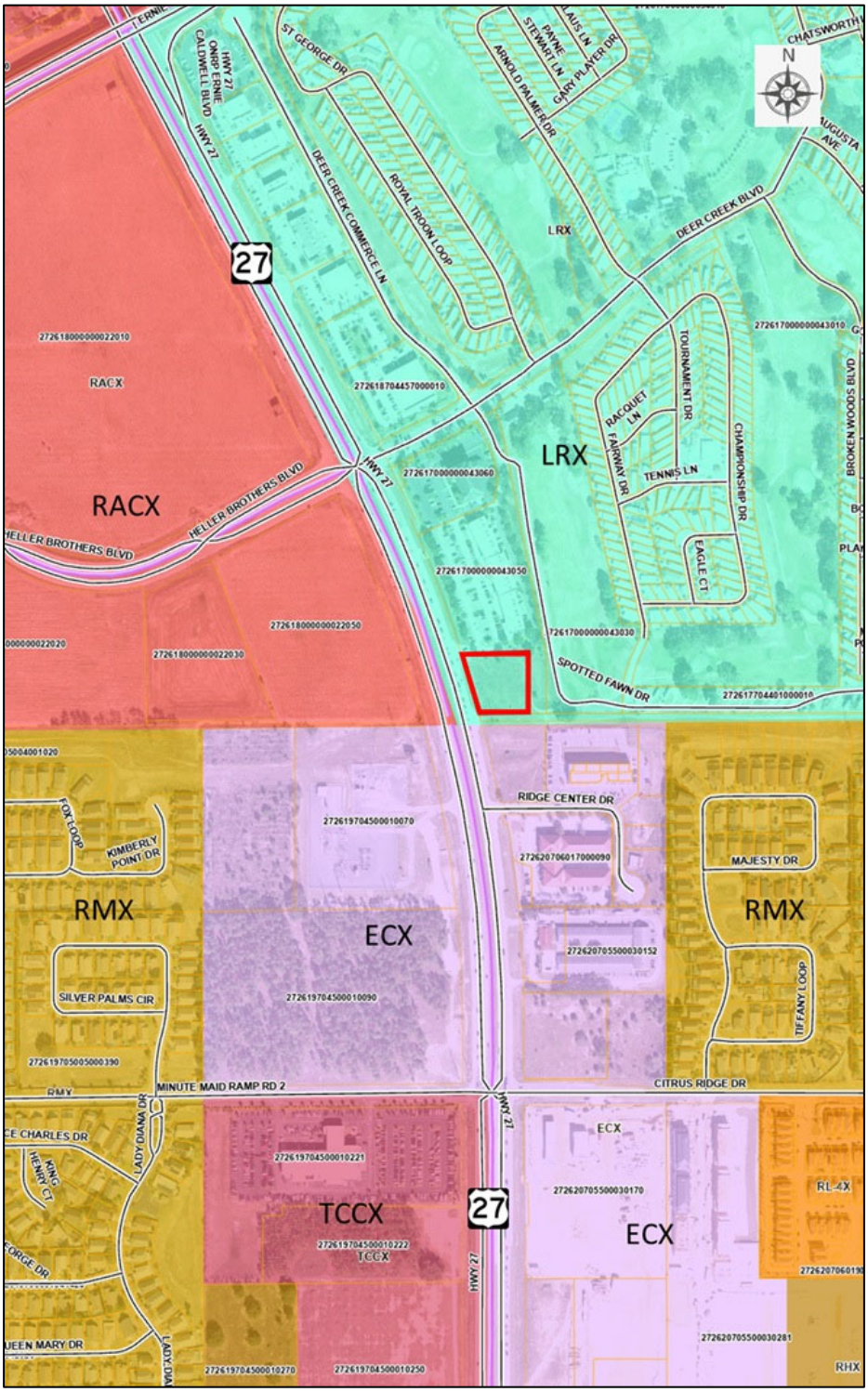


2023 AERIAL PHOTO CONTEXT

Exhibit 3

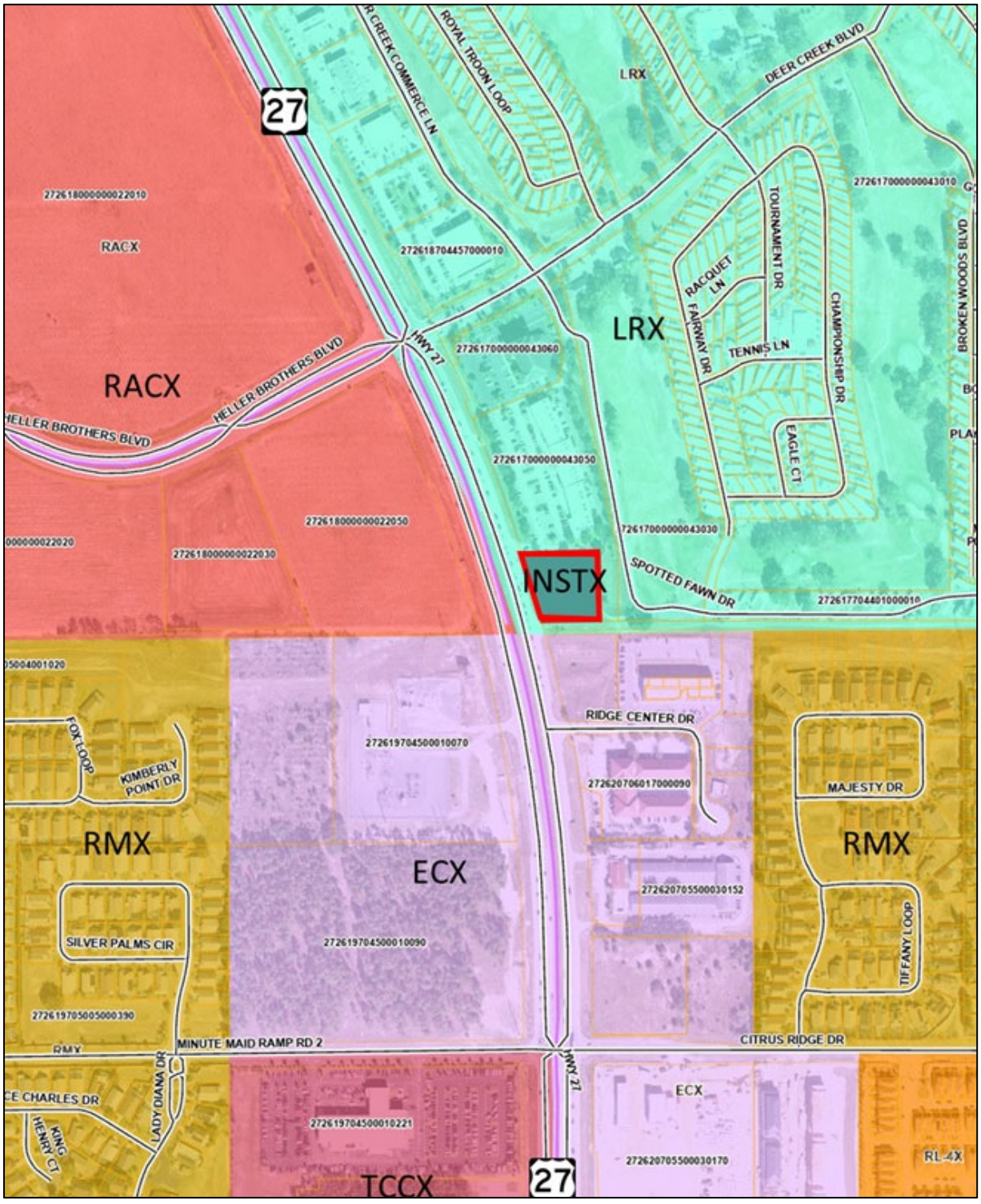


2023 AERIAL PHOTO CLOSE UP



EXISTING FUTURE LAND USE

Leisure Recreation-X (LRX)



EXISTING FUTURE LAND USE

Institutional-X (INSTX)

Leisure Recreation			
Technical Staff Review -Level 1& 2		**Public Hearing (s) Required-Level 3 & 4**	
Residential Uses:	Multi-family, C2	**Mixed Uses:**	Planned Development, C3
All Other Uses:	Alcohol Package Sales, C1 Bars, Lounges, and Taverns, C1 Childcare Center, C2 Community Center, C2 Convenience Stores, Isolated, C2 Cultural Facility, C2 Fish Camp, P Farming General, P Golf Course, C1 Hotels and Motels, C2 Institutional Campground, P Lodges and Retreats, Private, P Marinas & related Facilities, C1 Medical Marijuana Dispensaries, C2 Personal Service, C2 Recreation, Passive, C1 Recreation, High Intensity, C1 Recreation, Low Intensity, C1 Recreation & Amusement, General, C2 Recreational Vehicle Oriented, C2 Recreational Vehicle Park, C2 Religious Institutions, C2 Restaurant, Drive-thru/Drive-in, C2 Restaurant, Sit-down/ Take-out, P Retail, 10,000-34,999 square feet, C2 Retail, Less than 10,000, C2 Riding Academies, P School, Leisure/Special Interest, P Utilities, Class I, P Utilities, Class II, P Veterinary Services, P	**All Other Uses:**	Communication Towers, Monopole, C3 Government Facilities, C3 Helistops, C3 Mining Phosphate, C3 Nightclubs and Dance Halls, C3 Outdoor Concert Venue, C3 Recreation & Amusement, Intensive, C4 Seaplane Base, C3 Utilities, Class III, C3 Water Ski Schools, C3

LEISURE RECREATION

CURRENT LAND USES

Institutional -1 (INST-1)			
Technical Staff Review -Level 1& 2		**Public Hearing (s) Required-Level 3 & 4**	
All Other Uses:	Group Home, Large (7-14 residents), C1 Group Living Facility (15 or more residents), C2 Adult Day Care Center (7 or more clients), C2 Cemetery, C2 Childcare Center, P Clinics & Medical Offices, C2 Communication Towers, Guyed & Lattice, C2 Communication Tower, Monopole, C2 Community Center, C2 Cultural Facility, C2 Emergency Shelter, Medium, (7-14 residents), C1 Emergency Shelter, (Large 15 or more residents), C2 Farming General, P Golf Course, C1 Government Facility, P Heliports, C2 Helistops, C2 Institutional Campground, P Lodges & Retreats, Private, P Nursing Home, C2 Office, C2 Office Park, C2 Recreation Passive, C1 Recreation High Intensity, C1 Recreation Low Intensity, C1 Recreation, Vehicle Oriented, C2 Religious Institution, C2 Research & Development, C2 School, Elementary, P School, Middle School, P School, Leisure/Special Interest, P Studio Production, P Solar Electric-Power Generation Facility, C2 Transit, Facility, P Utilities, Class, I, P Utilities, Class II, P	**Mixed Uses:**	Multi-family, C3
		All Other Uses:	Gas Station, C3 Hospitals, C3 Lime Stabilization Facility, C3 Mining, Non-Phosphate, C3 Residential Treatment Facility, C4 School, High, C3 School, Technical/Vocational/Trade & Training, C3 School, University/College, C3 Seaplane Base, C3 Utilities Class, III, C3 Water Ski Schools, C3

INSTITUTIONAL

PROPOSED LAND USES

ORDINANCE NO. 26 -____

AN ORDINANCE OF POLK COUNTY, FLORIDA ADOPTING **LDCPAS-2026-1;** AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN, ORDINANCE 92-36, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION ON 1.01+/- ACRES FROM LEISURE RECREATION-X (LRX) TO INSTITUTIONAL -X (INSTX). THE SITE IS LOCATED ON THE EAST SIDE OF US HIGHWAY 27 SOUTH OF ERNIE CALDWELL BLVD. WEST OF SPOTTED FAWN DRIVE AND NORTH OF CITRUS RIDGE, NORTH OF THE CITY OF HAINES CITY, IN SECTIONS 17 & 18, TOWNSHIP 26, RANGE 27; 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 April 1, 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 May 19, 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 five (5) acre site from Residential Suburban (RS) to Institutional (INST) in the Suburban Development Area (SDA) on the parcel listed below and graphically depicted on the parcel map in Attachment "A".

Parcel

272617-000000-044010

THAT PART OF SECS 17 & 18 DESC AS BEG 25 FT N OF SW COR OF SEC 17 RUN E 175.28 FT N 208.71 FT W 239.35 FT TO R/W OF US HWY 27 SELY ALONG R/W 216.96 FT E 4.64 FT TO POB

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

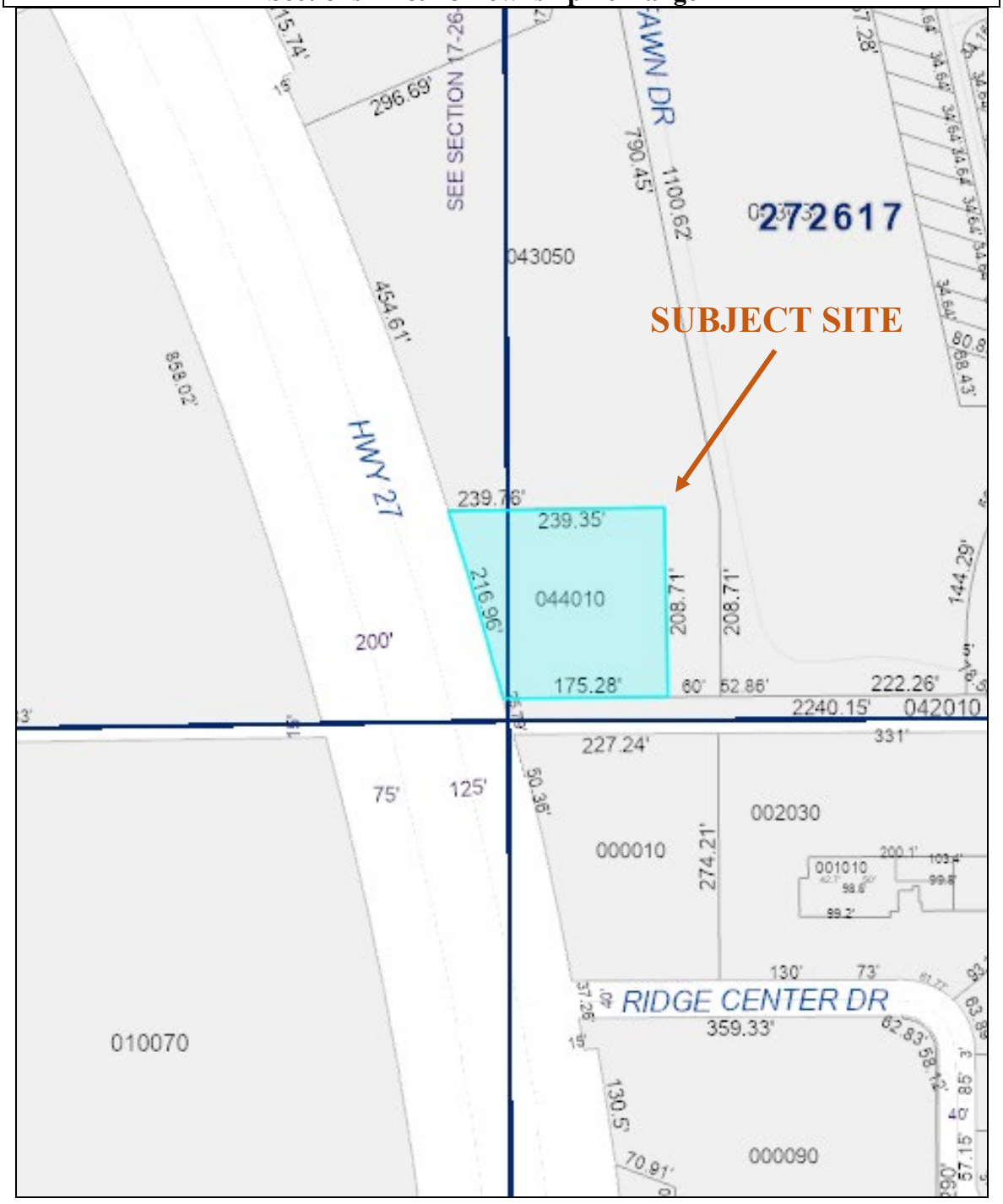
This ordinance shall be effective on June 19, 2026 (31 days after adoption), unless the amendment is challenged. If challenged, the effective date of this ordinance shall be the date a Final Order is issued by the Department of Economic Opportunity or Administration Commission finding the amendment in 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 19th day of May 2026.

LDCPAS 2026-1
Development Area: Transit Supportive Development Area
Location: South of Ernie Caldwell Blvd., east side of US 27
Sections-17 & 18 Township-26 Range-27



PARCEL DETAIL
Note: Not to Scale

Demonstration of Need

1. Could the proposed amendment promote substantial amounts of low-density, low intensity, or single use development in excess of demonstrated need?

   No, this amendment will address the existing demand for office, medical, and institutional uses needed in this area. The site is located in an area heavily dominated by residential growth with very few INST uses. Tremendous population growth over the past 30 years has precipitated the need for supporting office and institutional uses, as well as other non-residential uses to support this growth. Therefore, the proposed amendment will not promote low-density or low-intensity development.

2. Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?

   No, this area is not a rural area. This site is located in the TSDA, adjacent to US 27, within 375 feet of an existing transit shelter and stop, and with sufficient urban development in the surrounding area.

3. Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?

   No, this site is one of the two last remaining infill sites between a substantial amount of retail, office, and restaurant businesses along US 27.

4. Does the proposed development fail to adequately protect adjacent agriculture areas?

   No, this site is not an agricultural area. It is located within a highly developed urban area of central Polk County.

5. Could the proposed amendment fail to maximize existing public facilities and services?

   No, this amendment would allow future redevelopment in an area of moderate intensity where public facilities and services currently exist.

6. Could the proposed amendment fail to minimize the need for future public facilities and services?

   No, this amendment would allow infill development in an area of the County that is currently served by the highest level of public facilities and services. Public facilities and services currently exist at the site, allowing maximum utilization and efficiency consistent with the goals of the Comprehensive Plan.

7. Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?

   No, this amendment would allow the development of an infill site where public facilities and services currently exist, enabling maximum utilization and service distribution efficiency.

8. Does the proposed amendment fail to provide clear separation between urban and rural uses?

   No, this amendment is surrounded by urban development and is within the TSDA where growth and infrastructure has been planned and implemented for decades.

9. Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods?

   No, this amendment will actually enable infill development in an area of high intensity development where it will complement the existing surrounding development.

10. Does the proposed amendment fail to encourage an attractive and functional mixture of land uses?

    No, this site compliments the level of infrastructure available and intensity of the surrounding uses.

11. Could the proposed amendment result in poor accessibility among linked or related land uses?

    No, the proposed use has excellent access to the surrounding land uses, including transit service.

12. As a result of approval of this amendment, how much open space will be lost?

    No open space will be lost with the approval of this amendment. The site has been cleared of its native vegetation and was formerly a citrus grove. Future development will occur consistent with the Land Development Code without impacting open space in the vicinity.

www.polk-county.net

IMPACT ASSESSMENT STATEMENT FORM

Growth Management Department
Land Development Division
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
(863)534-6792
FAX (863) 534-6407

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:

This is a request for a Comprehensive Plan Amendment from Leisure/Recreation-X (L/RX) to Institutional-X (INSTX) on a 1.01 acre site (Parcel ID# 272617-000000-044010) near Davenport. The site is adjacent to US 27 and the Deer Creek RV Golf Resort and the property owner is looking to permit a doctor's office and surgical center. Originally proposed in the pre-Application as a request to Employment Center-X (ECX), County planning staff recommended INSTX due to an access parcel designated as L/RX separating the site from the existing ECX to the south.

While the site is currently undeveloped, it is served by water and sewer and has excellent access to US 27 including an existing deceleration lane and driveway entrance from the retail plaza to the north. In addition, there is an existing Citrus Connection transit stop and shelter located in front of the existing retail plaza. As a result, the site has excellent accessibility and is compatible with the adjacent development.

The proposed INSTX allows for the types of uses that are both necessary and compatible with the surrounding uses. The infrastructure needed to support the proposed change in use is available, the site is without any significant development limitations such as wetland or floodplain restrictions, and economic and market conditions support INSTX as a viable use of the site. Therefore, the requested land use map amendment is consistent with adjacent properties and the surrounding land use plan for this area.

1. How and why is the location suitable for the proposed uses?

The site is located in an area of the County along US 27 that has a long history of non-residential, office, institutional and commercial development. It is located within the Transit Supportive

Development Area (TSDA) in an area where tremendous population growth and change have occurred over the past 30 years. These changes to the community require supportive institutional uses, supporting retail and service uses, and other non-residential uses to support this growth. This site is consistent with Policy 2.116 (Institutional) of the Comprehensive Plan because the site meets the Characteristics, Designation & Mapping, and Location Criteria spelled out in the Comprehensive Plan for Institutional uses. The site is appropriate for the proposed use because it is accessible to regional transportation systems including US 27 for automobile access and the Citrus Connection for transit access; the proposed use of the site is compatible with the adjacent retail, office, residential, recreation, and even governmental (tax collector) in the immediate vicinity; the site is one of two last remaining undeveloped sites on the east side of US 27 in this area adjacent to non-residential retail, office, and government services, so the site is compatible; and, the site has public services and utilities available, is near populated areas, is not on environmentally sensitive land (the land has long-since been cleared of its native vegetation) and will not create sprawl. In summary, the subject site has sufficient land area, access, and supporting infrastructure to accommodate the proposed use.

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?

This development site is the proposed use of the site is compatible with the adjacent retail, office, residential, recreation, and nearby governmental use (tax collector) in the immediate vicinity. It is one of two last remaining undeveloped sites on the east side of US 27 in this area so the site will not require any special efforts to be compatible with the existing development in this area. In general, the site is well-suited to accommodate proposed use and the site will be compatible with nearby uses and ensure there will be no incompatibilities or special efforts needed to minimize the differences in the proposed use with adjacent uses.

3. How will the request influence future development of the area?

Since medical uses tend to follow residential growth, the proposed medical facility is in high-demand. L/RX uses in this area are saturated and no longer viable on a one acres site because the 10% retail allowed has already been consumed and this last remaining one acre site is better suited for INSTX uses. The proposed INSTX will influence future development by providing supporting INSTX uses to the immediate area to support the residential growth of the surrounding area, additional employment to the surrounding residents once the new INSTX uses are completed, and provide construction jobs while the site is developed.

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[1] methodology and calculations.

While the site could be developed with a wide variety of institutional uses, some more traffic intensive than others, it is likely that this location will attract an office use. The Institute of

Transportation Engineers (ITE) Land Use Code for office (Land Use Code 720) indicates 3.46 trips per 1,000 square feet of GLA. Given the one acre size of the site and an anticipated total buildout of approximately 15,246sf (using the County's 0.35FAR for INSTX), this site could generate up to 53 daily trips.

2. What modifications to the present transportation system will be required as a result of the proposed development?
ıA minor traffic study will suffice for a detailed methodology and calculations for most applications.

Due to the moderate traffic generation of the proposed use of this site, the site will be able to utilize and modify the existing deceleration lane and driveway entrance along the northern boundary of the site. The proposed use is not anticipated to generate the need for other major improvements to the roadway network beyond this modified commercial driveway for access to the site.

3. What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code?

While no specific use is proposed or can be conditioned at this time (this is a Comprehensive Plan Amendment), the property owner has discussed medical offices for the use of the site. Section 708 of the LDC requires 1 space per 200 sq ft of GFA for Clinics & Medical Offices. The site will easily be able to accommodate the parking required by the LDC for this and other INSTX uses.

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 on a paved arterial roadway, US Highway 27. A modified commercial driveway apron to replace the older access point onto this roadway will be necessary to ensure safe access. No other modifications are anticipated.

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*)

The site is located within the TSDA where services are currently provided by Polk County Utilities. The County's Concurrency Manual indicates that INSTX uses (offices) will generate 0.24GPD/sf for water and sewer is 80% of that amount. Therefore, the estimated 15,246sf of office is anticipated to generate 3,659 GPD of water and sewer is 2,927 GPD.

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?

N/A

3. If offsite treatment, who is the service provider?

Polk County Utilities.

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*)?

The County has a 6-inch sewer force main on the east side of US 27.

5. What is the provider's general capacity at the time of application?

The County has capacity for the proposed use.

6. What is the anticipated date of connection?

December 2026.

7. What improvements to the providers system are necessary to support the proposed request *(e.g., lift stations, line extensions/expansions, interconnects, etc.)*?

Connection could require a lift station and line extensions to connect to the existing line on US 27.

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?

Polk County Utilities is the nearest utility provider.

2. What is the estimated volume of consumption in gallons per day (GPD)? (*Response may be based on Section 703 of the LDC*)

The site is located within the TSDA where services are currently provided by Polk County Utilities. The County's Concurrency Manual indicates that INSTX uses (offices) will generate 0.24GPD/sf for water. Therefore, the estimated 15,246sf of office is anticipated to generate 3,659 GPD of water.

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?

Polk County Utilities has a 24-inch water main on the east side of US 27 adjacent to the site.

4. Who is the service provider?

Polk County Utilities is the nearest utility provider.

5. What is the anticipated date of connection?

December 2026.

6. What is the provider's general capacity at the time of application?

Polk County Utilities has capacity to serve this site.

7. Is there an existing well on the property(ies)?

No.

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 site gently slopes gradually west to east. US 27 has it's own drainage system along the centerline of the highway. There are no significant flood plain limitations to the site that will impact the development of the site. All development proposals will identify and address any issues at Level 2 Review consistent with the LDC standards.

2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?

There are no wetlands on the site and the site slopes to the east. The drainage and retention system will be implemented to account for the new impervious surfaces and address any flood plain considerations, most likely locating a retention pond on the eastern boundary of the site (the lowest point of the site).

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 site was long ago cleared of its native vegetation and is suitable for the proposed use. In addition, the soils and land features do not pose limitations for the proposed use. There are no flood plains or wetlands on the site. Therefore, there are no significant environmental limitations of this site.

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.

There are no flood plains or wetlands on the site.

3. Discuss location of potable water supplies, private wells, public well fields *(discuss the location, address potential impacts)*, and;

The proposed development is not anticipated to adversely impact any potable water supplies or wells.

4. Discuss the location of Airport Buffer Zones (if any) *(discuss the location and address, potential impacts).*

The proposed use will not impact any Airport Buffer Zones.

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.

The site consists entirely of Candler Fine Sand which is a well-draining and excellent soil for the proposed land usage. The final site plan will provide a drainage and retention system to allow for development of the proposed use in compliance with the LDC standards.

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 proposed use will not impact any Parks or Recreation Areas.

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);

The proposed use will not impact any Educational Facilities.

3. Health Care (e.g., emergency, hospital);

The nearest Hospital (Advent Health Heart of Florida Hospital) is 2.8 miles south of the site. The proposed use will not adversely impact any Emergency or Health Care Facilities.

4. Fire Protection;

The nearest Fire station (Polk County Fire Rescue Station #38) is located approximately 1.8 miles south of the site. The proposed use is not anticipated to adversely impact operations or service levels.

5. Police Protection and Security;

The nearest Police station (Polk County Sheriff's Office Northeast Substation) is located approximately 2.6 miles north of the site. The proposed use is not anticipated to adversely impact operations or service levels.

6. Emergency Medical Services (EMS);

The nearest EMS station (Polk County Fire Rescue Station #38) is located approximately 1.8 miles south of the site. The proposed use is not anticipated to adversely impact operations or service levels.

7. Solid Waste (collection and waste generation); and

The proposed accessory structure will not generate significant solid waste and therefore will not adversely impact solid waste collection.

8. How may this request contribute to neighborhood needs?

The proposed commercial land use will serve the surrounding communities with employment opportunities, both during construction and throughout the duration of the commercial use, and its uses will support the high level of residential and commercial development occurring in northeast Polk County and throughout Central Florida.

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;

Map B: Map depicting the site boundary (properties included in the request)

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

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).

Project: Bowen Road CPA
Site Boundary: See Legal Descriptions Provided
Parcel ID #s: 272617-000000-044010
Acreage: +/- 1.01 acre site

Project Narrative:

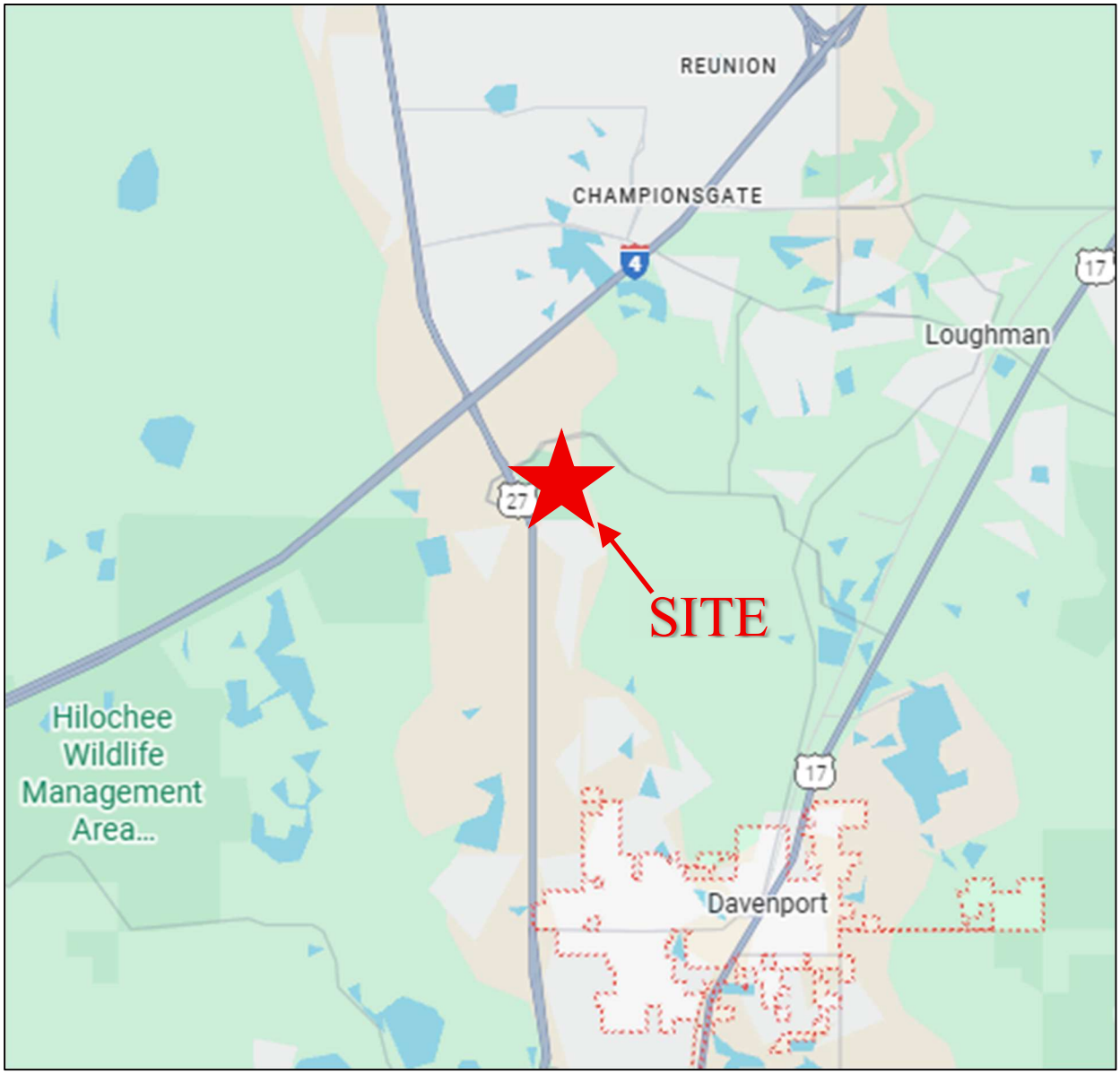
This request is for a Comprehensive Plan Amendment from Leisure/Recreation-X (L/R) to Institutional-X (INSTX) on an acre site adjacent to US 27 and the Deer Creek RV Golf Resort. The property owner is looking to permit a doctor's office and surgical center. Originally proposed in the pre-Application as a request to Employment Center-X (ECX), County planning staff recommended INSTX due to an access parcel designated as L/RX separating the site from the existing ECX to the south.

While the site is currently undeveloped, it is served by water and sewer and has excellent access to US 27 including an existing deceleration lane and driveway entrance from the retail plaza to the north. In addition, there is an existing Citrus Connection transit stop and shelter located in front of the existing retail plaza. As a result, the site has excellent accessibility and is compatible with the adjacent development.

The proposed INSTX allows for the types of uses that are both necessary and compatible with the surrounding uses. The infrastructure needed to support the proposed change in use is available, the site is without any significant development limitations such as wetland or floodplain restrictions, and economic and market conditions support INSTX as a viable use of the site. Therefore, the requested land use map amendment is consistent with adjacent properties and the surrounding land use plan for this area.

Project: Bowen Road CPA
Site Boundary: See Legal Descriptions Provided
Parcel ID #s: 272617-000000-044010
Acreage: +/- 1.01 acre site

Map A: Location Map



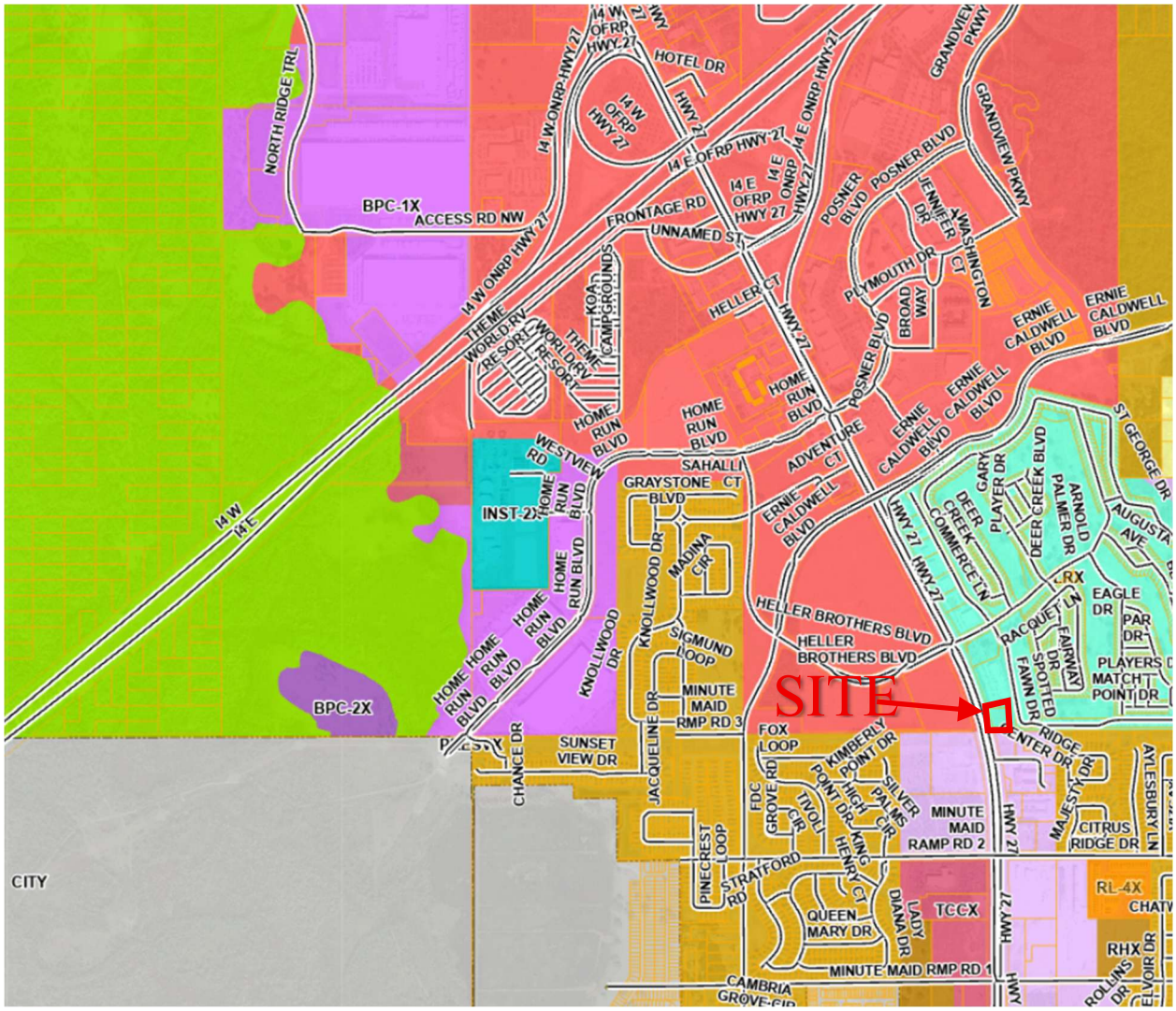
Project: Bowen Road CPA
Site Boundary: See Legal Descriptions Provided
Parcel ID #s: 272617-000000-044010
Acreage: +/- 1.01 acre site

Map B: Topographical Map



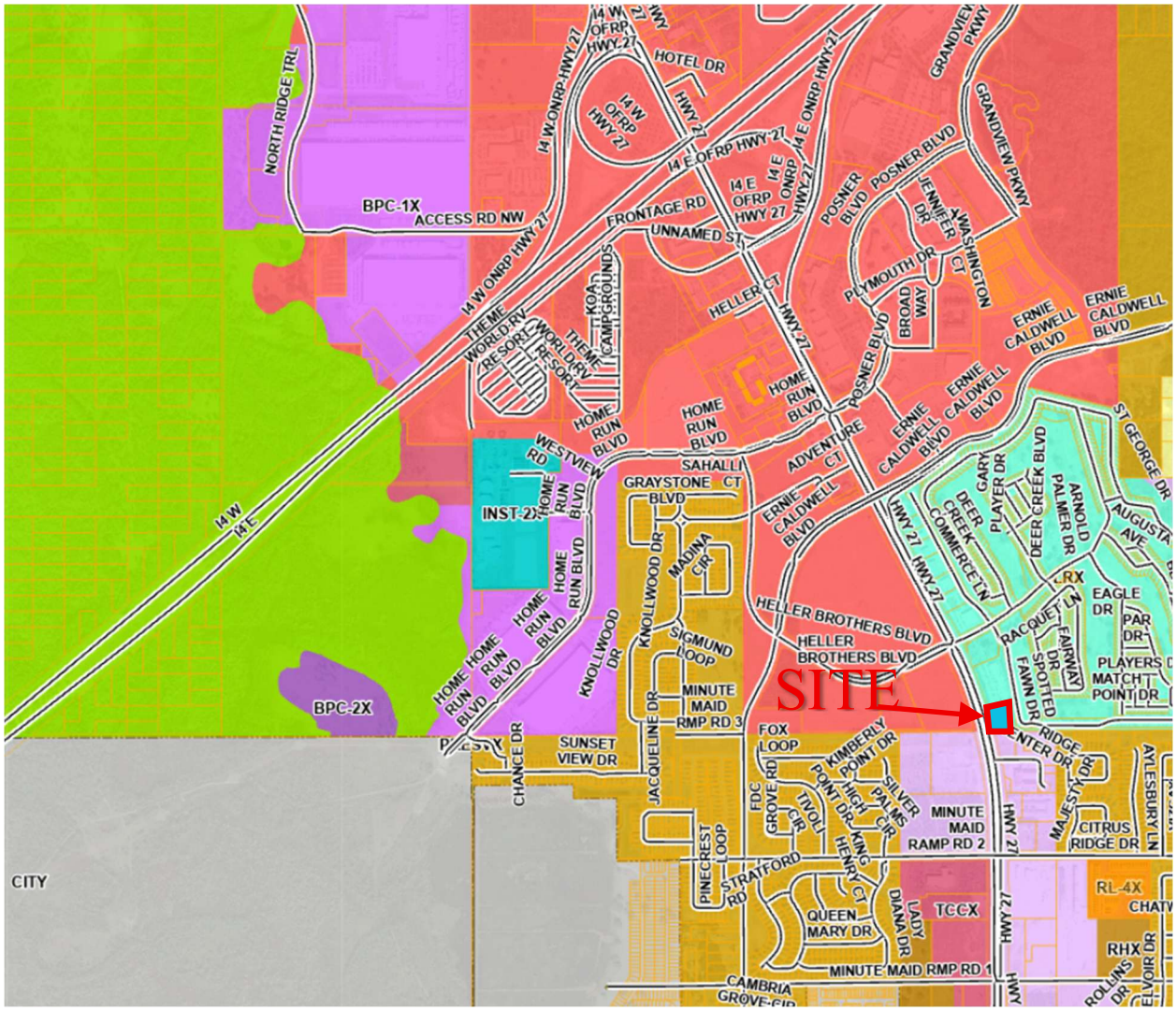
Project: Bowen Road CPA
Site Boundary: See Legal Descriptions Provided
Parcel ID #s: 272617-000000-044010
Acreage: +/- 1.01 acre site

Map C(1): Existing FLUM



Project: Bowen Road CPA
Site Boundary: See Legal Descriptions Provided
Parcel ID #s: 272617-000000-044010
Acreage: +/- 1.01 acre site

Map C(2): Proposed FLUM



Project: Bowen Road CPA
Site Boundary: See Legal Descriptions Provided
Parcel ID #s: 272617-000000-044010
Acreage: +/- 1.01 acre site

Map D: Soils



Project: Bowen Road CPA
Site Boundary: See Legal Descriptions Provided
Parcel ID #s: 272617-000000-044010
Acreage: +/- 1.01 acre site

Map E: Traffic Circulation Map



Project: Bowen Road CPA
Site Boundary: See Legal Descriptions Provided
Parcel ID #s: 272617-000000-044010
Acreage: +/- 1.01 acre site

Map F: Site Plan (N/A)

Project: Bowen Road CPA
Site Boundary: See Legal Descriptions Provided
Parcel ID #s: 272617-000000-044010
Acreage: +/- 1.01 acre site

Map G: Drainage Map



Copy

INSTR # 2024253969
BK 13326 Pg 529 PG(s)1
RECORDED 11/07/2024
STACY M. BUTTERFIELD, CLERK OF COURT
POLK COUNTY
DEED DOC 43,080.00
RECORDING FEES $31.00
RECORDED BY kfoster

This instrument prepared under
The direction of:
R. Wade Allen, Director
Polk County Real Estate Services
P. O. Box 9005, Drawer RE 01
Bartow, Florida 33831-9005
By: Chris Peterson
Parcel I.D. No.: 272617-000000-044010

COUNTY DEED

THIS DEED, made this 7th day of November, 2024, by **POLK COUNTY**, a political subdivision of the State of Florida, Grantor, to **JAMES MANGAN**, whose address is, 3063 Butler Bay Drive N., Windermere, Florida 34786, Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of $1.00, to it in hand paid by the Grantee, receipt whereof is hereby acknowledged, has Granted, bargained, and sold to Grantee, his heirs and assigns forever, all the right, title, interest, including interests, if any, in rights which may have been reserved by operation of Section 270.11 Florida Statutes, claim, and demand, which the Grantor has in and to the following described land lying and being in Polk County, Florida, to wit:

Assuming the West line of Section 17, Township 26 South, Range 27 East, Polk County, Florida to be a due North-South line: Commence at the Southwest corner of said Section 17 and run thence North along said West line a distance of 25 feet to the point-of-beginning: thence run North 89°55'38" East 175.28 feet; thence North 208.71 feet; thence South 89°55'38" West 239.35 feet to a point on a curve concave Southwesterly having a radius of 4422.18 feet, a chord bearing of South 15°53'59" East, and a chord length of 216.93 feet; thence along said curve through a central angle of 02°48'40" an arc distance of 216.96 feet to the end of said curve; thence North 89°55'38" East 4.64 feet to the point-of-beginning.

Being the same property described in that certain Quit Claim Deed recorded in Official Record Book 2259 at Pages 2260 and 2261, Public Records of Polk County, Florida.

IN WITNESS WHEREOF, said grantor has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Chair or Vice-Chair of said board, the day and year aforesaid.

ATTEST:
Stacy M. Butterfield
Clerk to the Board

By: _____
Deputy Clerk

(Seal)

GRANTOR:

Polk County, Florida

By: _____
T.R. Wilson, Vice-Chairman
Board of County Commissioners

POLK
COUNTY
Board of County Commissioners

Real Estate Services
P.O. Box 9005
Drawer #RE-01
Bartow, FL 33831-9005
Phone: (863) 534-2580

November 07, 2024

Project Name: **County Land**

Parent Tract ID No.: **272617-000000-044010**

This is to acknowledge receipt of Check No. 600905145 in the amount of $440,000.00, representing the payment for the purchase of Parcel Number 272617-000000-044010.

ALSO:

This is to acknowledge receipt of Check No. 600905147 in the amount of $3,090.00, representing payment for documentary stamps and recording fees associated with the County Deed for Parcel Number 272617-000000-044010.

PLEASE INITIAL ACKNOWLEDGEMENT OF BELOW INFORMATION:

___ **All Sales are Final, No Refunds.**

___ **If Applicable, Non-Ad Valorem Taxes to be added back to Parcel**

___ **Subject property including all structures, if any, located thereon are being conveyed As-Is, with no warranties expressed or implied. Interest in property is being conveyed by County Deed pursuant to Florida Statute 125.411(3): All deeds of conveyance by any County or by its Board of County Commissioners shall convey only the interest of the County and such Board in the property covered thereby, and shall not be deemed to warrant the title or to represent any state of facts concerning the same.**

___ **This conveyance DOES NOT constitute any development approval of the subject property by Polk County. Buyer would need to obtain the required approvals/permits prior to developing the property to their purposes.**

___ **The subject property lies adjacent to a transportation facility that is owned and operated by the Florida Department of Transportation ("FDOT"). Any access approvals/permits would need to be coordinated and obtained from FDOT.**

Signature Page Follows

Received From Buyer or Buyers Authorized Representative-Signed: _____

Print Name: William Rocker.

Address: _____

Telephone: _____

Requested Name of Grantee on County Deed: James Mangan

Requested Address of Grantee on County Deed: 3063 Butler Bay Drive N., Windermere Florida 34786

Date: November 7, 2024

Received By Agent: _____

Print Name: _____

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of November, 2024, by, William Rocker who ☐ is personally known to me or ☒ has produced Fla Drivers License as identification.

(AFFIX NOTARY SEAL)

Christine M. Peterson
Notary Public
Print Name Christine M. Peterson

My Commission Expires 5-31-2025

CHRISTINE M. PETERSON
Notary Public, State of Florida
My comm. expires May 31, 2025
Commission Number HH 131494

Agenda Item 6. 4/1/2026

SUBJECT

LDCU-2025-37 (Temple Circle Duplex)

DESCRIPTION

Richard McIntee requests a Conditional Use (CU) approval for a duplex to be located on ±0.40 acres within a Residential Low-2 (RL-2) future land use district. The subject site is located at 268 Temple Circle South, north of Highway 540 West, south of K-Ville Avenue, east of Thornhill Road, west of Spirit Lake Road in Section 28, Township 28, Range 25.

RECOMMENDATION

Approval with conditions.

FISCAL IMPACT

No fiscal impact.

CONTACT INFORMATION

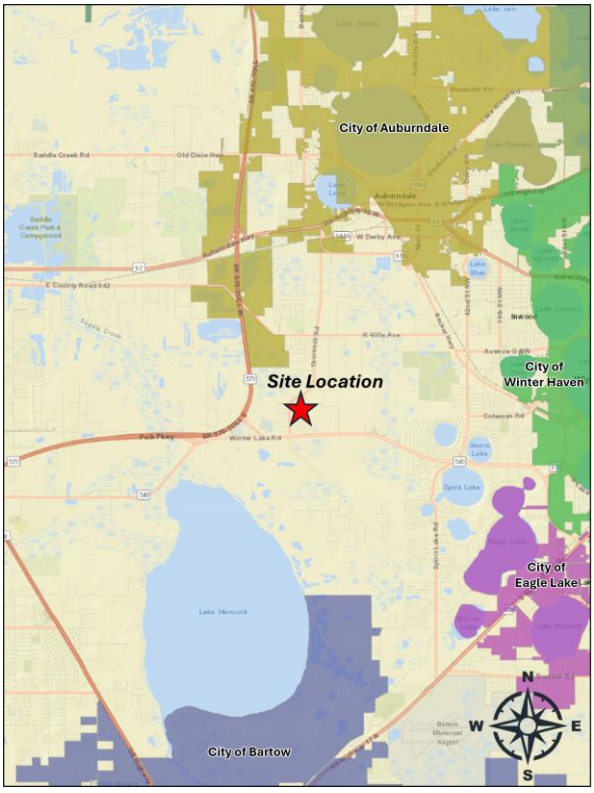
Kyle Rogus, Planner II
Land Development Division
kylerogus@polkfl.gov
863-534-7553

POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

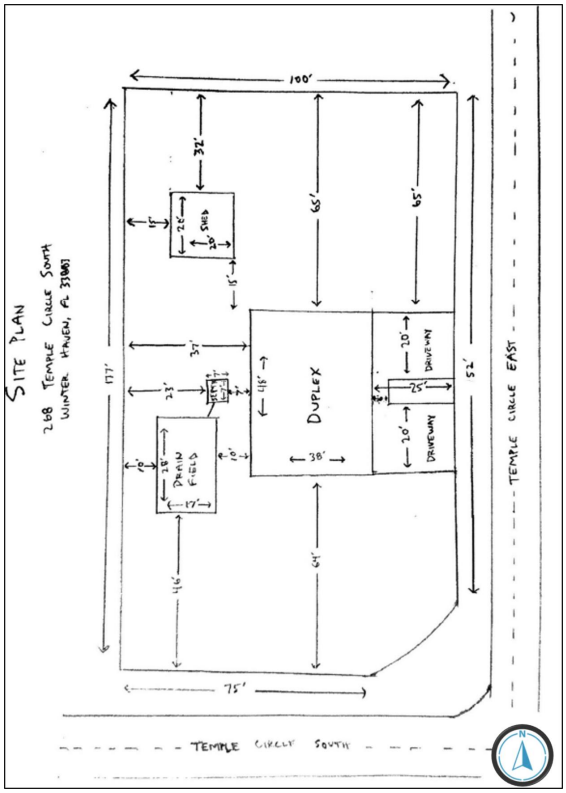
DRC Date:	February 5, 2026	**Level of Review:**	Level 3 Review
PC Date:	April 1, 2026	**Type:**	Conditional Use
BoCC Date:	N/A	**Case Numbers:**	LDCU-2025-37
		Case Name:	Temple Circle Duplex
Applicant:	Richard McIntee	**Case Planner:**	Kyle Rogus, Planner II

Request:	The applicant is requesting a Conditional Use (CU) approval for a duplex to be located on ±0.40 acres within a Residential Low-2 (RL-2) future land use district.
Location:	The subject site is located at 268 Temple Circle South, north of Highway 540 West, south of K-Ville Avenue, east of Thornhill Road, west of Spirit Lake Road in Section 28, Township 28, Range 25.
Property Owners	RDM Construction & Development LLC
Parcel Number (Size):	±0.40 acres Parcel ID (#252828-354770-030050)
Future Land Use:	Residential Low-2 (RL-2)
Development Area:	Transit Supportive Development Area (TSDA)
Nearest Municipality:	Auburndale
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending Public Hearing

Site Location



Site Plan



Summary of Analysis:

The applicant is requesting Conditional Use approval for a Duplex to be placed in a Residential Low-2 (RL-2) future land use district south of Auburndale. Land Development Code (LDC) Table 2.1 requires Planning Commission approval for duplexes in RL-2. Each unit within the duplex structure will be approximately 912 sq. ft., including garages. The total building area will be 1,824 sq. ft.

The subject site is designated as Lot 5, Group 3 of the Orange Hill Subdivision recorded under Plat BK 58, PG 40. The Orange Hill Subdivision was recorded on March 20, 1973, prior to the adoption of the Comprehensive Plan, Land Development Code. The RL-2 future land use designation is an accurate representation of the existing lot sizes. The subject property is 0.40 acres and is surrounded by lots ranging around +/- 0.36 acres to +/- 0.69 acres, well within the 15,000 sq. ft. requirement in RL-2. Within the TSDA, the residential density in RL designations is 7 DU/AC, which allows for these two units through the Conditional Use process, as detailed in LDC Sections 303 and 906.

The surrounding homes were built between 1973 and 1980, however, the make and model of the mobile homes date back to the early 1960s. The surrounding homes are comparable in size to the two proposed units. The average square footage of homes within the immediate surrounding area is approximately 1,000 square feet. While no duplex is located within the Orange Hill Subdivision, three (3) duplexes are located within a quarter mile to the north and have been there since 1983 on lots smaller to the subject property (+/- 0.24 acres). The site plan shows setbacks can be met. Access will be from Temple Circle East. Utilities are available from the Florida Governmental Utility Authority and a private septic system. No additional buffering or screening will be required.

Given this information, staff finds the placement of a duplex at this site does not present any apparent incompatibilities. This parcel will not foreseeably place a strain on existing infrastructure, schools, or emergency services. Staff recommends approval.

Findings of Fact

- *LDCU-2025-37 is a Conditional Use request for a Duplex to be placed in an Residential Low-2 (RL-2) land use district and Transit Supportive Development Area (TSDA) on Parcel ID# 252828-354770-030050 (+/- 0.40 acres).*

- *The subject property is a corner lot with approximately 75 feet of frontage along Temple Circle South (Road No. 852808) and approximately 152 feet of frontage along Temple Circle East (Road No. 852807). Both Temple Circle South and Temple Circle East are both County Local Residential roadways. Both roadways have a paved surface width of 20 feet, according to the Polk County Road Inventory.*

- *According to Land Development Code (LDC) Table 2.2, the minimum lot size in RL-2 is 15,000 sq. ft. Primary side setbacks are seven (7) feet; rear setbacks are ten (10) feet; and right-of-way setbacks from a Local Residential roadway are 15 feet. Setbacks for garages are 25 feet. The base residential density is two (2) dwelling unit per acre.*

- *The subject site is designated as Lot 5, Group 3 of the Orange Hill Subdivision recorded under Plat BK 58, PG 40. The Orange Hill Subdivision was recorded on March 20, 1973, prior to the adoption of the Comprehensive Plan, Land Development Code.*

- *The subject site is in the Transit Supportive Development Area (TSDA). According to Comprehensive Plan Table 2.104.1, the maximum density for residential development in the TSDA and RL is seven (7) dwelling units per acre.*

- *LDC Chapter 10 defines Duplex as, "A single structure containing two dwelling units connected by a common wall or other integral part of the principal building, such as a breeze way or carport, and situated either on a single lot or parcel (duplex) or two adjacent lots (single-family attached)."*

- *According to LDC Section 303, "Applications for duplexes in the RCC-R, RCC, RS, and RL residential districts shall undergo a Level 3 Review, pursuant to Section 906.*

  In addition to all applicable regulations, the following conditions shall apply:

  1. All duplex subdivisions shall comply with Chapter 8 requirements.

  2. Duplexes within a proposed subdivision and multiple duplex structures on a single lot shall comply with the following development standards:

  a. All streets shall be publicly or privately maintained. Roads shall be designed and constructed in accordance with the standards for private roads in Chapters 7 and 8, and Appendix A (Technical Standards Manual).

  b. Densities above the applicable district standard may be increased through a Planned Development to the maximum provided by the Comprehensive Plan.

  3. A duplex on an individual lot may be approved pursuant to the standards of Residential Infill Development.

  4. An application to increase the density for a single duplex structure on an individual legal lot ineligible for infill shall be granted through a Conditional Use approval. Measurements for density shall include the lot area and include one-half of the right-of-way area for perimeter local streets and one-fourth of the right-of-way area for perimeter local street intersections.

- *The subject site is located the Polk County Central Regional Utility Service Area.*

- *The property is comprised of 98.8% Sparr sand, 0 to 5 percent slopes, and 1.2% Tavares fine sand, 0 to 5 percent slopes.*

- *Fire & EMS responses will be from Polk County Fire Rescue Station 5, 333 American Spirit Rd, Winter Haven.*

- *Sheriff's response to site is served by the Central District office, located at 3635 Avenue G NW, Winter Haven.*

- *The zoned schools for the site are Clarence Boswell Elementary, JL Stambaugh Middle, and Auburndale Senior High schools.*

- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is located within a one-mile radius of Lake Hancock Conservation Lands managed by the Southwest Florida Water Management District.*

- *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.*

- *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 Sections 303 and 906 of the LDC.*

- *This request has been reviewed for consistency with SECTION 2.102 GROWTH MANAGEMENT and POLICY 2.203-A2 HOUSING ELEMENT 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 LDCU-2025-37.**

CONDITIONS OF APPROVAL

Based upon the findings of fact, the Development Review Committee recommends APPROVAL of LDCU-2025-37 with the following Conditions:

1. LDCU-2025-37 is approved for no more than one duplex structure (two dwelling units) on the property as described under Parcel #252828-354770-030050.

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: RL-2 Mobile Home (1973) 732 sq. ft. +/- 0.37 acres	**North:** RL-2 Mobile Home (1984) 1,344 sq. ft. +/- 0.40 acres	**Northeast:** RL-2 Temple Cir East Mobile Home (1968) 480 sq. ft. +/- 0.69 acres
West: RL-2 Mobile Home (1985) 1,560 sq. ft. +/- 0.37 acres	**Subject Property:** RL-2 Vacant Proposed 1,824 sq. ft. Duplex +/- 0.40 acres	**East:** RL-2 Temple Cir East Single-Family Homes (1960) 1,184 sq. ft. +/- 0.35 acres
Southwest: RL-2 Temple Cir South Mobile Home (1987) 924 sq. ft. +/- 0.36 acres	**Southwest:** RL-2 Temple Cir South Mobile Home (1987) 924 sq. ft. +/- 0.36 acres	**Southeast:** RL-2 Temple Cir East Mobile Home (1979) 784 sq. ft. +/- 0.35 acres

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

The subject site is designated as Lot 5 in the 3 Group of the Orange Hill Subdivision recorded under Plat BK 58, PG 40. The Orange Hill Subdivision was approved in March of 1974 and was later built out by 1980 according to the Polk County Geographical Information System 1980 Aerial. The surrounding homes were built between the 1974 and 1980, however the make and model of the homes date back to the early 1960s.

The RL-2 future land use designation is an appropriate representation of the existing lot sizes. The subject property is 0.40 acres and is surrounded by lots ranging around +/- 0.36 acres to +/- 0.69 acres, well within the 15,000 sq. ft. requirement in RL-2. Within the TSDA, the residential density in RL designations is 7 DU/AC, which allows for these two units through the Conditional Use process, as detailed in LDC Sections 303 and 906.

Compatibility with the Surrounding Land Uses and Infrastructure:

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.*"

This request is compatible with surrounding land uses and available infrastructure. The purpose of the RL-2 district is to provide areas for the low density residential needs of residents in urban areas who desire areas with smaller lots than the RL-1 districts, a minimum of 15,000 square feet. While Table 1, above, shows the immediate surrounding uses are mobile homes and single-family, three (3) duplexes are located within a quarter mile of the subject site. The impact of a duplex is minimal. The proposed duplex structure will be 1,824 sq. ft., including garages. This is again comparable to the living units surrounding the site as each unit will be approximately 912 sq. ft.

The site plan shows setbacks can be met. Access will be from Temple Circle East. Utilities are available from the Florida Governmental Utility Authority and a private septic system. No additional buffering or screening will be required.

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 duplex will not trigger school concurrency requirements. The site is within the Polk County Central Regional Utilities Service Area. Water is provided by the Florida Governmental Utility Authority (FGUA) and the site will be serviced by a private septic system.

Table 2

Urban Services and Infrastructure Summary	
Schools (Zoned)	Clarence Boswell Elementary, JL Stambaugh Middle, and Auburndale Senior High schools.
Sheriff	Central District office, located at 3635 Avenue G NW, Winter Haven.
Fire/EMS	Fire & EMS responses will be from Polk County Fire Rescue Station 5, 333 American Spirit Rd, Winter Haven.
Water	Florida Governmental Utility Authority
Sewer	Private septic system
Transportation	Access to Temple Circle East, a County Local Residential roadway.

Table 3, below, identifies the anticipated impact of one single-family unit on water and sewer services. The placement of one duplex will have negligible impacts on the traffic using local roadways.

Table 3

Impact Analysis Summary **Proposed Duplex** **(Two Dwelling Units)**			
Potable Water Impact	**Wastewater Impact**	***AADT Impact**	***PHT Impact**
720 GPD	540 GPD	15.62 AADT	2.00 PHT
Source: Polk County Concurrency Manual. The proposed development assumes that the potable water rate for a single-family dwelling unit will consume 360 GPD and generate 270 GPD in wastewater. ITE 210-Single Family rate was used to determine similar AADT and PM Peak Hour rates. The AADT rate was 7.81 and the PM Peak Hour rates was 1.00 per unit.			

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 subject property is not located within any of the County's identified wellhead protection areas. The subject site is not located within an identified protected species area. At the southwest intersection of Highway 540 West and Thornhill Road is Lake Hancock Conservation Lands managed by the Southwest Florida Water Management District. Further west is Circle B Bar Reserve. The soil on the property is not such that would limit compliance with applicable LDC regulations for the proposed use. The subject property is relatively flat and contains no surface water features. The highest elevation is 125 feet

located at the southwest corner of the site. The lowest elevation is 122 feet located at the northeast corner of the site. No flood zones or wetlands are onsite. In addition, the subject property is not located within a Historical Preservation area.

Table 4

Environmental Conditions Summary	
Surface Water	None
Wetlands/Floodplains	No Wetlands or Flood Zones are onsite.
Soils	98.8% Sparr sand, 0 to 5 percent slopes, and 1.2% Tavares fine sand, 0 to 5 percent slopes
Protected Species	No protected species are found onsite.
Wellfield Protection	The site is not located within a wellfield protection area.
Historical Preservation	The subject property contains no historical resources as monitored by the State of Florida's Division of Historical Resources.

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

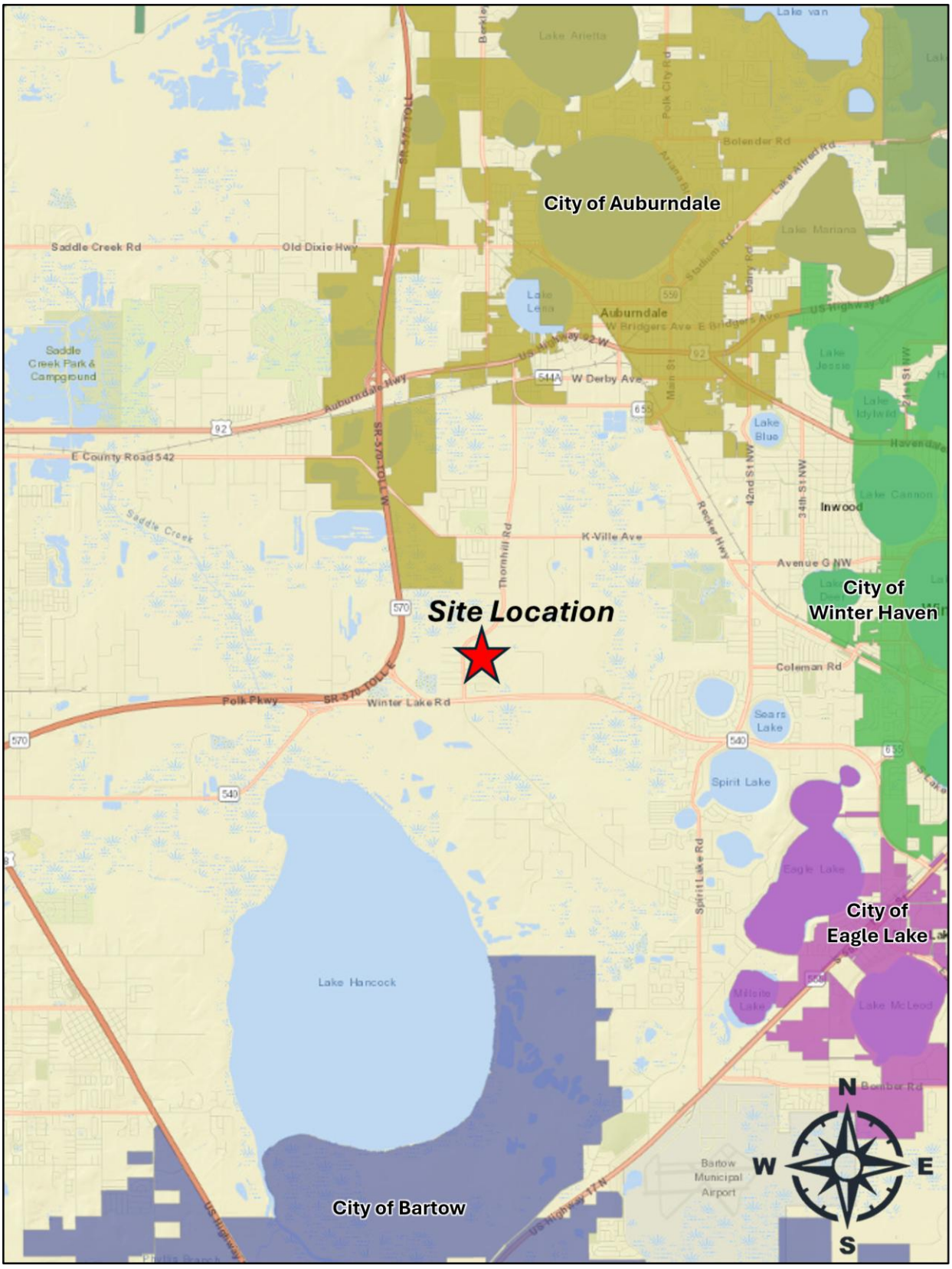
The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
Whether the proposed development is consistent with all relevant requirements of this Code;	*Yes, this request is consistent with the LDC, specifically Sections 303 and 906 which permits this use upon completion of a Level 3 Review.*
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	*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.*
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	*Yes, the request is compatible with surrounding uses and the general character of the area. See this staff report for data and analysis on surrounding uses and compatibility.*
How the concurrency requirements will be met if the development were built.	*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 in the staff report.*

Comments from other Agencies: None

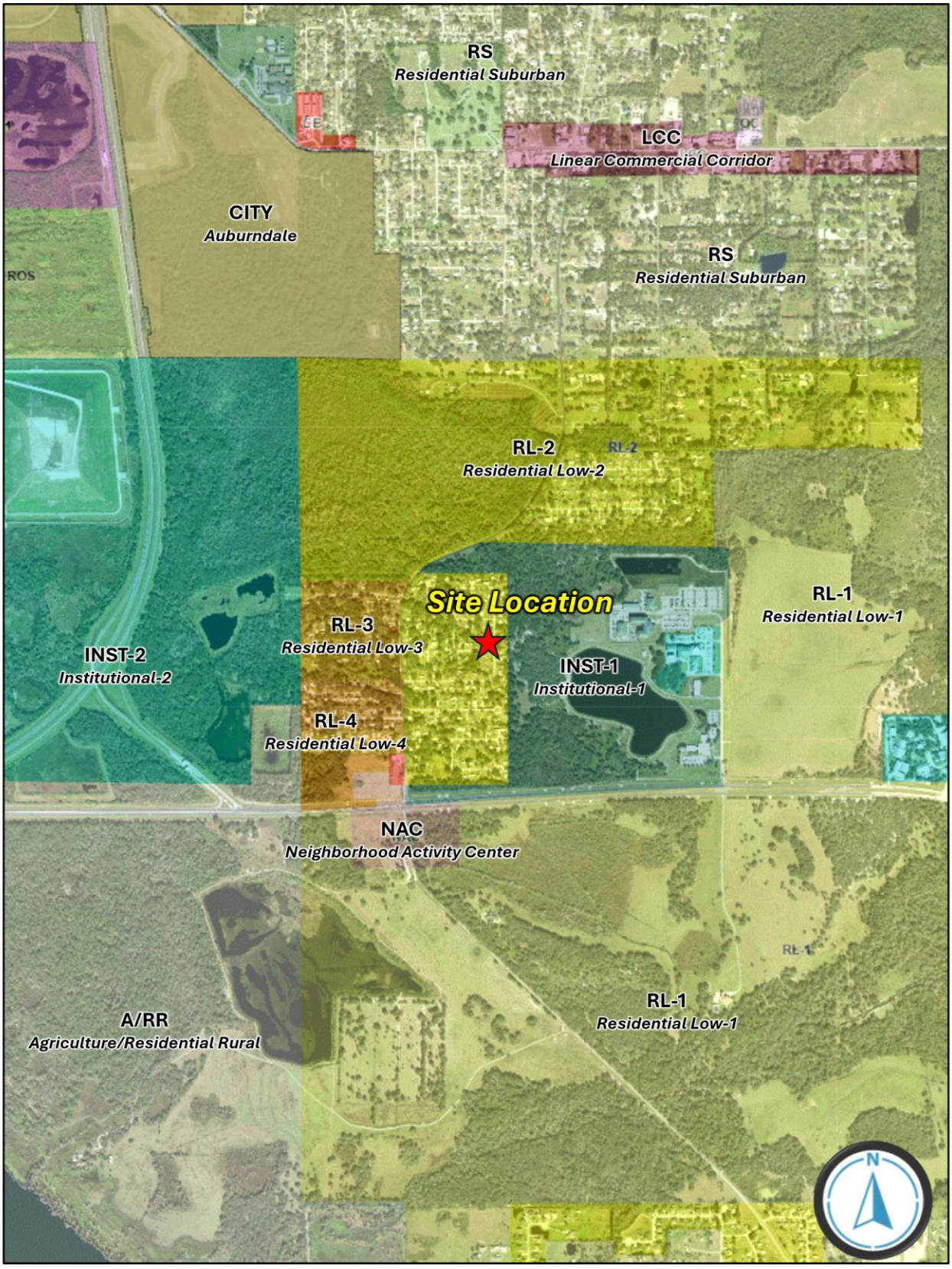
Exhibits:

Exhibit 1 Location Map
Exhibit 2 Future Land Use Map
Exhibit 3 Aerial Image - Context
Exhibit 4 Aerial Image - Close
Exhibit 5 Site Plan

Exhibit 1



Location Map



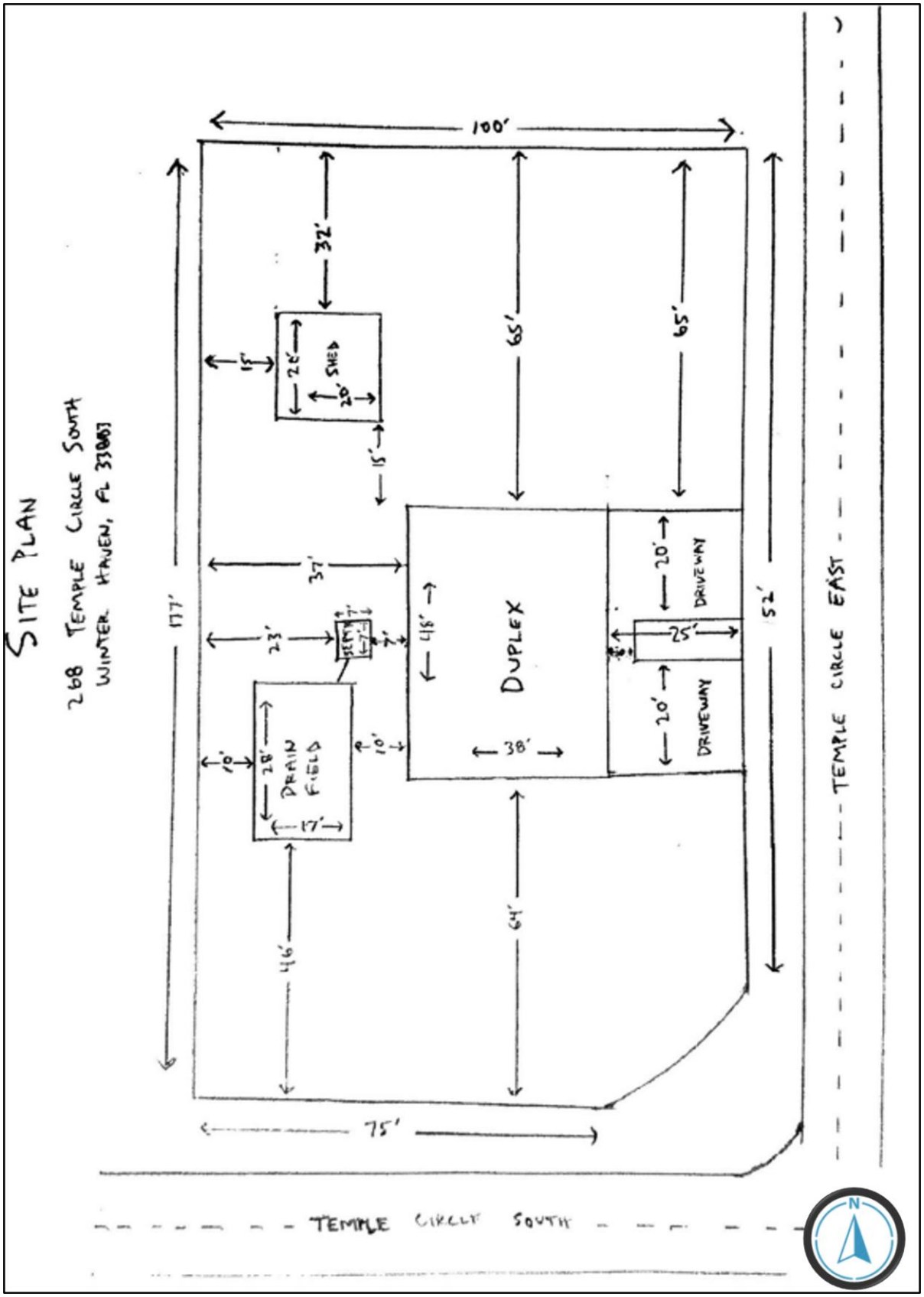
Future Land Use Map



Aerial Image - Context



Aerial Image - Close


SITE PLAN
268 TEMPLE CIRCLE SOUTH
WINTER HAVEN, FL 33881
100'
32'
65'
65'
15'
28'
SHED
20'
15'
177'
37'
23'
7'
7'
48'
DUPLEX
38'
20'
DRIVEWAY
25'
20'
DRIVEWAY
52'
10'
10'
28'
DRAIN FIELD
17'
46'
64'
75'
TEMPLE CIRCLE EAST
TEMPLE CIRCLE SOUTH
N

Site Plan

LDCU-2025-37 - 268 Temple Circle Duplex

Menu Reports Help

Application Name: 268 Temple Circle Duplex

File Date: 12/16/2025

Application Type: PC-Conditional Use-New Or Mobile Home

Application Status: Approved For Hearing

Application Comments:

View ID	Comment	Date

Description of Work: RDM Construction & Development, LLC would like to build a very nice, site-built duplex at 268 Temple Circle, Winter Haven, FL 33880. The Winter Haven area is in great need for new housing units that are affordable. The duplex will have 2 bedrooms and 2 baths on each side. There are some duplexes in the area. We feel our proposed building would be a positive benefit to the neighborhood. This would be a one-story block duplex similar to the others in the area.

Application Detail: Detail

Address: 268 S TEMPLE CIR, WINTER HAVEN, FL 33880

Parcel No: 252828354770030050

Owner Name: RDM CONSTRUCTION & DEVELOPMENT LLC

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
RDM CONSTRUCTION & DEV...		Applicant	Mailing, PO BOX 2702 F...	Active
RDM CONSTRUCTION & DEV...		Contact	Mailing, PO BOX 2702 F...	Active
RDM CONSTRUCTION & DEV...		Individual	Mailing, PO BOX 2702 F...	Active
RDM CONSTRUCTION & DEV...	RDM CONSTRUCTIO...	Engineer	Mailing, PO BOX 2702 F...	Active
Richard McIntee	RDM Constructio...	Organization	Mailing, 1333 Belvoir ...	Active
RICHARD MCINTEE	RDM CONSTRUCTIO...	Individual	Mailing, PO BOX 2702 F...	Active
RICHARD MCINTEE	RDM CONSTRUCTIO...	Individual	Mailing, PO BOX 2702 F...	Active
RICHARD MCINTEE	RDM CONSTRUCTIO...	Individual	Mailing, PO BOX 2702 F...	Active
RICHARD MCINTEE	RDM CONSTRUCTIO...	Individual	Mailing, 2608, Crest D...	Active
RICHARD MCINTEE	RDM CONSTRUCTIO...	Individual	Mailing, P. O. Box 270...	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $966.00

Total Fee Invoiced: $966.00

Balance: $6.00

Custom Fields:

LD_GEN_PUB

PUBLIC HEARINGS

Development Type
Planning Commission

Application Type
Conditional Use
New

Variance Type
_

Brownfields Request
N/A

Affordable Housing

Type of Acreage
_

GENERAL INFORMATION

Expedited Review

Number of Lots
1

Will This Project Be Phased

Acreage
0.4

DRC Meeting
02/05/2026

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
04/01/2026

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-25EST-00000-73446

DocumentGroupforDPC
DIGITAL PROJECTS LD

RequiredDocumentTypes
_

RequiredDocumentTypesComplete
Yes

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

Activate DPC
Yes

Activate FSA
Yes

DigitalSigCheck
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	1			03/16/2026	

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	01/14/2026	Lyndsay Rathke
Engineering Review				
Fire Marshal Review	Kim Turner	Approve	01/15/2026	Kim Turner
Planning Review	Kyle Rogus	Approve	02/25/2026	Kyle Rogus
Surveying Review	Mike Benton	Approve	01/30/2026	Mike Benton
School Board Review	School District	Not Required	01/15/2026	School District
Roads and Drainage Review	Phil Irven	Approve	01/14/2026	Phil Irven
Review Consolidation	Lyndsay Rathke	Approved for...	03/13/2026	Lyndsay Rathke
Staff Report				
Public Notice				
Hearing				
BOCC Hearing				
Final Letter				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

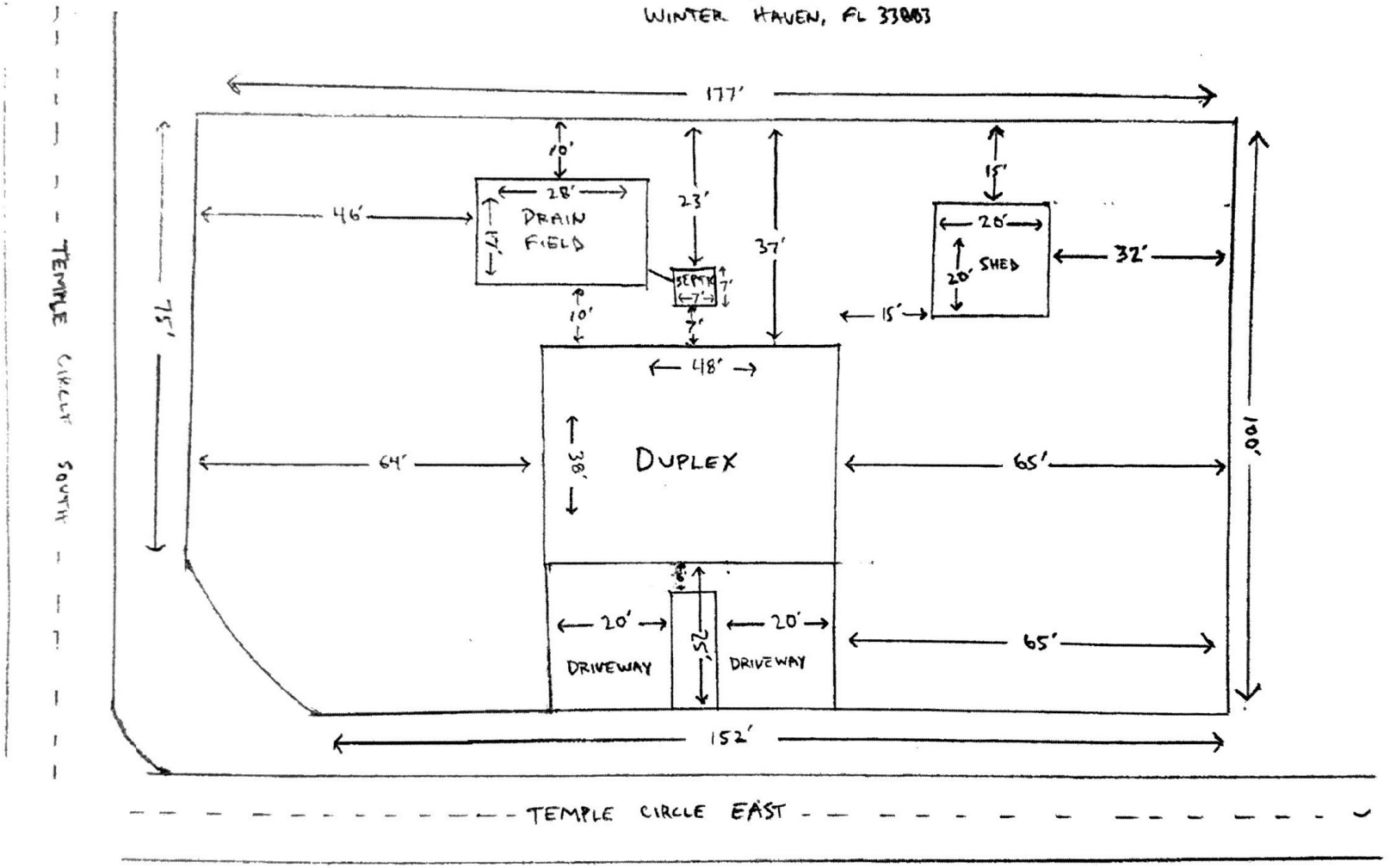
Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

SITE PLAN

268 TEMPLE CIRCLE SOUTH
WINTER HAVEN, FL 33883



DESIGN CRITERIA:

DESIGN CONFORMS WITH 2017 FLORIDA BUILDING CODE 6TH EDITION (BUILDING & RESIDENTIAL) DESIGN CRITERIA FOR 140 MPH WIND FORCES PER ASCE/SEI 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
EXPOSURE CATEGORY- B
RISK CATEGORY -II
TYPE OF CONSTRUCTION 5B
INTERNAL PRESSURE COEFFICIENT -± P0.18
WOOD No. 2 GRADE SOUTHERN PINE OR BETTER
CHAPTER 30 COMPONENTS.CLADDING (C&C)
PART 1: LOW RISE BUILDING
ALL WINDOW/DOORS SHALL MEET WORSE CASE SCENARIO OF ±47 P.S.F.
ALL GARAGE DOORS SHALL MEET WORSE CASE SENARIO OF ±34 P.S.F.

VERTICAL REINF. IN BLOCK WALLS

PROVIDE #5 BARS EACH SIDE OF OPENINGS 6'-0" OR GREATER, AND LONG RUNS MAX. 6'-0" O.C. HOOK ENDS MIN 10" AND LAP AT ALL CORNERS, INTERSECTIONS.
BARS MIN. 25". FILL BAR CORES WITH CONCRETE.

GIRDER ANCHORING

USE SIMPSON HHETA SERIES 16 THRU 24 DBLHG. WHEN NECESSARY ACCORDING TO TRUSS MANUF. UPLIFT. (EQUALS MAX. 4470#, ANYTHING OVER USE BELOW)

PRODUCT CODE	FASTENERS		CAPACITY
	LINTEL	GIRDER	
HST-2	(2)8/4"DIA X 8"	16-10d	10980

APPLY ACCORDING TO MANUF. SPECS.

GIRDER

ONE NO.5 BAR SHALL BE PROVIDED AT ALL LOCATIONS WHERE GIRDERS OR GIRDER TRUSSES BEAR ON MASONRY WALLS.

ROOFING SYSTEM

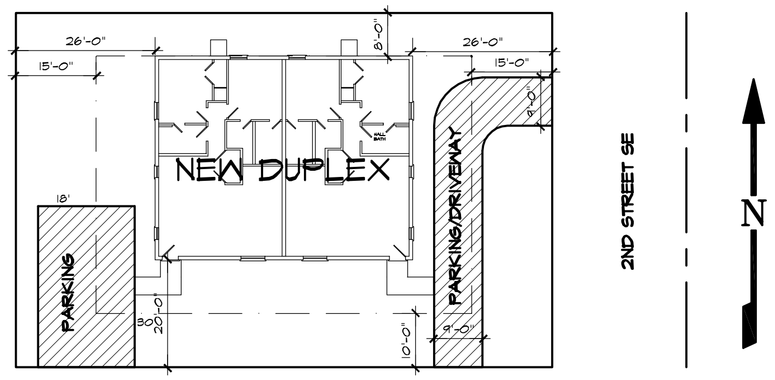
1. ROOF DECKING NAIL SCHEDULE:
   FOR 15/32" CDX PLYWOOD ROOF DECK OR 7/16" OSB(MIN.RATED 16/24), USE 8d NAILS SPACED 6"
2. SHINGLES:
   SHINGLES WILL COMPLY WITH ASTMD3161(MODIFIED TO 110 MPH). FOUR (4) NAILS TO BE USED OR AS REQUIRED BY MANUFACTURE.
3. FELT: (COMPLY W/ ASTMD226,TYPE I)
   USE #15 FELT OR GREATER W/2" TOP LAP AND 4" ENDLAP. REFER TO MANUFACTURE SPECIFICATIONS.
4. FLASHING: (COMPLY W/ ASTMD224)
   THE RECOMMENDED FLASHING MATERIAL IS A 26-GAUGE GALV. METAL OR AN EQUIVALENT CORROSION RESISTANT, NONSTAINING MATERIAL. CONSULT THE APPROPRIATE ROOFING MANUFACTURERS FOR RECOMMENDATIONS ON A PARTICULAR APPLICATION.

PLYWOOD NAILING SCHEDULE

USE 1/2" CDX, WITH THE FOLLOWING NAILING SCHEDULE
8d NAILS @ 6"

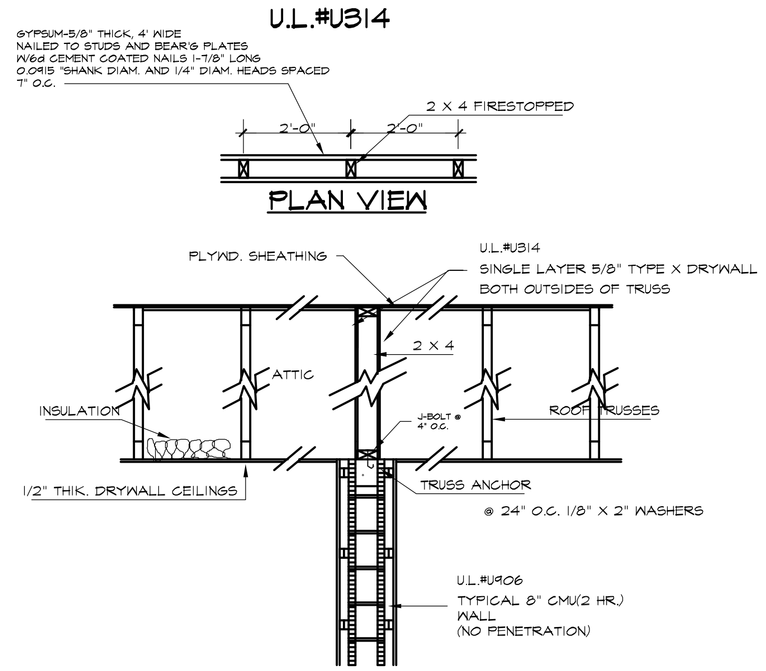
VERTICAL/HORIZONTAL WOOD TO MASONRY WALLS

PROVIDE 1/2"X8" J-BOLT @ 24" O.C. EMBED. 6" - VERTICAL
PROVIDE 1/2"X8" J-BOLT @ 32" O.C. EMBED. 6" - HORIZONTAL
1/2" REDHEADS MAY BE USED W/ABOVE HOR. SPACING INTERIOR LOAD BEARING WALLS.



PLOT PLAN

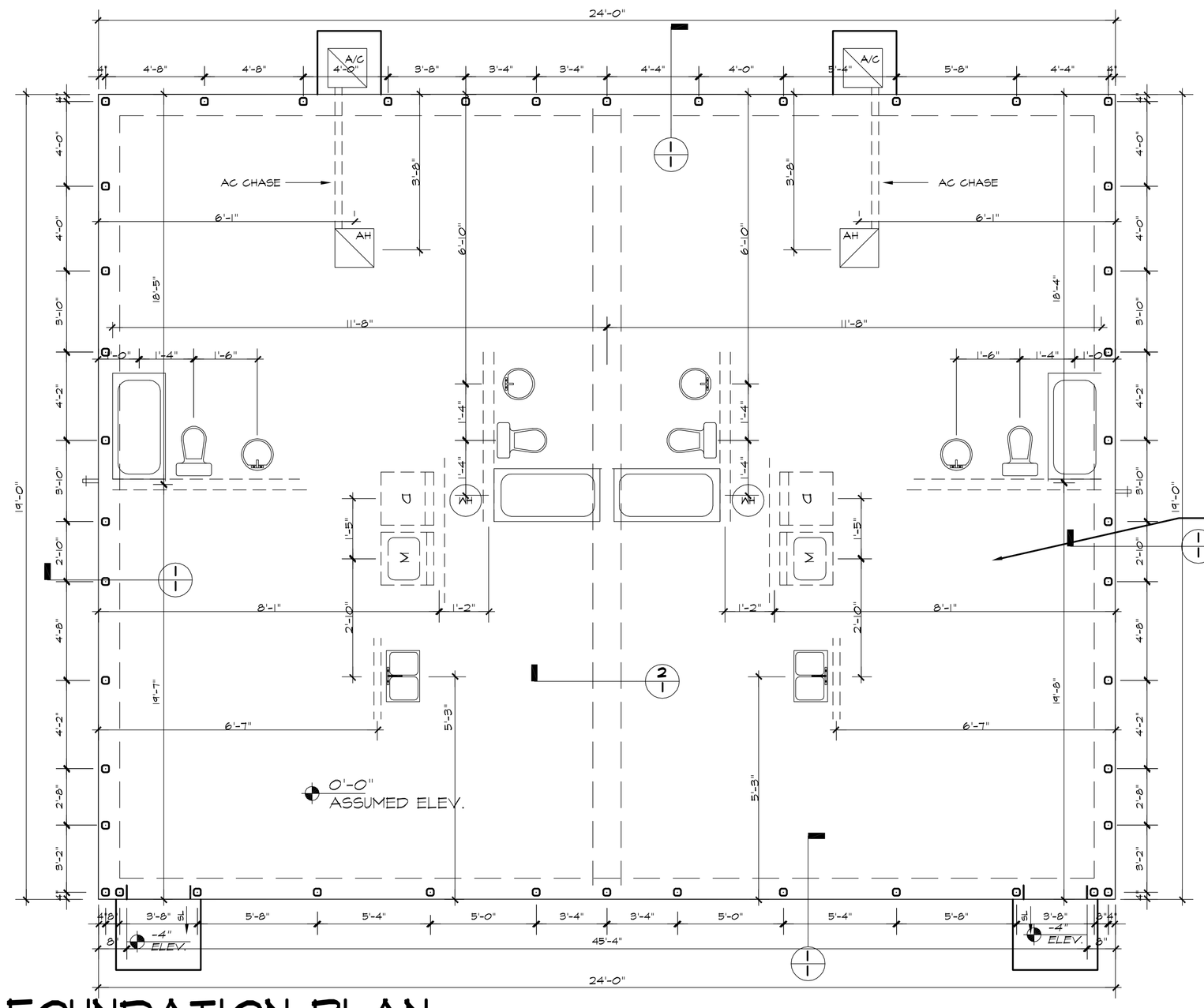
SCALE : 1"= 20'-0"



SECTION THROUGH 1 HOUR RATED SEPARATION WALLS

SCALE: 1/2"= 1'-0"

RIDGE AND HEEL CONNECTIONS

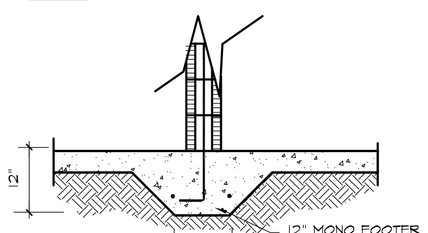


FOUNDATION PLAN

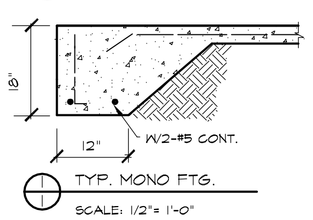
SCALE : 1/4"= 1'-0"

NOTE:
FOUNDATION PLAN IS VALID AS SHOWN UNLESS ADDITIONAL REQUIREMENTS ARE INDICATED ON SOILS TEST REPORT NOT AVAILABLE TO ENGINEER OF RECORD PRIOR TO THIS DESIGN.

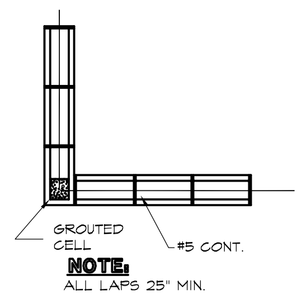
4" THK. CONCRETE SLAB-ON GRADE (MIN. 2500 PSI W/6 X 6 W1.4 X W1.4 WIRE MESH OVER 6 MIL. VISQUEEN ON CLEAN, TERMITE TREATED FILL, COMPACTED TO MIN. 2500 PSF (FIBER MESH OPT.) REBAR TO BE MIN. 50,000 PSI RATED



2 12" LOAD BEARING WALL
SCALE: 1/2"= 1'-0"

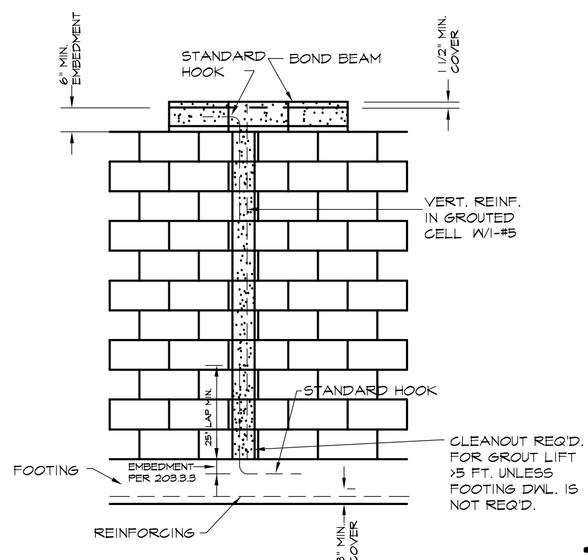


TYP. MONO FTG.
SCALE: 1/2"= 1'-0"

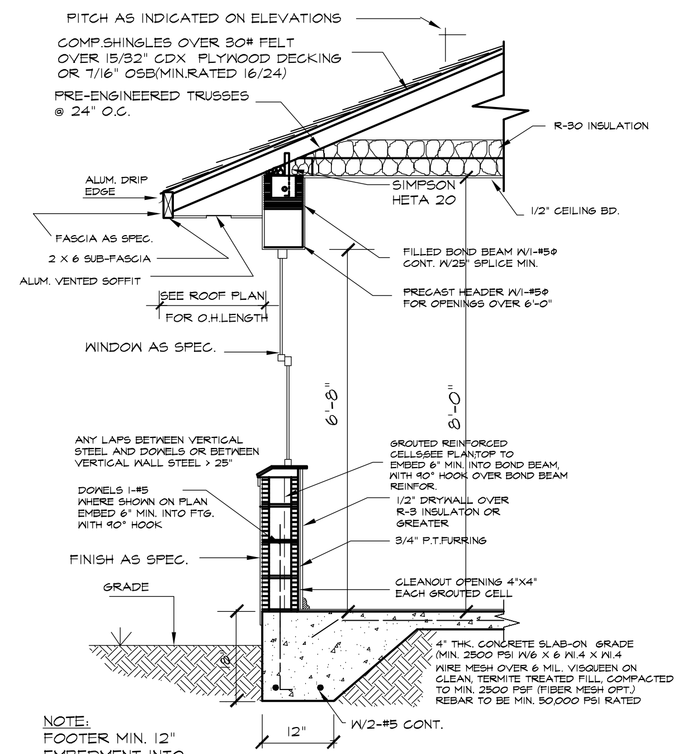


NOTE: ALL LAPS 25" MIN.

CORNER CONTINUITY OF BOND BEAM AND WALL REINFORCEMENT



ONE STORY MASONRY WALL



NOTE:
FOOTER MIN. 12" EMBEDMENT INTO VIRGIN SOIL

TYPICAL WALL SECTION

SCALE : 1/2"= 1'-0"

REVISIONS

SEAN MASTERS SR.
LIC# 69106
324 JEFFERSON STREET
LAKE WALES, FL 33859
TEL: 863.632.6067

JOHN PILKEY & ASSOCIATES, INC.
"A COMPUTER DRAFTING FIRM"
402 BURNS LANE WINTER HAVEN, FLORIDA 33884
TEL: 863.324.1193 FAX: 863.324.1193
E-MAIL: jhpilkey@gmail.com

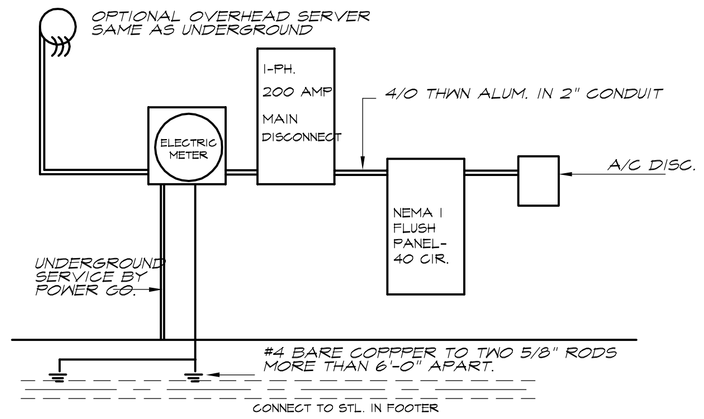
NEW DUPLEX
2ND STREET SE
WINTER HAVEN, FL

DRAWN: JP
CHECK: SM
SCALE: SHOWN
DATE: 7/5/2016

JOB: DUPLEX

SHEET
OF 4

NOTE:WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATIONBEE PLANS TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR.THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO VERIFY ALL DIMENSIONS AND OTHER DETAILS ON THE PLANS AND NOTIFY DESIGNER OF ANY ERRORS OR OMISSIONS BEFORE STARTING CONSTRUCTION.



Electrical Riser Diagram

SCALE : N. T. S.

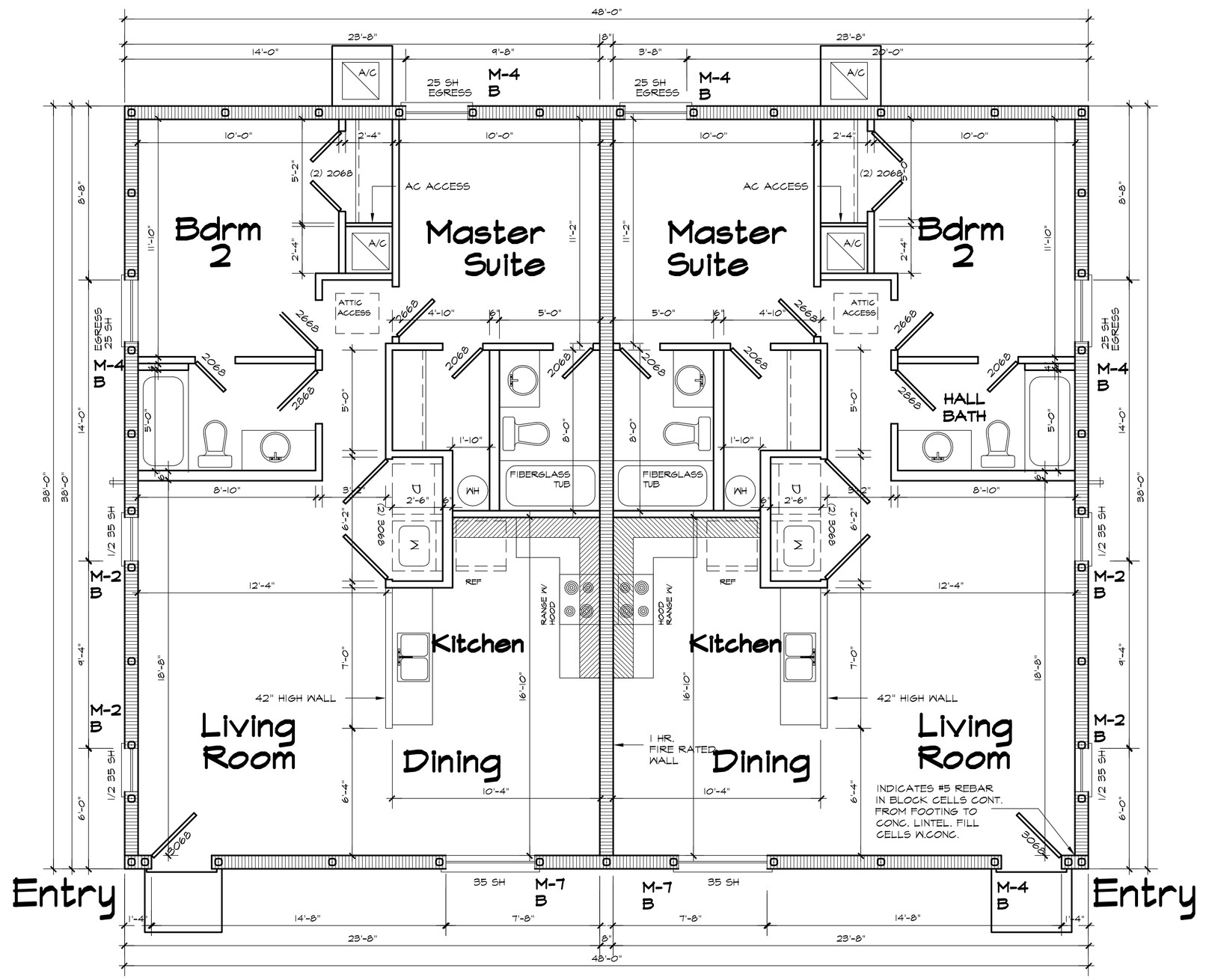
NOTE:

1. ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY W/APPLICABLE PROVISIONS OF THE NATIONAL ELEC. CODE, 2014 EDITION, LOCAL CODES, AND THE LOCAL POWER CO.
2. **ARC FAULT MUST BE PROVIDED FOR ALL CIRCUITS OF HOUSE OTHER THAN DEDICATED OR GFCI.**
3. ALL KITCHEN COUNTER OUTLETS TO BE GFCI PROTECTED CIRCUITS. AFCI- REF, DISHWASHER, GARBAGE DISPOSAL-WASHING MACHNE(UTLITY).
4. SMOKE DETECTORS TO BE HARD WIRED & INTERCONNECTED.
5. **CARBON MONOXIDE ALARMS TO BE INSTALLED PER CODE R315.2.**

K E Y

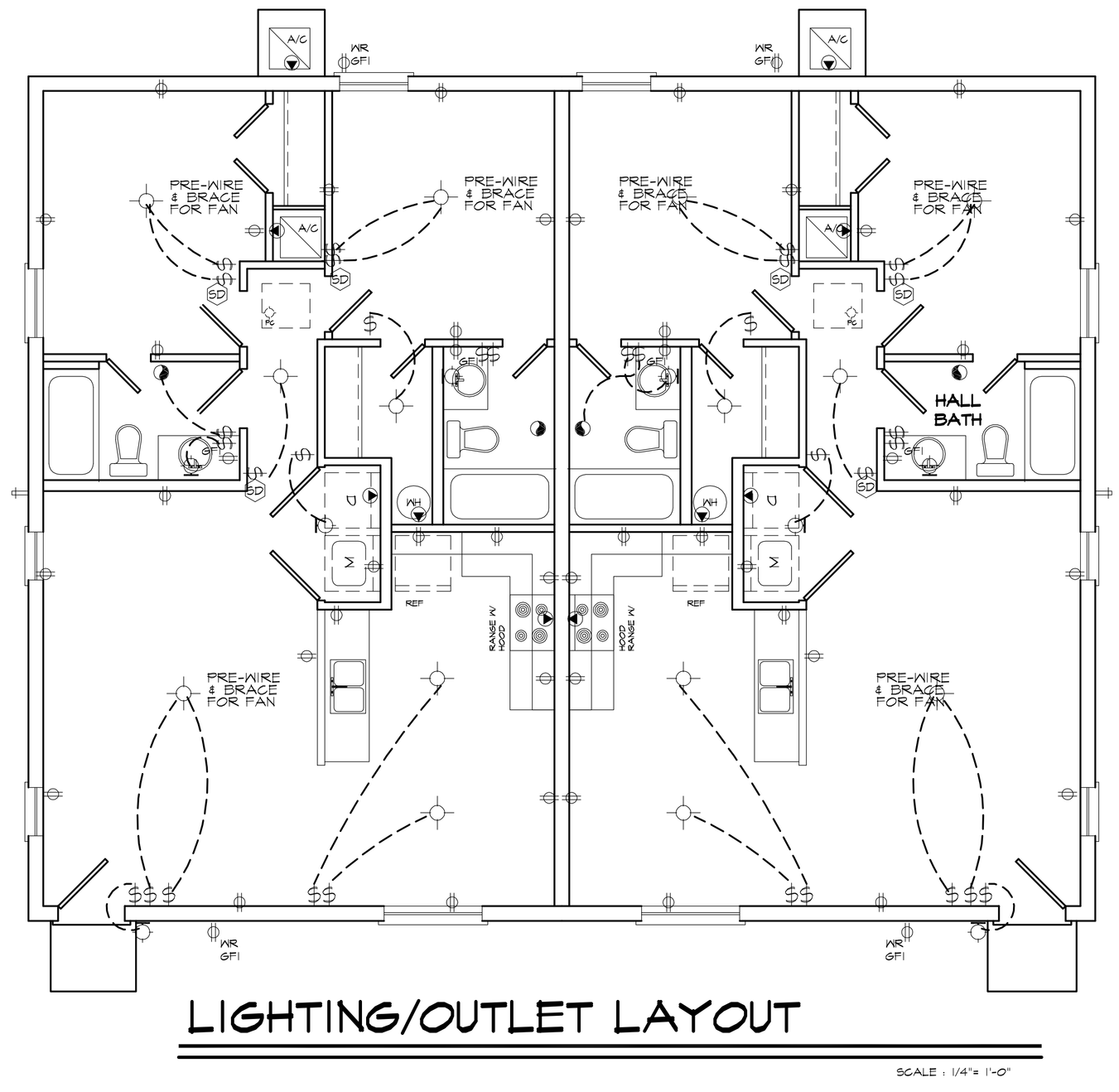
- WALL OUTLET
- WR OUTSIDE OUTLET
- 220 OUTLET
- BUTTON
- $ WALL SWITCH
- D DIMMER SWITCH
- PHONE JACK
- HOSE BIB
- EXTERIOR CONC. BLOCK WALL
- STUD WALL
- FLOR.
- 2X4 FLOR.
- 1X4 FLOR.
- CAN LIGHT
- CEILING LIGHT
- P PENDANT
- CLOSET LIGHT/ GARAGE OUTSIDE LIGHT BATHRM
- BATH FAN
- ELECTRICAL LINE
- FLOOD LIGHTS
- TV
- SD SMOKE DETECTOR
- SD/CM SMOKE DETECTOR CARBON MONOXIDE COMBO
- CHIME
- FLOUTLET
- F/L FAN/LIGHT BATH
- GFI GROUND FAULT

AREA SPECIFICATIONS	
UNIT 1 LIVING	912 SQ. FT.
UNIT 2 LIVING	912 SQ. FT.
TOTAL	1824 SQ. FT.



FLOOR PLAN

SCALE : 1/4"= 1'-0"



LIGHTING/OUTLET LAYOUT

SCALE : 1/4"= 1'-0"

GRAVITY & UPLIFT SAFE LOADS (PLF) 8" x 16" LINTELS

MARK NO.	LINTEL LENGTH	CLEAR SPAN	TYPE	TOP BAR	BOTTOM BARS A	BOTTOM BARS B	GRAVITY (0)#SL (1)#SLV (1)#SL (1)#SLV DET. H	UPLIFT (0)#SL (1)#SLV (1)#SL (1)#SLV DET. J	UPLIFT (0)#SL (1)#SLV (1)#SL (2)#SLV DET. K
M-1	2'-10"	1'-6"	Precast	2-#2	2-#2	NONE	4896*	6467*	4896*
M-2	3'-6"	2'-2"	Precast	2-#2	2-#2	NONE	3114	8164	4439
M-3	4'-0"	2'-8"	Precast	2-#2	2-#2	NONE	2305	8020	3322
M-4	4'-6"	3'-2"	Precast	2-#2	2-#2	NONE	1770	5743	2582
M-5	4'-8"	3'-4"	Precast	(2) D4.5 Wire	2-#3	NONE	6614	10000	9053
M-6	5'-4"	4'-0"	Precast	2-#2	2-#3	NONE	3478	4460	1806
M-7	5'-10"	4'-6"	Precast	2-#2	2-#3	NONE	2863	3693	1499
M-8	6'-6"	5'-2"	Precast	2-#2	2-#4	NONE	3227	3227	1201
M-9	7'-6"	6'-2"	Precast	2-#2	2-#4	NONE	2498	2498	900
M-10	7'-8"	6'-4"	Precast	(2) D4.5 Wire	2-#4	NONE	3071	3071	2916
M-11	8'-0"	6'-8"	Precast	(2) D4.5 Wire	2-#4	NONE	2831	2831	2651
M-12	8'-4"	7'-0"	Precast	(2) D4.5 Wire	2-#4	NONE	2625	2625	2421
M-13	8'-6"	7'-2"	Precast	2-#2	2-#4	NONE	1946	1934	703
M-14	9'-4"	8'-0"	Precast	2-#2	2-#4	NONE	1593	1874	586
M-15	10'-6"	9'-2"	Precast	2-#2	2-#4	NONE	1329	1407	488
M-16	11'-4"	10'-0"	Precast	2-#3	2-#5	NONE	1312	1312	406
M-17	12'-0"	10'-8"	Precast	2-#3	2-#5	NONE	1210	1210	366
M-18	12'-6"	11'-2"	Precast	2-#3	2-#5	NONE	1354	1354	981
M-19	13'-4"	12'-0"	Precast	2-#3	2-#5	NONE	1045	1045	303
M-20	14'-0"	12'-8"	Precast	2-#4	2-#5	NONE	978	978	278
M-21	14'-6"	13'-4"	Prestressed	2-#3	2-#5	NONE	978	1418	422
M-22	15'-4"	14'-0"	Prestressed	2-#3	2-#5	NONE	N.R.	1290	387
M-23	17'-4"	16'-0"	Prestressed	2-#3	2-#5	NONE	N.R.	952	328
M-24	19'-4"	18'-0"	Prestressed	2-#4	2-#5	NONE	N.R.	751	266
M-25	20'-0"	18'-8"	Prestressed	2-#4	2-#5	NONE	961	961	446
M-26	21'-4"	20'-0"	Prestressed	2-#4	2-#5	NONE	N.R.	678	219
M-27	22'-0"	20'-8"	Prestressed	2-#4	2-#5	NONE	N.R.	634	226
M-28	24'-0"	22'-8"	Prestressed	2-#4	2-#5	NONE	N.R.	522	174

N.R. - NOT RECOMMENDED * LINTEL MEETS DEEP BEAM CRITERIA NOTE #1: (1) #4 MIN. REQUIRED FOR DEEP BEAM ONLY

DETAIL "B"

DETAIL "H"

DETAIL "J"

GRAVITY & UPLIFT SAFE LOADS (PLF) 8" x 8" LINTELS

MARK NO.	LINTEL LENGTH	CLEAR SPAN	TYPE	TOP BAR	BOTTOM BARS A	BOTTOM BARS B	GRAVITY PLAIN (0)#SL (1)#SLV (1)#SL	GRAVITY (1)#SL	UPLIFT (0)#SL (1)#SLV (1)#SL (1)#SLV DET. B	UPLIFT (0)#SL (1)#SLV (1)#SL (2)#SLV DET. D
								DET. A		
M-1	2'-10"	1'-6"	Precast	2-#2	2-#2	NONE	2318	1550	3733	3772
M-2	3'-6"	2'-2"	Precast	2-#2	2-#2	NONE	1436	952	2465	2504
M-3	4'-0"	2'-8"	Precast	2-#2	2-#2	NONE	1065	700	1961	2000
M-4	4'-6"	3'-2"	Precast	2-#2	2-#2	NONE	819	533	1625	1665
M-5	4'-8"	3'-4"	Precast	(2) D4.5 Wire	2-#3	NONE	1453	2654	2654	2574
M-6	5'-4"	4'-0"	Precast	2-#2	2-#3	NONE	931	1247	1319	1301
M-7	5'-10"	4'-6"	Precast	2-#2	2-#3	NONE	817	1024	1161	1151
M-8	6'-6"	5'-2"	Precast	2-#2	2-#4	NONE	692	1139	1139	968
M-9	7'-6"	6'-2"	Precast	2-#2	2-#4	NONE	570	938	938	716
M-10	7'-8"	6'-4"	Precast	(2) D4.5 Wire	2-#4	NONE	819	1130	1130	1115
M-11	8'-0"	6'-8"	Precast	(2) D4.5 Wire	2-#4	NONE	581	1062	1062	1048
M-12	8'-4"	7'-0"	Precast	(2) D4.5 Wire	2-#4	NONE	548	1001	1001	979
M-13	8'-6"	7'-2"	Precast	2-#2	2-#4	NONE	483	777	720	552
M-14	9'-4"	8'-0"	Precast	2-#2	2-#4	NONE	428	633	639	454
M-15	10'-6"	9'-2"	Precast	2-#2	2-#4	NONE	368	487	550	356
M-16	11'-4"	10'-0"	Precast	2-#3	2-#5	NONE	330	544	544	430
M-17	12'-0"	10'-8"	Precast	2-#3	2-#5	NONE	308	507	507	383
M-18	12'-6"	11'-2"	Precast	2-#3	2-#5	NONE	312	570	570	391
M-19	13'-4"	12'-0"	Precast	2-#3	2-#5	NONE	270	433	414	308
M-20	14'-0"	12'-8"	Precast	2-#4	2-#5	NONE	254	388	390	279
M-21	14'-6"	13'-4"	Prestressed	2-#3	2-#5	NONE	N.R.	N.R.	470	298
M-22	15'-4"	14'-0"	Prestressed	2-#3	2-#5	NONE	N.R.	N.R.	426	274
M-23	17'-4"	16'-0"	Prestressed	2-#3	2-#5	NONE	N.R.	N.R.	324	215
M-24	19'-4"	18'-0"	Prestressed	2-#4	2-#5	NONE	N.R.	N.R.	252	202
M-25	20'-0"	18'-8"	Prestressed	2-#4	2-#5	NONE	N.R.	256	256	188
M-26	21'-4"	20'-0"	Prestressed	2-#4	2-#5	NONE	N.R.	N.R.	200	165
M-27	22'-0"	20'-8"	Prestressed	2-#4	2-#5	NONE	N.R.	N.R.	185	155
M-28	24'-0"	22'-8"	Prestressed	2-#4	2-#5	NONE	N.R.	N.R.	149	124

N.R. - NOT RECOMMENDED

QUALITY PRECAST COMPANY
"STRONG" ON SERVICE
P.O. Box II - Brandon, Florida 33509-0011
TAMPA DISTRICT
DISPATCH
813.685.5615 Hillsborough
727.821.6227 Pinellas
863.425.3070 Polk
www.qualityprecast.com

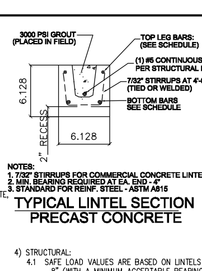
GENERAL NOTES:

1.) CODES:
- 1.1 FLORIDA BUILDING CODE 6th EDITION, 2017 RESIDENTIAL SECTIONS R402.2 & R606.
- 1.2 FLORIDA BUILDING CODE, 6th EDITION, 2017 BUILDING, SECTIONS 1905.2 & 2107.
- 1.3 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-14).
- 1.4 BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES (ACI 530-13 & ACI 530.1-13)
- 1.5 AMERICAN SOCIETY OF CIVIL ENGINEERS MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7-10).

2.) CONCRETE:
- 2.1 CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS:
  - 2.1.1 PRE-CAST W/STANDARD REINFORCEMENT- 4000 PSI MIN.
  - 2.1.2 PRE-CAST W/PRESTRESS REINFORCEMENT- 6000 PSI
  - 2.1.3 GROUT PER ASTM C476 - 3000 PSI W/ MAX. 3/8" AGGREGATE, 8" TO 11" SLUMP.
- 2.2 REINFORCING BARS:
  - 2.2.1 STEEL PLACED IN PRECAST LINTEL AT TIME OF FABRICATION ASTM A615 (GRADE 60)
  - 2.2.2 STEEL IN LINTEL AND KNOCKOUT BLOCK (PLACED IN FIELD) ASTM A615 (GRADE 40).
- 2.3 PRESTRESS STRANDS ASTM A416 7-WIRE, STRESS RELIEVED 270 KSI
- 2.4 DETAIL REINFORCEMENT IN ACCORDANCE WITH ACI 315.
- 2.5 CONCRETE PLACING OPERATIONS SHALL COMPLY WITH ACI STANDARDS.
- 2.6 D4.5 WIRE PER ASTM A496

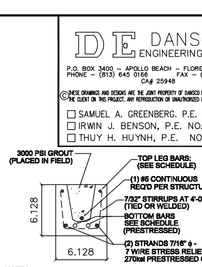
3) MASONRY:
- 3.1 CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C-90, NORMAL WEIGHT WITH MINIMUM NET AREA COMPRESSIVE STRENGTH 2000PSI.
- 3.2 MORTAR SHALL CONFORM TO ASTM C-270 TYPE "M" OR "S".
- 3.3 FULL MORTAR JOINTS ARE REQUIRED.
- 3.4 MINIMUM AGGREGATE 28-DAY COMPRESSIVE STRENGTH OF CMU AND MORTAR SHALL NOT BE LESS THAN f'm = 2000 PSI. MASONRY STRENGTH SHALL BE ESTABLISHED BY THE "UNIT STRENGTH METHOD" OR, ALTERNATIVELY, BY THE "PRISM TEST METHOD" WHERE USM REQUIREMENTS HAVE NOT BEEN MET.

4) STRUCTURAL:
- 4.1 SAFE LOAD VALUES ARE BASED ON LINTELS HAVING A BEARING OF 8" (WITH A MINIMUM ACCEPTABLE BEARING OF 4" PER FLORIDA BUILDING CODE 6TH EDITION, 2017 RESIDENTIAL, SECTION R606.2.6 OF FLORIDA BUILDING CODE 6TH EDITION, 2017 STANDARDS).
- 4.2 SAFE LOAD VALUES BASED ON RATIONAL DESIGN ANALYSIS PER ACI 318 AND ACI 530.
- 4.3 DESIGNER MAY EVALUATE CONCENTRATED LOADS FROM THE SAFE LOAD TABLES BY CALCULATING MAXIMUM RESISTING MOMENT AND SHEAR AT 4 DISTANCE AWAY FROM THE FACE OF THE SUPPORT.
- 4.4 FOR LINTEL LENGTH AT 6'-4" OR GREATER, VERTICAL CELL FILLED SOLID WITH GROUT AND MINIMUM ONE (1) #5 VERTICAL REBAR IS REQUIRED AT EACH END OF THE LINTEL.
- 4.5 LINTELS SHALL BE SUPPORTED AT THEIR CLEAR SPAN MUST BE PROVIDED TEMPORARY SUPPORT, NOT BE REMOVED UNTIL 2 DAYS AFTER GROUT PLACEMENT.



NOTES:
1. #3@7" STIRRUPS OR COMMERCIAL CONCRETE LINTELS ONLY
2. MIN. BEARING REQUIRED AT EA. END = 4"
3. STANDARD FOR REINF. STEEL - ASTM A615

TYPICAL LINTEL SECTION
PRECAST CONCRETE



NOTES:
1. #3@7" STIRRUPS FOR COMMERCIAL CONCRETE LINTELS ONLY
2. MIN. BEARING REQUIRED AT EA. END = 4"
3. STANDARD FOR REINF. STEEL - ASTM A615

TYPICAL LINTEL SECTION
PRESTRESS CONCRETE

TYPE DESIGNATION

P - PLAIN CONCRETE OR R - REINFORCED	NOMINAL WIDTH	NOMINAL HEIGHT	QUANTITY OF REBAR (IF UNKNOWN LEAVE BLANK)	(COMMERCIAL/UNITY)
8 - 8X8 LINTEL				

[8x16 P-1L-1U]

DE DANSCO ENGINEERING, L.L.C.
P.O. BOX 3895 - BELLE MEADE - FLORIDA 33870
PHONE (863) 447-0965 - FAX (863) 409-3698
C.O.A. 29446

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- ☐ SAMUEL A. GREENBERG, P.E. NO. 34245
- ☐ IRWIN J. BENSON, P.E. NO. 49758
- ☐ THUY H. HUYNH, P.E. NO. 60122

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324 JEFFERSON STREET
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JOHN PILKEY & ASSOCIATES, INC.
"A COMPUTER DRAFTING FIRM"
402 BURNS LANE
WINTER HAVEN, FLORIDA 33884
TEL: 863.324.1193 FAX: 863.324.1193
E-MAIL: jhpilkey@gmail.com

NEW DUPLEX
2ND STREET SE
WINTER HAVEN, FL

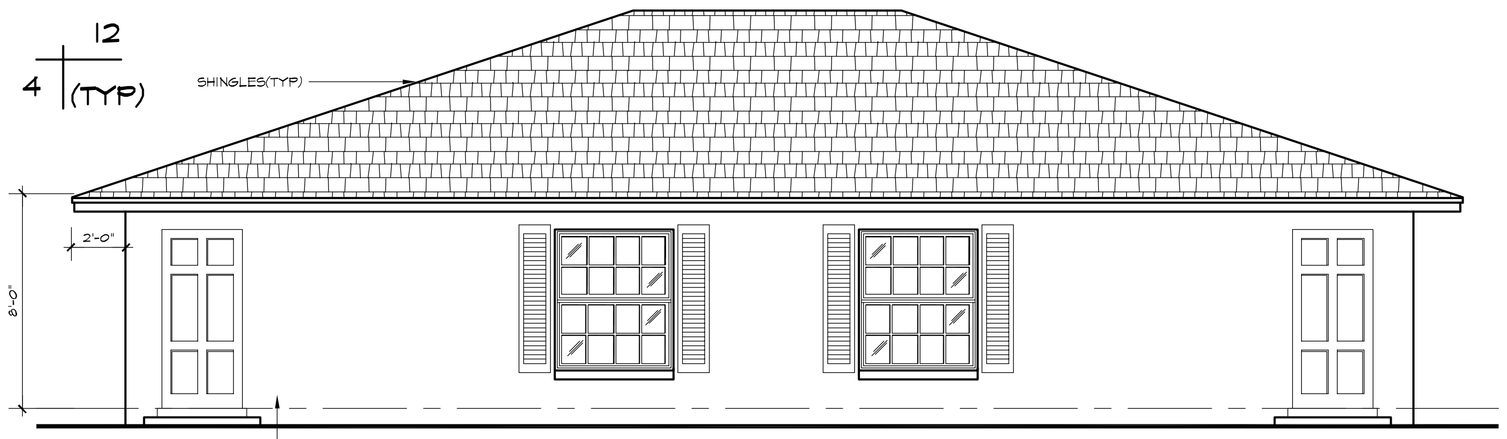
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DATE: 7/5/2016

JOB: DUPLEX

SHEET 2 OF 3

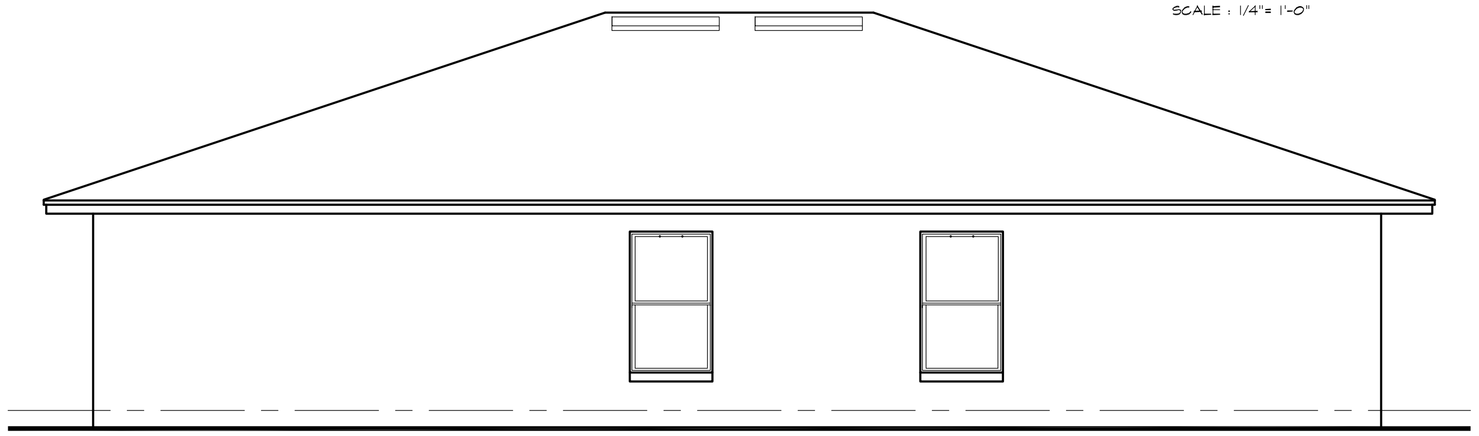
315

NOTE:WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATIONOF THESE PLANS TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR.THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO VERIFY ALL DIMENSIONS AND OTHER DETAILS ON THE PLANS AND NOTIFY DESIGNER OF ANY ERRORS OR OMISSIONS BEFORE STARTING CONSTRUCTION.



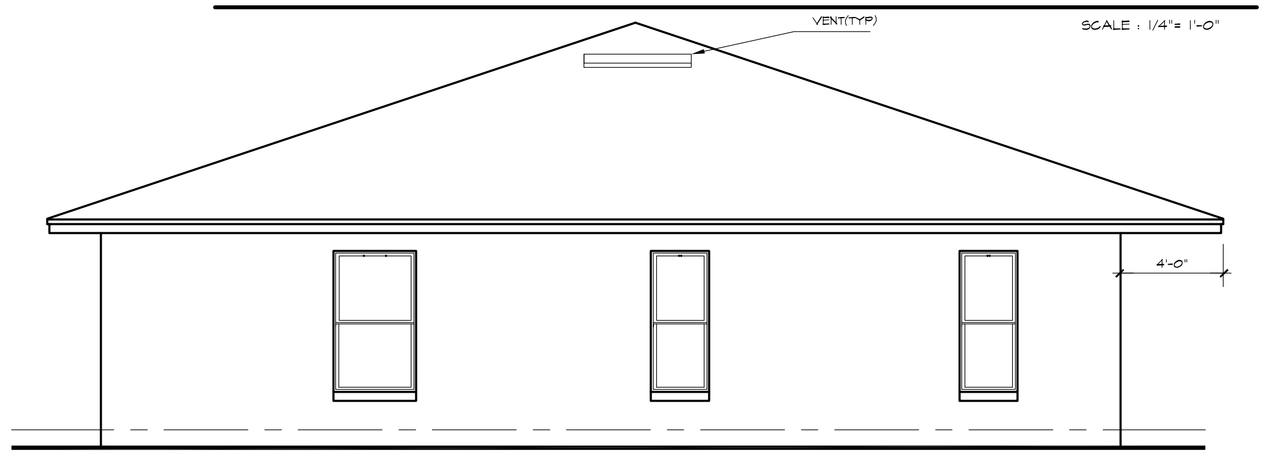
FRONT ELEVATION

SCALE : 1/4"= 1'-0"



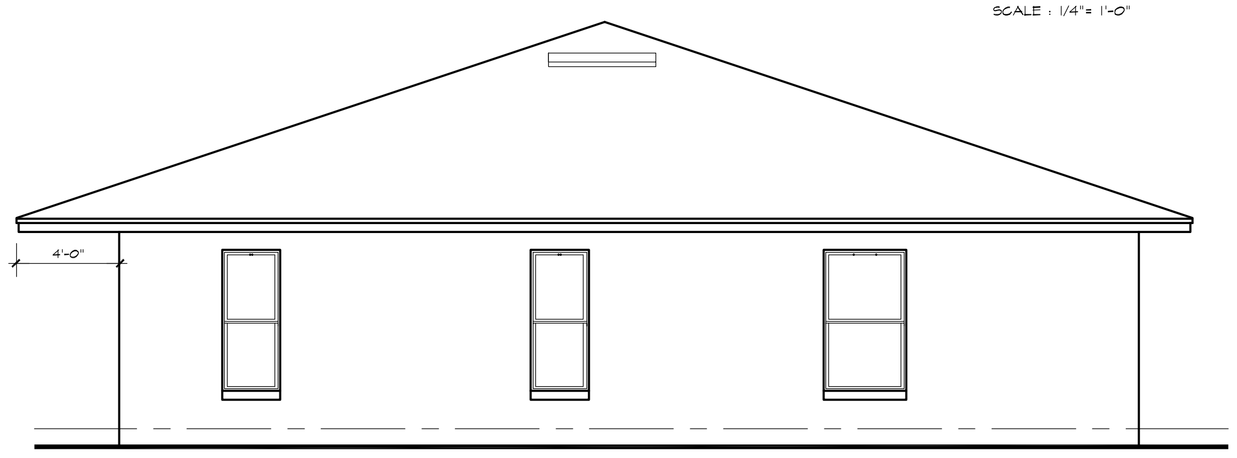
REAR ELEVATION

SCALE : 1/4"= 1'-0"



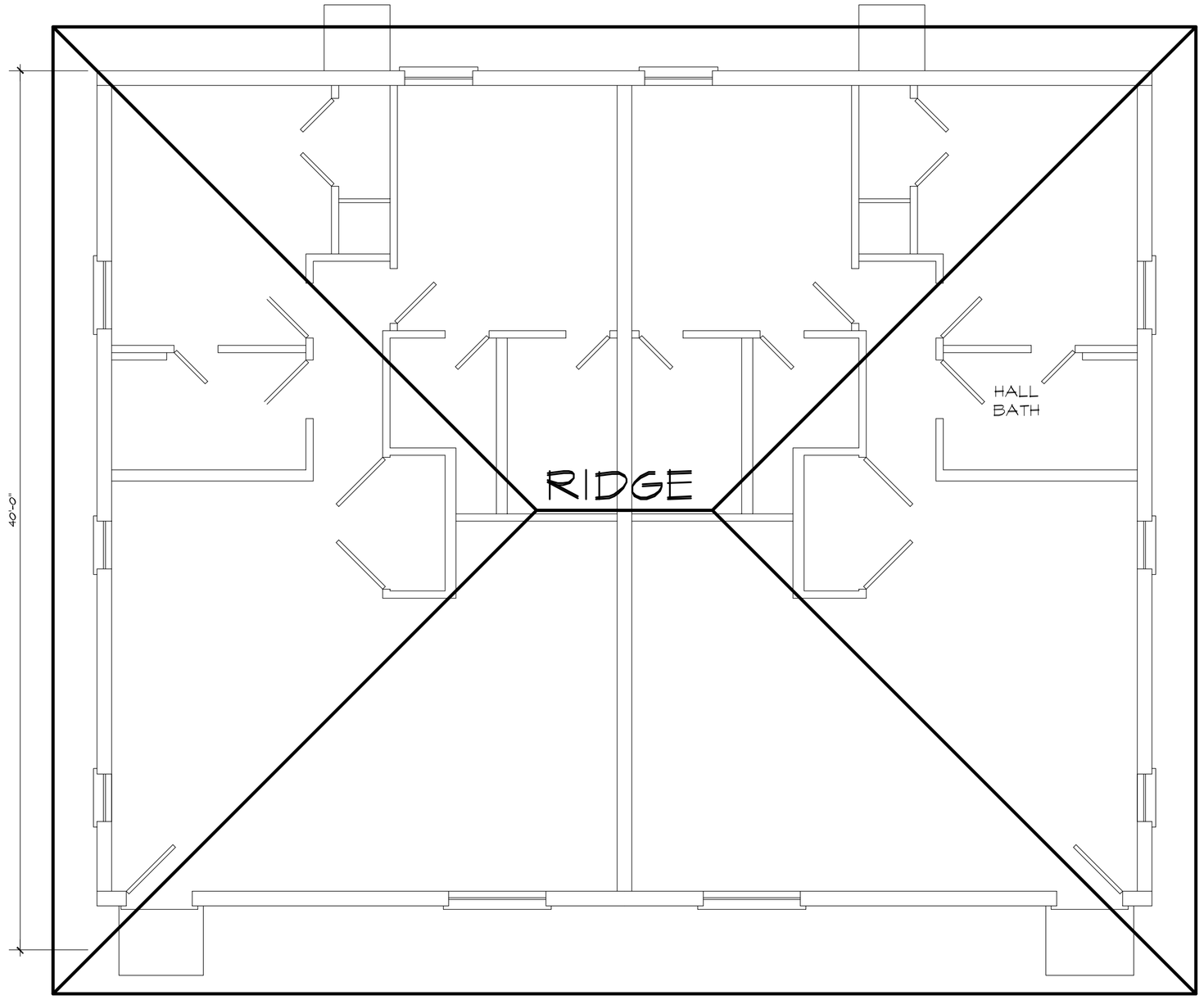
RIGHT ELEVATION

SCALE : 1/4"= 1'-0"



LEFT ELEVATION

SCALE : 1/4"= 1'-0"



ROOF LAYOUT

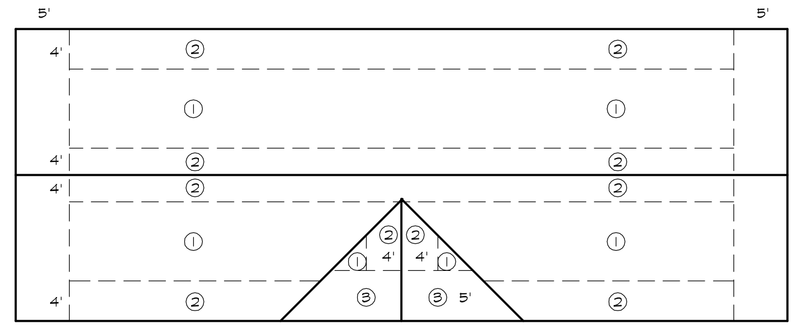
SCALE : 1/4"= 1'-0"

SECTION 1203-ATTIC SPACES

"1203.2 ATTIC SPACES.
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPERATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. A MINIMUM OF 1 INCH (25MM) OF AIRSPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATION AREA SHALL NOT BE LESS THAT 1/300 OF THE AREA OF THE SPACE VENTILATED, WITH 50 PERCENT OF THE REQUIRED VENTILATED AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET (914 MM) ABOVE SAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

EXCEPTION: ATTIC SPACES, DESIGNED BY A FLORIDA LICENSED ENGINEER OR REGISTERED ARCHITECT TO ELIMINATE THE ATTIC VENTING.

CALCULATIONS-
1824 S.Q. FT. - 438 NEW FREE VENT- 4- 4' VENTS @ 115 SQ.IN. NFVA
438 NEW FREE - SOFFIT VENTING



NAILING PATTERNS

1. USE 8D RING-SHANK NAILS FOR ALL FASTENERS IN NAILING ZONE 3 IN 140 MPH WIND SPEEDS
2. SPACE FASTENERS 4" O.C. MIN. AT GABLE ENDWALL OR GABLE TRUSS.

ROOF PLAN NOTES:

1. THIS ROOF PLAN IS NOT INTENDED TO SERVE AS A TRUSS DESIGN. IT IS TO INDICATE ROOF, CEILING SLOPES AND HEIGHTS ONLY.
2. TRUSS MANUFACTURER TO VERIFY ALL TRUSS SPANS, SLOPES, BEARING POINTS, AND DIMENSIONS BEFORE FABRICATION. ALSO, TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR FINAL APPROVAL BEFORE FABRICATION.
3. ALL ROOF PITCHES ARE TO BE SET AS INDICATED ON PLANS AND ELEVATIONS.
4. TOP PLATE HEIGHTS VARY. SEE BUILDING SECTIONS, WALL SECTIONS, AND ELEVATIONS FOR BEARING HEIGHTS.
5. TRUSS SPACING SHALL BE 24" O.C. UNLESS OTHERWISE NOTED. CONVENTIONAL FRAMING SHALL BE 16" O.C. OR AS OTHERWISE NOTED.
6. 15/32" CDX PLYWOOD DECKING OR 7/16" OSB (MIN.RATED 16/24)- USE 8d COMMON, GALV. OR RING SHANK NAILS WITH 8d COMMON NAILS AT GABLE ENDS
7. FRAME WALLS UP TO UNDERSIDE OF ROOF TRUSSES AT ALL NON-BEARING WALLS AND AT VOLUME AREA UNLESS OTHERWISE NOTED.
8. ALIGN TRUSSES AND HAND FRAMING SO AS ALL GYPSUM WALL BOARD TO BE CONTINUOS FROM FLOOR TO CEILING.
9. TRUSS MANUFACTURER TO INSURE DESIGN CONSIDERATION TO THE FOLLOWING ADDITIONAL LOADS:
   ALL CEILING HUNG SOFFITS AND SOFFITS W/ CABINETS AS SHOWN ON PLANS

REVISIONS

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"A COMPUTER DRAFTING FIRM"
402 BURNS LANE
WINTER HAVEN, FLORIDA 33884
TEL: 863.324.1193 FAX: 863.324.1193
E-MAIL: jhpilkey@gmail.com

NEW DUPLEX
2ND STREET SE
WINTER HAVEN, FL

DRAWN: JP
CHECK: SM
SCALE: SHOWN
DATE: 1/5/2018

JOB: DUPLEX

SHEET 3 OF 4

NOTE: WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO VERIFY ALL DIMENSIONS AND OTHER DETAILS ON THE PLANS AND NOTIFY DESIGNER OF ANY ERRORS OR OMISSIONS BEFORE STARTING CONSTRUCTION.

Recorded in B 11/21/2019 03:31:40 PM Stacy M. Butterfield
O.R. BK/PG 11050/0411 2019248258 AMT $12,100.00 Doc Stamp $84.70

TAX DEED

Tax Deed Number: 01061-2019

Stacy M. Butterfield
Clerk of the Circuit Court

STATE OF FLORIDA

COUNTY OF POLK

The following Tax Sale Certificate Numbered 8124 issued on Jun 01, 2017 was filed on the Office of the Tax Collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 21st day of November, 2019 offered for sale as required by law for cash to the highest bidder and was sold to:
RDM CONSTRUCTION AND DEVELOPMENT LLC

ADDRESS:
1333 BELVOIR DR
DAVENPORT FL 33837
being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

NOW, this 21st day of November, 2019 the County of Polk, State of Florida, in consideration of the sum of ($ 12,100.00) TWELVE THOUSAND ONE HUNDRED AND 00 / 100-----Dollars, being the amount paid pursuant of the Laws of Florida does hereby sell the following lands situated in the County and State and described as follows:

ORANGE HILL SUB PB 58 PG 40 BLK 3 LOT 5
2018 TAXES PAID
SUBJECT TO 2019 TAXES

STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT
POLK COUNTY

BY: Stacy M. Butterfield
Stacy M. Butterfield, Clerk of the Circuit Court

PROPERTY ID NUMBER 28-28-25-354770-030050

WITNESS:

TERESA TIERNEY

REBECCA L STOFF

STATE OF FLORIDA

COUNTY OF POLK

On this 21st day of November, 2019 before me TINA CONLEY personally appeared Stacy M. Butterfield, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in and who executed the foregoing instrument, and acknowledged the execution of this instrument to be her own free act and deed for the use and purpose therein mentioned, who is personally known to me and who did not take an oath.

Witness my hand and official seal date aforesaid.

NOTARY PUBLIC STATE OF FLORIDA

TINA CONLEY
Notary Public, State of Florida
My comm. expires Aug. 14, 2023
Commission Number GG 365586

Growth Management Department
Land Development Division
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
(863)534-6792
FAX (863) 534-6407

www.polk-county.net

IMPACT ASSESSMENT STATEMENT FORM

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?

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses? No incompatibility issues.

3. How will the request influence future development of the area? It will not the area will remain the same.

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[1] methodology and calculations. This project should only add 2 to 4 additional trips per day to the area.

2. What modifications to the present transportation system will be required as a result of the proposed development? None.

[1]A minor traffic study will suffice for a detailed methodology and calculations for most applications.

3. What is the total number of parking spaces required pursuant to Section 708 of the Land

Development Code? 4 which will be onsite.

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?
Direct frontage on Temple Circle East and South.

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*)
It will be on a private Septic System.
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?
Private septic system.
3. If offsite treatment, who is the service provider?
None, it will be on a private septic system.
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*) Not applicable for this project.
5. What is the provider's general capacity at the time of application? Not applicable.
6. What is the anticipated date of connection? Not applicable
7. What improvements to the providers system are necessary to support the proposed request *(e.g., lift stations, line extensions/expansions, interconnects, etc.)*? None.
Owner will install a new septic system.

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?
Water is already to the project provided by FGUA.
2. What is the estimated volume of consumption in gallons per day (GPD)? (*Response may be based on Section 703 of the LDC*)

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line? On site at the front of the property.

4. Who is the service provider? FGUA

5. What is the anticipated date of connection? 6/1/26

6. What is the provider's general capacity at the time of application?

7. Is there an existing well on the property(ies)? No

Yes What type? _____

Permit Capacity_____

(No)

Location: _____

Water Use Permit #: _____

Constructed prior to Water Management District Permitting: Yes _____ (No)

_____

Type of Use: __Ag __Public __Industrial or Commercial

__Recreation or Aesthetic __Mining

Permitted Daily Capacity: _____

Average Peak Monthly Withdrawal Rate: _____

Location: _____

Casing Diameter: _____

Mainline Diameter: _____

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);
No flood hazards, water will be directed away from the project to the street.

2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?
There will be no alterations required. There are no wetlands on this property. The only land alteration will be for the septic system and the duplex itself.

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 surrounding property is other residential property.
2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site. There are no wetlands on this property and no floodplain.
3. Discuss location of potable water supplies, private wells, public well fields *(discuss the location, address potential impacts)*, and;
FGUA water box is located at the east side of the property.
4. Discuss the location of Airport Buffer Zones (if any) *(discuss the location and address, potential impacts)*. Not applicable.
5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development. Mostly sandy soil. Approximately 20% overall coverage.

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;
2. Educational Facilities (e.g., preschool, elementary, middle school, high school);
3. Health Care (e.g., emergency, hospital);
4. Fire Protection;
5. Police Protection and Security;
6. Emergency Medical Services (EMS);
7. Solid Waste (collection and waste generation); and

8. How may this request contribute to neighborhood needs?

This request will help provide much needed nice affordable housing in the area.

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;

Map B: Map depicting the site boundary (properties included in the request)

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

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).

POLK COUNTY PLANNING COMMISSION

FINAL ORDER

Case Number: LDCU-2025-37

Applicant: Richard McIntee

Property Owner: RDM Construction & Development LLC

Hearing Date: April 1, 2026

I. Request:

The applicant is requesting a Conditional Use (CU) approval for a duplex to be located on ±0.40 acres within a Residential Low-2 (RL-2) future land use district.

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 906 and 303.

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 day 1st day of April, 2026 by the Polk County Planning Commission.

Polk County Planning Commission **ATTEST:**

By:_____ By: _____
Merle Bishop, FAICP, Chair Lyndsey Yannone, Recording Secretary

Date rendered to the Clerk: _____

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 March 4th, 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:

Exhibits to Planning Commission's Order

Exhibit A-Staff Report and Exhibits

Agenda Item 7. 4/1/2026

SUBJECT

LDSPD-2025-2 (Old Dixie Highway SPD)

DESCRIPTION

The applicant is proposing a Suburban Planned Development to develop thirty-one single family lots on approximately 20.29 acres. The subject site is located North of Old Dixie Hwy, west of Polk Pkwy, west of the city of Auburndale in Section 05, Township 28, Range 25.

RECOMMENDATION

Conditional Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Aleya Inglima

Land Development Division

(863) 534-6764

aleyainglima@polkfl.gov

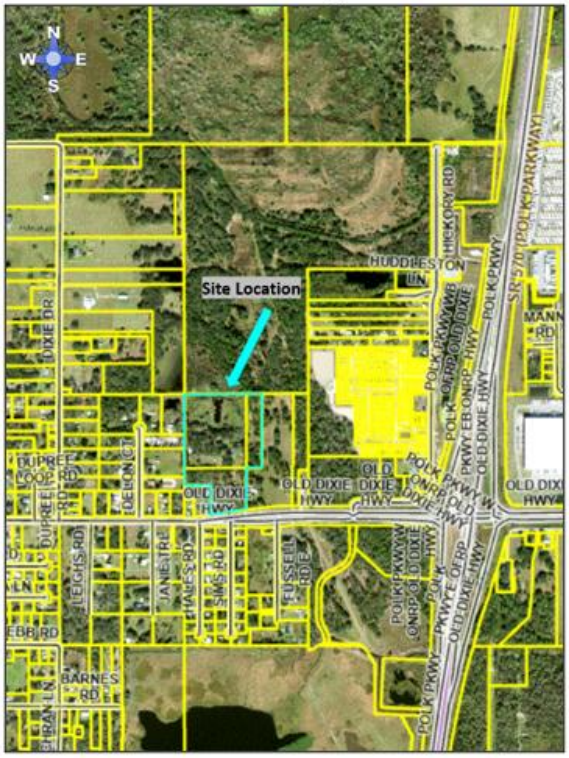
POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	January 29, 2026
Planning Commission Date:	April 1, 2026
BoCC Dates:	N/A
Applicant:	Charles Brooker
Level of Review:	Level 3 Review, Suburban Planned Development (SPD)
Case Number and Name:	LDSPD-2025-2 (Old Dixie Highway SPD)
Request:	Proposing a Suburban Planned Development to develop thirty-one single family lots on approximately 20.29 acres.
Location:	North of Old Dixie Hwy, west of Polk Pkwy, west of the city of Auburndale in Section 05, Township 28, Range 25.
Property Owners:	HB & CT LLC
Parcel Number (Size):	252805-000000-043010 252805-000000-043050 252805-000000-043060 (+/- 20.29 acres)
Development Area:	Suburban Development Area (SDA)
Future Land Use:	Residential Suburban (RS), Residential Medium-X (RMX), I-4 SAP
Case Planner:	Aleya Inglima, Planner II

Location



Aerial Image



Summary of Analysis:

The applicant is requesting approval of a Suburban Planned Development to develop thirty-one single family lots on approximately 20.29 acres within a Residential Suburban (RS) land use district. SPDs require Level 3 Reviews in RS, according to Table 2.1 of the Land Development Code (LDC). The subject site is approximately 20.29 acres, and the density is 1.53 dwelling units per acre (DU/AC). 15 of the acres are upland while the other 5.29 acres are wetlands. Maximum density permitted with 28 locational points within an SPD is three (3) dwelling units per acre (DU/AC).

This site is one of many vacant properties along Old Dixie Highway. Local residential uses include generational site-built homes on large properties. Individual mobile homes are located nearby. Single family homes are located to the east and west. The Hickory Ranch development is located northwest of the subject site and was approved for 127 units on approximately 27.49 upland acres. The proposed site plan will add thirty-one additional single-family homes to the area. Lots sizes range from 0.23 acres to 0.40 acres. 20% of the site (4.19 acres) is dedicated to open space and will serve to buffer the neighboring properties to the north and west. Passive recreation will be incorporated in the open space. Buffers and landscaping will be constructed in accordance with Ch.7 of the LDC.

This development is a good transition from high density to lower density residential. Exhibit 6 shows the approved surrounding developments in relation to the current development request. To the east of the property is Residential Medium (RM) and the west of the property is Residential Suburban (RS). Residential Medium can achieve up to 15.5 du/ac if able to achieve 48 locational points within the TSDA.

This site is located in a Suburban Development Area (SDA), and the services found within this development area include utilities, schools, transportation, parks, and emergency services. Old Dixie Highway (CR 546) is an urban collector roadway that runs east to west and leads to the Polk Parkway. The development will be determined by the flood and wetlands. A flood study and wetland delineation will determine this during the Level 2 review. If wetlands and flood zone on site are greater than what is estimated, the lot count may have to be reduced and increased in width. Soils will require advanced treatment. The property is composed mostly of Pomona Sand soils which provide some limitations for drainage. The property is likely to require mounded septic tanks. Water connection will be through the City of Auburndale. Sewer is available across from Old Dixie Highway, however the applicant will be utilizing septic tanks for the lots.

Thirty-one single family homes will not have adverse effects on public infrastructure. This development adds more housing to the area. With the layout of the homes and open space along surrounding residential uses, the site plan is compatible with the area. The request is consistent with the Polk County Comprehensive Plan and Section 303 of the LDC as it pertains to SPDs. Staff recommends approval.

Findings of Fact

- *LDSPD-2025-2 is a Suburban Planned Development (SPD) to develop thirty-one single family lots on Parcel No. 252805-000000-043010, 252805-000000-043050, 252805-000000-043060 (+/- 20.29 acres) within a Residential Suburban (RS) land use district in the Suburban Development Area (SDA). 15 of the acres are upland while the other 5.29 acres are wetlands.*

- *Minimum principal structure setbacks will be ten (10) feet from the sides and fifteen (15) feet from the rear. Minimum accessory structure setbacks will be five (5) feet from the sides and ten (10) feet at the rear. Front yard setback will be 20 feet from the right of way and 40 feet from centerline. Garage setbacks are twenty-five (25) feet.*

- *This property is located in a Residential Suburban (RS) land use district. Section 204.A.3 of the LDC states, "The purpose of the RS district is to provide areas for suburban-density residential development to promote the proper transition of land from rural to urban uses. The RS district permits single-family dwelling units, family care homes, agricultural support uses, and community facilities."*

- *According to Table 2.1 of the LDC, "Suburban Planned Development" is a "C3" conditional use in RS land use districts requiring a Level 3 Review from Polk County's Development Review Committee and a public hearing before the Planning Commission.*

- *Direct ingress/egress to the development is proposed from Old Dixie Highway. Old Dixie Highway (Road Number 12590) is an Urban Collector roadway with a paved surface width of 20 feet. It is not tracked for concurrency by Polk County's Transportation Planning Organization.*

- *Per Table 2.2 of the LDC, the RS district allows a maximum density of one (1) dwelling units per five (5) acres (du/ac). Interior side setbacks within RS are ten (10) feet for principal structures and five (5) feet for accessory structures. Rear setbacks are fifteen (15) feet for principal structures and ten (10) feet for accessory structures. Setbacks from Local roadways are 20 feet from the right-of-way and 40 feet from the centerline.*

- *Table 3.4 SPD Density Conversion Table of the LDC, states that 24 points can achieve a density up to 2.5 (DU/AC).*

- *Per Section 303 of the LDC, Suburban Planned Developments (Revised 9/26/01 - Ord. 01-70)*

  Suburban Planned Developments (SPDs) are conditional uses in the RS land use district. SPDs may contain single-family detached and duplex units at a gross density of up to, and including, three dwelling units per acre based upon a Locational Eligibility Score as determined by Tables 3.3 and 3.4 under Planned Developments.

  1. For purposes of this Code, an SPD is:

a. *Land to be planned as a whole;*

b. *To be built in a single phase or a programmed series of phases; and,*

c. *To include uses and development substantially related to the character and purposes of the land use category.*

2. *A proposed SPD project shall not be approved if it is determined to be premature. When evaluating proposed SPD projects. in addition to Locational Criteria in Table 3.3. the following factors shall indicate whether it is premature:*

   a. *If the condition and adequacy of the collector and arterial road network is deficient;*

   b. *The availability of urban services. including but not limited to, police, fire, and EMS;*

   c. *If there is considerable displacement of ongoing economically viable agricultural activities; and,*

   d. *The degree of existing development surrounding the proposed SPD.*

3. *All SPDs shall:*

   a. *Be adjoining (touching) the right-of-way of an arterial, paved collector, or paved County-maintained local road meeting or exceeding adopted level-of service standards*

   b. *Be connected to public or a franchised water system which meets LOS standards established within this Plan.*

   c. *Meet Open Space and recreation standards for Planned Developments in Section 303.*

- This subject property is located in the Suburban Development Area (SDA). According to *POLICY 2.106-A1 of Polk County's Comprehensive Plan, "SDAs shall be those areas within the County which are, in most cases, located between municipalities, TSDA or UGA and the Rural Development Areas (RDAs). In the SDA, agricultural activities coexist alongside low density developed areas in the fringes of municipalities and other urban centers. These areas have developed predominately residential, in a suburban pattern with County-owned, municipal or County-franchised potable-water systems, but without centralized sewer facilities and very little, if any, supporting public facilities and non-residential uses. Other*

urban services typically found to accompany a suburban area include, but are not limited to multimodal transportation facilities, public safety, recreational and educational services".

- *Fire and EMS Response is from Polk County Fire Rescue Station 16, located at 310 3rd St, Auburndale. This is located approximately 5.3 miles from the subject site with a response time of eleven (11) minutes.*

- *The subject property is served by the Polk County Sheriff's Southwest District, located at 4120 US 98 S, Lakeland.*

- *The development is zoned for Lena Vista Elementary, Jere L. Stambaugh Middle, and Tenoroc High. The site is 2.7 miles from Lena Vista Elementary; 3.7 miles from Jere L. Stambaugh Middle; and 1.7 miles from Tenoroc High.*

- *The subject parcel is not located within one of the County's Wellhead-Protection Areas.*

- *The property is composed of Pomona Sand, Kaliga Muck, and Zolfo fine sand.*

- *The property has flood hazard "A" zones.*

- *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 are no Citrus Connection mass transit stops located nearby.*

- *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."*

- *Midway Gardens Park is approximately 1.7 miles from the subject site.*

- *This request has been reviewed for consistency with Section 303 of the LDC.*

- *This request has been reviewed for consistency with Section 2.102 GROWTH MANAGEMENT; SECTION 2.106 SUBURBAN DEVELOPMENT AREA (SDA) 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, the findings of fact, 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 LDSPD-2025-2.**

CONDITIONS OF APPROVAL

Based upon the findings of fact, the Development Review Committee recommends APPROVAL of LDSPD-2025-2 with the following Conditions:

1. LDSPD-2025-2 is approved for thirty-one single family lots on Parcel # 252805-000000-043010, 252805-000000-043050, 252805-000000-043060 as indicated in the site plan and staff report.

2. The site plan included herein together with the conditions of approval shall be considered the "Binding Site Plan." Any modifications to LDSPD-2025-2, 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]

3. The open space shown on the site plan is binding. [PLG]

4. Minimum principal structure setbacks shall be ten (10) feet from the sides and fifteen (15) feet from the rear. Minimum accessory structure setbacks shall be five (5) feet from the sides and ten (10) feet at the rear. Front yard setback shall be 20 feet from the right of way and 40 feet from centerline. Garage setbacks are twenty feet (25) feet. [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: Single family homes Residential Suburban (RS)	**North:** Vacant Agriculture/Residential Rural (A/RR)	**Northeast:** Vacant Residential Medium-X (RMX)
West: Single family homes Residential Suburban (RS)	**Subject Property:** Multiple Residential structures Residential Suburban (RS)	**East:** Single Family homes Residential Medium-X (RMX)
Southwest: Single family homes Residential Suburban (RS)	**South:** Single Family homes Residential Suburban (RS)	**Southeast:** Single Family homes Residential Medium-X (RMX)

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

According to aerial photos and satellite images available on Polk County's Data Viewer, this property has had multiple residential structures on the property since the 80's and was once mined land prior. The property is surrounding lots that were created prior to the Comprehensive Plan and Land Development Code. To the south, west, and east are single family homes. Tenoroc High School has extended utilities which has increased development over the last 10 years.

Compatibility with the Surrounding Land Uses and Infrastructure:

The request is compatible with surrounding land uses and infrastructure.

A. Land Uses:

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.*"

This request is compatible with surrounding land uses and available infrastructure. The proposed development is located approximately 1 mile from Tenoroc High. The dominant surrounding use is single-family homes. Single family homes are interspersed east and west of the property. The Hickory Ranch development is located northwest of the subject site that was approved for 127 units on approximately 27.49 upland acres. Please refer to Exhibit 6 for the layout of the site plan in relation to the surrounding area. Landscaping, shielded street lighting, and sidewalks will be required for this development. Sidewalks will be required along the frontage and internally. Each home will be required to have a tree and 25-foot garage setbacks. The development meets the RS setbacks and the 20% open space that is required. The open space is being used as a buffer to the existing homes to the west of the site. The development was able to achieve 25 locational points for the thirty-one single family lots based on its location. The development will be required to have either two Type I or one Type II amenities. Type I amenities include passive recreation amenities requiring minimal equipment or infrastructure, promoting pedestrian interconnectivity within a community, and encouraging physical activity. Type I amenities include American with Disabilities Act (ADA) pedestrian trails, bike paths, and fishing piers. Type II amenities include passive recreation amenities requiring infrastructure or equipment essential for the function and enjoyment of the amenity. Type II amenities include playgrounds and dog parks. If the wetlands and flood zone on site are greater than what is

estimated, the lots may have to be reduced but increased in width. Given environmental constraints, if the site has to go to 80 foot lots, then passive recreation is not required.

B. Infrastructure

The subject property is located within the City of Auburndale service area for utilities. Services are available such as parks and schools for the subject site. Saddle Creek Park is off Saddle Creek Park Road, approximately 5.4 miles southwest of the subject site. The proposed development is located is approximately 1 mile from Tenoroc High. Based upon the nature and size of the request, this proposal is not anticipated to create any significant demand on these services.

Nearest Elementary, Middle, and High School

According to information from the Polk County School Board's website, the zoned schools are Lena Vista Elementary (±1.6 miles), Jere L. Stambaugh Middle (±3.7 miles), and Tenoroc High (±1.0 miles). These zoned schools have the capacity to accommodate the proposed development.

Table 2, to follow, illustrates the driving distances from the site to the zoned schools, in addition to the annual estimated student demand generated by 31 additional single-family homes and available capacity for each school based on the 2025-2026 utilization projections.

Table 2

Name of School	Annual Estimated Demand	% Capacity 2025-2026 School Year	Average driving distance from subject site
Lena Vista Elementary	6 students	79%	±1.6 miles driving distance
Jere L. Stambaugh Middle	3 students	85%	±3.7 miles driving distance
Tenoroc High	4 students	62%	±1.0 miles driving distance

Source: Polk County School Board, GIS, Google Maps

Nearest Sheriff, Fire, and EMS Station

Fire Response is from Auburndale Fire Department, located at 310 3rd St, Auburndale. This is located approximately 3.3 miles from the subject site with a response time of nine (9) minutes. Auburndale is under an automatic aid interlocal agreement. EMS Response is from Polk County Fire Rescue Station 16, located at 310 3rd St, Auburndale. This is located approximately 5.3 from the subject site with a response time of eleven (11) minutes.

This property is served by the Polk County Sheriff's Office's Southwest District substation, located at 4120 US 98 S, Lakeland. The response times for the Central District for March 2026 were: Priority 1 – 9:56 & Priority 2 – 23:35. 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	PCSO Southwest District Substation 4120 US 98 S, Lakeland	±7 miles	P1: 9:56 P2: 23:35
Fire & EMS	Fire: Auburndale Fire Department 100 Ariana Ave, Auburndale EMS: Polk County Fire Station 16 310 3rd St, Auburndale	±3.3 miles ±5.3 miles	9 minutes 11 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.*

Water and Wastewater Demand and Capacity:

A. Estimated Demand:

Table 4, to follow, provides generalized estimates of the anticipated water and wastewater demands. Assuming other development standards could be met, the maximum density for Planned Developments in Residential Suburban land use districts within the Suburban Development Area is three (3) dwelling units/acre with 28 points achieved. At any rate, the number of units for either option would have a negligible impact.

Table 4

Subject Property		
±20.29 acres – RS (1 DU/ 5AC) ±15 acres upland ±5.29 acres wetlands	**Maximum Permitted (SPD) (3 DU/AC)**	**Proposed Plan (1.53 DU/AC)**
Permitted Intensity	60 Single Family Home	31 Single Family Homes
Potable Water Consumption (GPD)	15,000 GPD	7,750 GPD
Wastewater	12,000 GPD	6,200 GPS

B. Available Capacity:

The site will be using the City of Auburndale for utilities. The applicant will need to demonstrate capacity at Level 2 review. Wastewater lines are present, but the applicant is not required to connect in the SDA. The development will utilize septic tanks for each of the lots. The property is composed mostly of Pomona Sand soils which provide some limitations for drainage. The property is likely to require mounded septic tanks.

C. Planned Improvements:

The development is within connection distance to City of Auburndale wastewater/water. Per the City of Auburndale, any line extensions, infrastructure upgrades, lift station installations are all upon the cost of the developer.

Roadways/ Transportation Network

The surrounding roadway network is more than suitable for the proposed project. The roadway conditions are adequate, and there is ample available capacity. Sidewalks will be required.

A. Estimated Demand:

Single family housing generates 7.81 Average Annual Daily Trips (AADT) and 1.00 Peak PM Hour Trips per unit (ITE Code 210). The proposed thirty-one single family homes will equate to 242 AADT and 11 PM Trips (ITE Code 210). Table 5 shows the traffic that is projected for the proposed thirty-one single family homes versus what the maximum could be with a Planned Development, according to Section 303 of the LDC.

Table 5

Subject Property		
±20.29 acres – RS (1 DU/ 5AC) ±15 acres upland ±5.29 acres wetlands	**Maximum Permitted (SPD)**	**Proposed Plan (1.53 DU/AC)**
Permitted Intensity	60 Single Family Home	31 Single Family Homes
Average Annual Daily Trips (AADT)	469	242
PM Peak Hour Trips	60	31

Generally, there will be approximately 11 vehicles exiting the site during the peak hour and 20 entering. The addition of thirty-one single family homes to the subject site will require a Minor Traffic Study during the Level 2 Review process because the AADT is estimated to be more than 50 trips, but less than 750.

B. Available Capacity:

There is currently more than adequate capacity to serve the proposed development. A development of this size has negligible impacts on the roadway system or function of traffic. Table 6, to follow, displays the generalized capacity on the adjacent transportation links. Direct ingress/egress is from Old Dixie Highway.

Table 6

Road Name	**Current Level of Service (LOS)**	**Available PM Peak Hour Capacity**	**Minimum LOS Standard**
CR 546 (SADDLE CREEK RD/OLD DIXIE HWY) From SR 659 (COMBEE ROAD) to LAKE ARIANA BLVD	B	755	D
CR 546 (SADDLE CREEK RD/OLD DIXIE HWY) From SR 659 (COMBEE ROAD) to LAKE ARIANA BLVD	B	736	D

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. These roadways have the capacity to assimilate all the peak hour traffic generation from this project and not fall below the Level of Service standard set by the Board.

C. Roadway Conditions:

The subject property has access on Old Dixie Highway near the point where the roadway transitions from two westbound lanes to one. Old Dixie Highway is a County-maintained urban

collector roadways. The nearest monitored link is CR 546. According to the 2026 Roadway Network Database, CR 546 (4050E) has approximately 755 available PM Peak Hour trips; CR 546 (4050W) has approximately 736 available PM Peak Hour trips. CR 546 current Level-of-Service (LOS) is "B" with an adopted LOS standard of "D". Coordination with the County engineer during Level 2 review will determine what roadway improvements are required for this development. Eastbound traffic into the development will need to u-turn.



D. Sidewalk Network

Sidewalks will be required along the frontage and internal on both sides of the road. The closest sidewalk existing near the development is at the intersection of Saddle Creek Road and Old Dixie Highway half a mile away.

E. Planned Improvements:

This proposed development will not depend upon any upcoming transportation system improvements, and none are currently found in the area.

F. Mass Transit

The site has no Citrus Connection Transit Routes nearby.

Park Facilities and Environmental Lands:

Environmental lands and multi-use trails are located within a reasonable distance of the property.

A. Location:

Saddle Creek Park is off Saddle Creek Park Road approximately 5.4 miles southwest of the subject site.

B. Services:

Saddle Creek Park features a playground, picnic tables and picnic shelters, softball field, walking trails and a gun range. In addition, it also offers a campground with water, electricity and restrooms, there are also boat launch sites and bank/pier fishing. This park is owned by Polk County.

C. Multi-use Trails:

Saddle Creek has multi-use trails are located near the subject site.

D. Environmental Lands:

Environmental and conservation lands of Saddle Creek are near the subject site. Saddle Creek Park is a 740-acre park located between Winter Haven and Lakeland in Polk County, Florida. It is on the site of three main lakes and other abandoned phosphate pits, providing a large area of fishable shoreline.

E. Planned Improvements:

There is no further recreation improvements scheduled for this area by the County in the five-year Capital Investment Plan.

Environmental Conditions

There are no known conditions that should pose a threat to existing environmental resources based upon the proposed request (*See Table 4, below*). No wetland or floodplain disturbance is expected. The parcel has flood hazard A zones. Any land located within the Special Flood Hazard Areas established by the FIRMs, which is denoted with the letter "A" and having no suffixes are referred to as "un-numbered A zones." All new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or five acres, whichever is the lesser, are required to provide base flood and floodway data, developed through a FEMA accepted methodology. 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 an endangered species, according to the Florida Natural Areas Inventory Biodiversity Matrix. The property is composed mostly of Pomona Sand. The soil is not such that it would limit compliance with applicable Land Development Code regulations for the proposed use. The subject property is level with a slight slope from northwest to southeast with contour elevations ranging from 123 to 127. The subject property is not located within a Historical Preservation area. The subject site is not located within an Airport Impact District.

A. Surface Water:

There are surface water ponds north on the subject property. This area of development will remain undisturbed.

B. Wetlands/Floodplains:

There are wetlands and flood zone "A" on the property. 15 of the acres are upland while the other 5.29 acres to the north are wetlands. Maximum density permitted There are no floodplains or wetlands expected to be impacted as part of this development. Wetland delineation and a flood study will be required during Level 2. Lots 14—24 are within the floodplain; the homes will be required to be built outside of the floodplain.

C. Soils:

The property is composed mostly of Pomona Sand soils which provide some limitations for drainage. Pomona has a high water table within 12 inches of the surface, according to the USDA soil conservation service, The property is likely to require mounded septic tanks.

Table 7

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site *(approximate)*
Pomona fine sand	Severe: wetness	Severe: wetness	65.5%
Kaliga muck	Severe: subsides, ponding	Severe: subsides, ponding	26.0%
Zolfo fine sand	Severe: wetness	Moderate: wetness	8.5%

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

The subject property is level with a slight slope from the northwest to southeast with contour elevations ranging from 123 to 175. The proposed development will meet all requirements from the LDC.

D. Protected Species

According to the Florida Natural Area Inventory (FNAI) Biodiversity Matrix, this site is not within one mile of a documented endangered species sighting.

E. Archeological Resources:

The property has no recorded archaeological resources or historical sites, according to the Florida Department of State's Division of Historical Resources.

F. Wells (Public/Private)

The property is not located within the Wellfield Protection District.

G. Airports:

The proposed PD is not within any Airport Impact District.

Economic Factors:

This area of Polk County has mostly single-family homes. Suburban level services make this area an attractive place to live with proximity to the Polk Parkway, I-4, parks, schools, and the City of Auburndale.

Consistency with the Comprehensive Plan:

This project is consistent with the Comprehensive Plan. Table 8, to follow, outlines the pertinent Compressive Plan policies.

Table 8

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 development is compatible with neighboring properties. The proposed development is located near Tenoroc High. The dominant surrounding use is single-family homes. Single family homes are interspersed east and west of the property. The Hickory Ranch development is located northwest of the subject site that was approved for 127 units on approximately 27.49 upland acres.
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 an area planned for suburban development. There are no floodplains or wetlands expected to be impacted as part of this development.
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.	Services are available such as parks and schools for the subject site. The proposal is along Old Dixie Highway.
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.	The site is located within an area that has a significant amount of capacity with potable water, traffic, and public schools. Emergency services are within a reasonable time and distance.
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).	The subject property is located within an area of the County that has adequate public safety services as identified in the staff report.

Consistency with the LDC:

This request is consistent with the LDC. Development criteria for planned developments are detailed under Section 303 of the LDC. This section will be applied during the Level 2 Review. The proper landscaping has been proposed and will be constructed as set forth by Chapter Seven of the LDC.

Table 10

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;	*Yes, this request is consistent with the LDC, specifically Sections 906.D and Section 303.*
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	*Yes, this development is consistent with the Comprehensive Plan because it meets the density requirements.*
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	*Yes, the request is compatible with surrounding uses and the general character of the area. Conditions are recommended to achieve better compatibility. See Pages 6&7 of this staff report for data and analysis on surrounding uses and compatibility.*
How the concurrency requirements will be met, if the development were built.	*The request is capable of meeting concurrency requirements in the timeframe in which it will be constructed. See pages 7-12 of this staff report for data and analysis.*

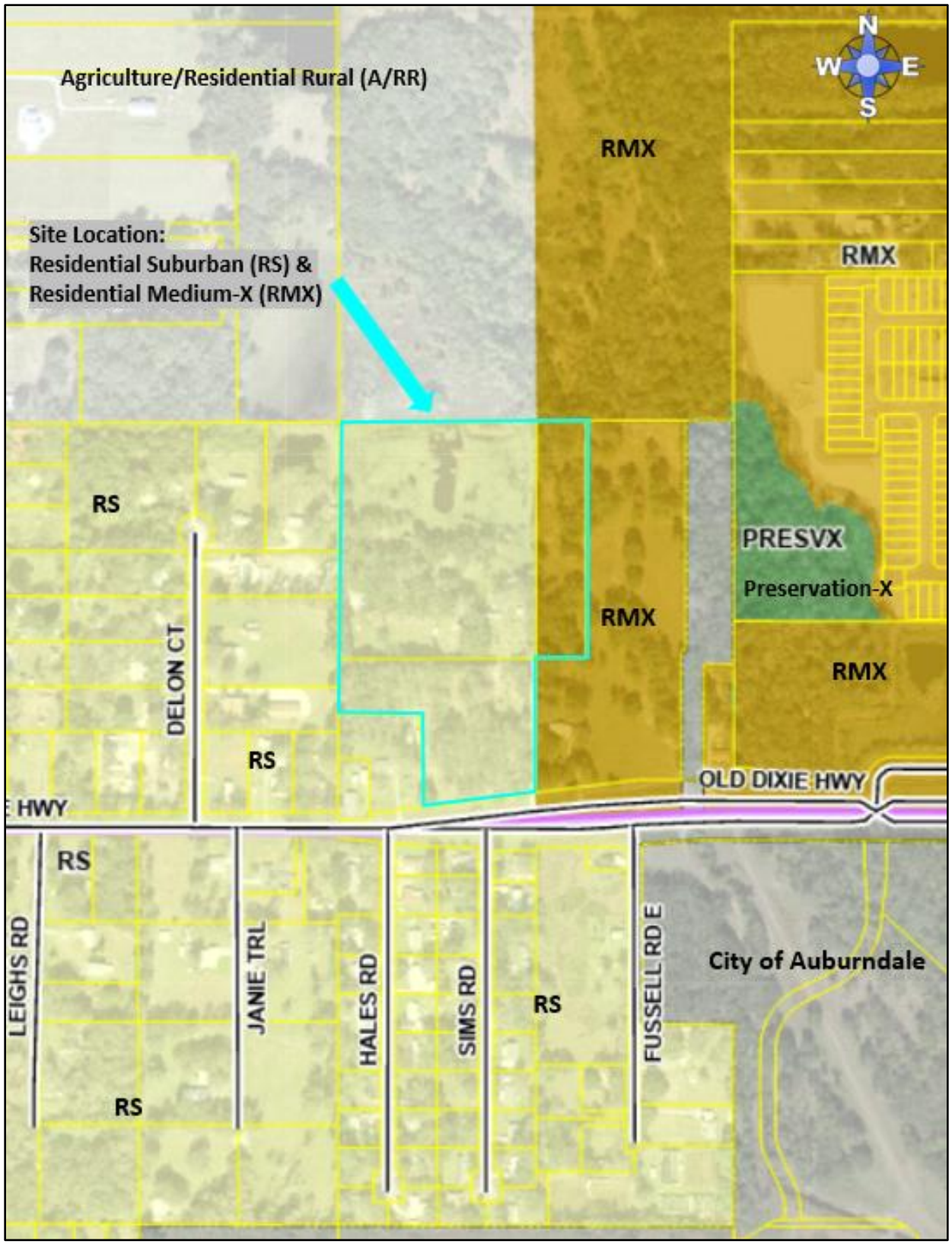
Comments from Auburndale: The development is within connection distance to City of Auburndale wastewater/water. Any line extensions, infrastructure upgrades, life station installations are all upon the cost of the developer.

Exhibits:

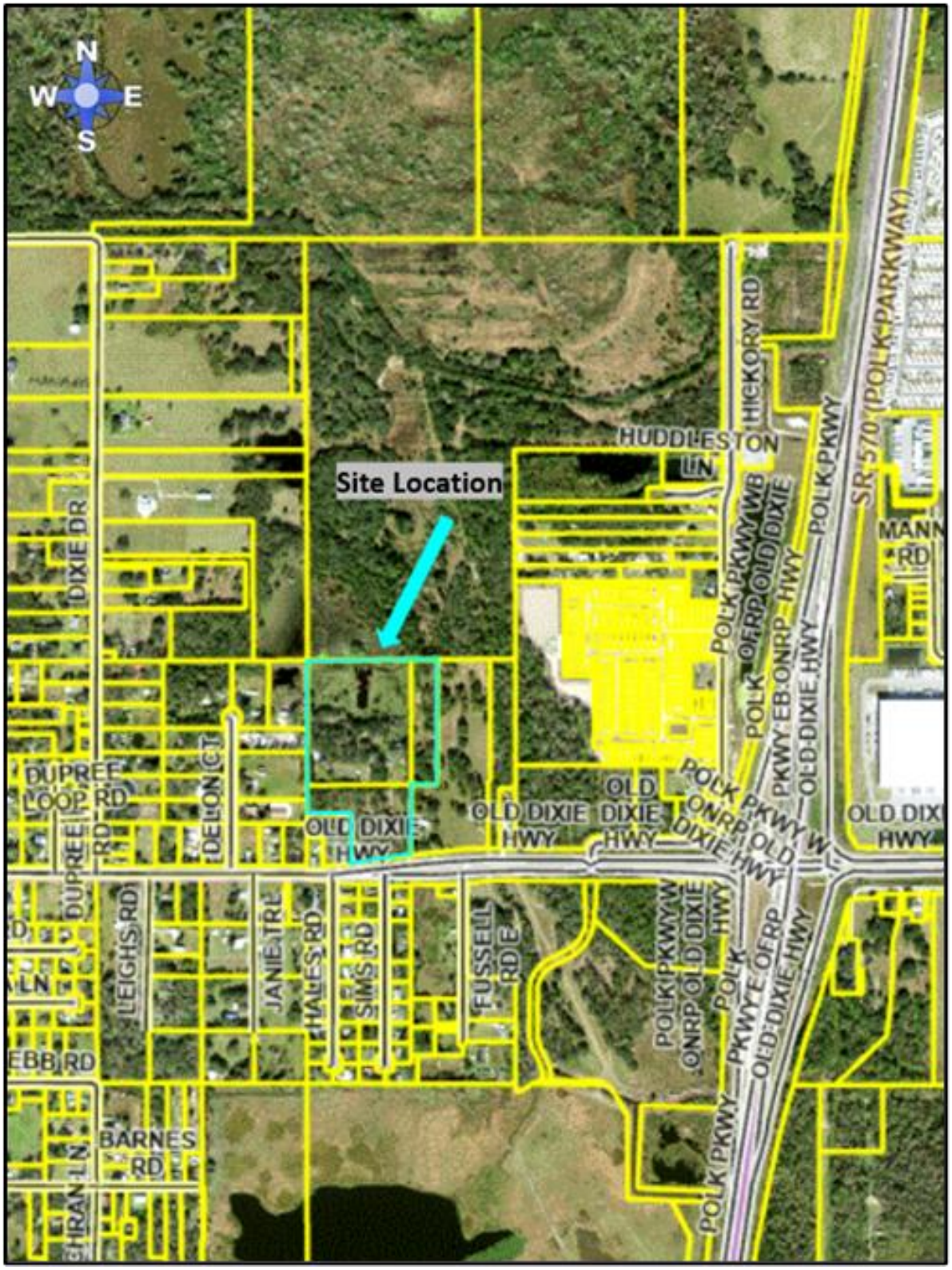
Exhibit 1 Location Map
Exhibit 2 Future Land Use Map
Exhibit 3 Aerial (context)
Exhibit 4 Aerial (close-up)
Exhibit 5 Site Plan
Exhibit 6 Site Plan Layout



Location Map



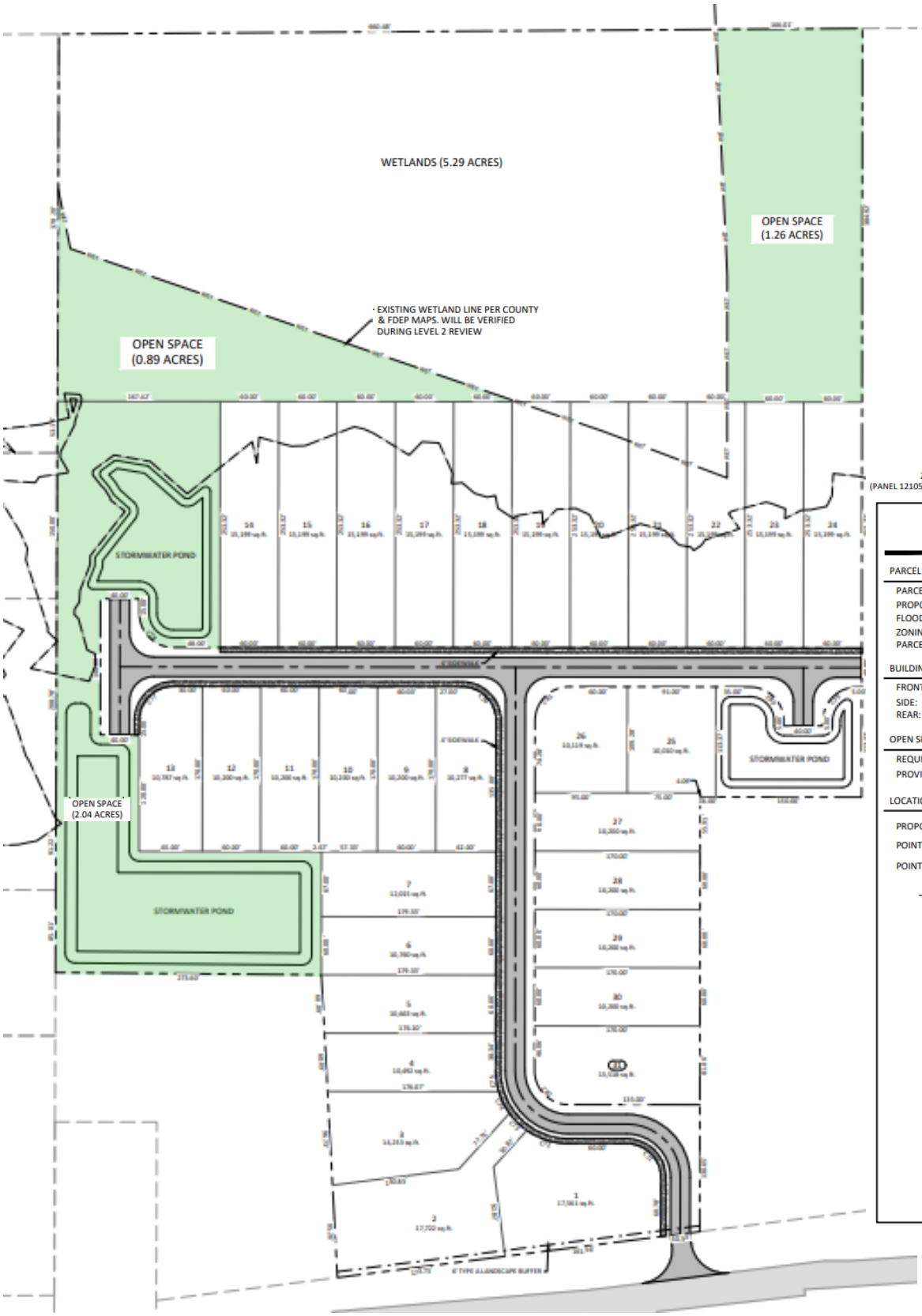
Future Land Use Map



Aerial Image (Context)



Aerial Image (Close)



SITE CHARACTERISTICS

PARCEL INFORMATION:

PARCEL ID:	25-28-05-000000-043010, 043050, & 043060
PROPOSED USE:	SPD (RS) - 31 SINGLE FAMILY LOTS
FLOOD AREA:	ZONE A & ZONE X
ZONING / LAND USE:	RS
PARCEL AREA:	20.29 AC

BUILDING SETBACKS:

FRONT:	20'
SIDE:	10'
REAR:	15'

OPEN SPACE (SPD CALCS):

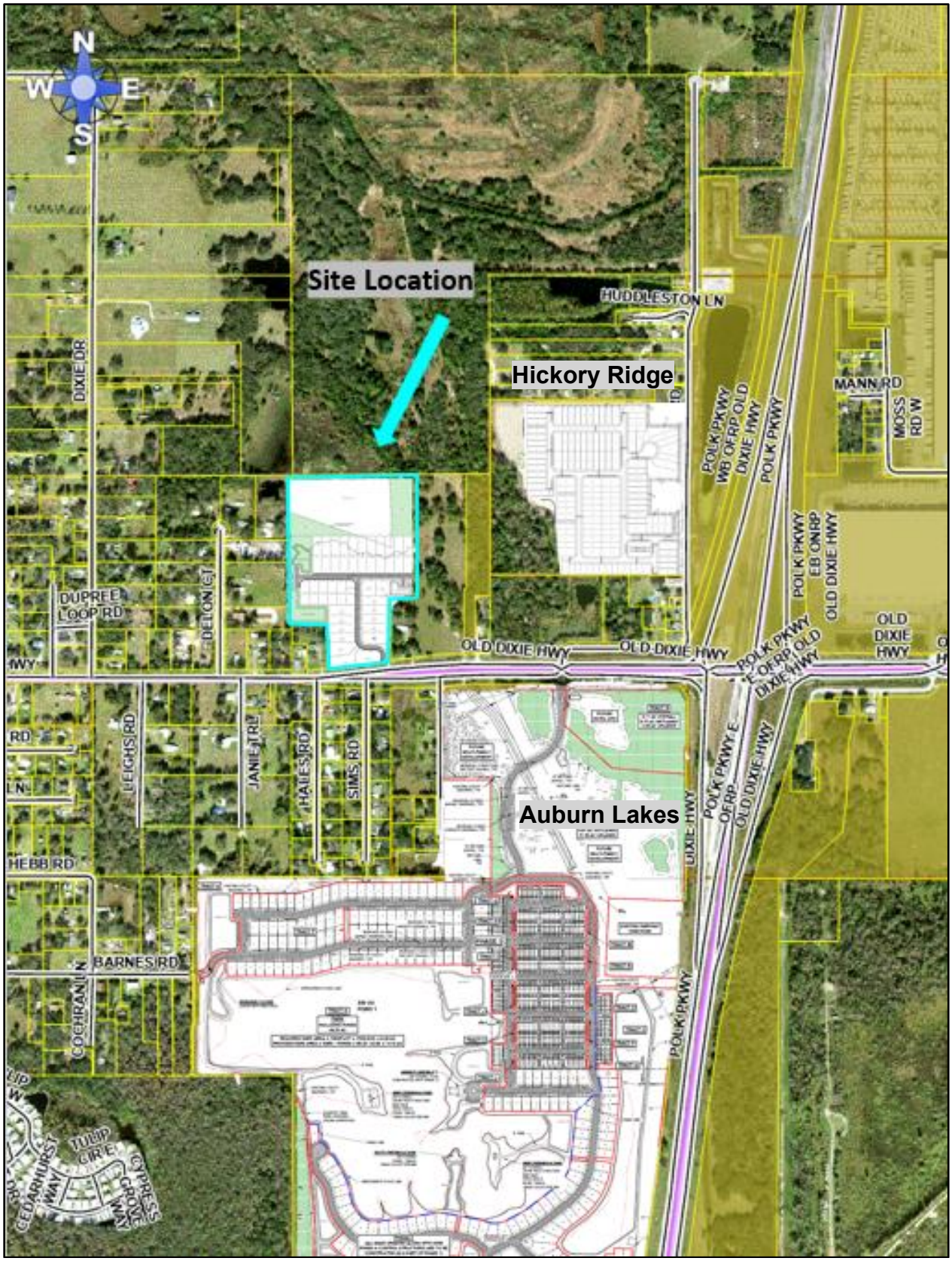
REQUIRED (20%):	20.29 AC x 0.2 = 4.058 AC
PROVIDED:	4.19 AC (20.65%)

LOCATION ELIGIBILITY SCORE:

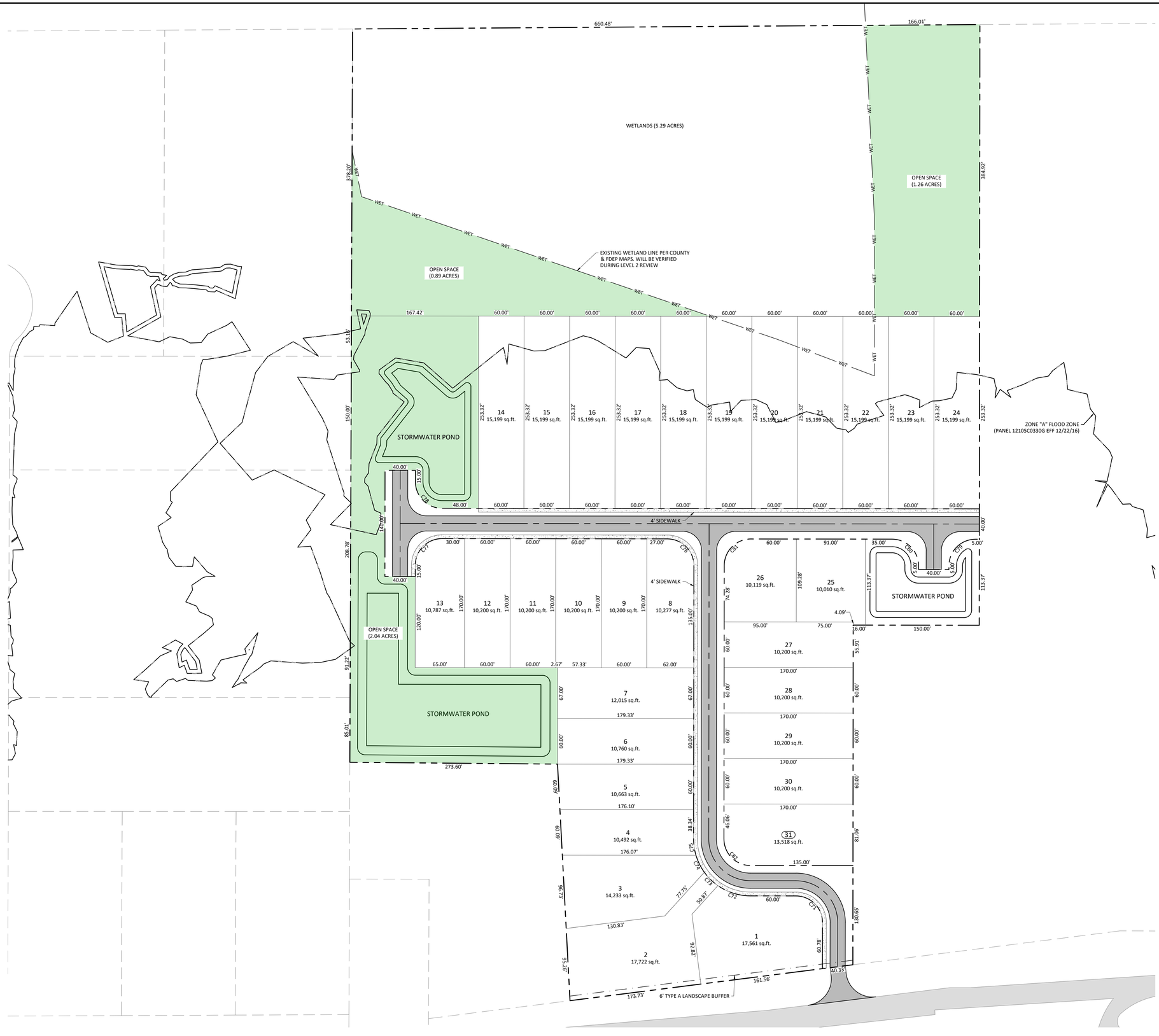
PROPOSED DENSITY:	2.07 DU/AC
POINTS REQUIRED (RS):	20
POINTS PROPOSED:	25 (SEE BELOW)

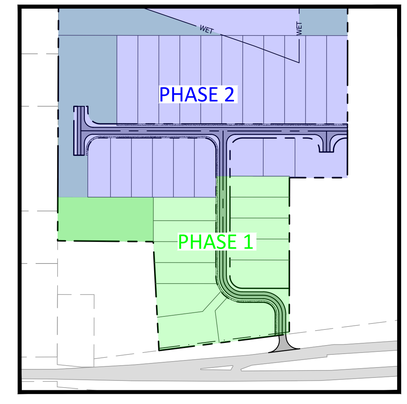
INFRASTRUCTURE ITEM:	POINTS ACHIEVED:
ARTERIAL ROAD (1/2 MILE)	2
COLLECTOR ROAD (1/4 MILE)	3
≥6" WATERLINE	1
EMERGENCY MEDICAL CARE (2 MILES)	2
ELEMENTARY SCHOOL (2 MILES)	1
HIGH SCHOOL (2 MILES)	2
CC DISTRICT > 50% DEV (1 MILE)	2
NAC DISTRICT (1 MILE)	1
REGIONAL PARK - TENEROC (3 MILES)	1
COMMUNITY PARK (2 MILES)	1
CITY PARK (2 MILES)	1
GENERAL MERCANTILE (1 MILE)	2
EMPLOYER (1 MILE)	3
OPEN DRAINAGE BASIN	1
POSITIVE OUTFALL	1
NO WETLAND DISTURBANCE	1

Site Plan



Site Plan Layout





PHASE MAP

SITE CHARACTERISTICS

PARCEL INFORMATION:

PARCEL ID:	25-28-05-000000-043010, 043050, & 043060
PROPOSED USE:	SPD (RS) - 31 SINGLE FAMILY LOTS
FLOOD AREA:	ZONE A & ZONE X
ZONING / LAND USE:	RS
PARCEL AREA:	20.29 AC

BUILDING SETBACKS:

FRONT:	20'
SIDE:	10'
REAR:	15'

OPEN SPACE (SPD CALCS):

REQUIRED (20%):	20.29 AC x 0.2 = 4.058 AC
PROVIDED:	4.19 AC (20.65%)

LOCATION ELIGIBILITY SCORE:

PROPOSED DENSITY:	2.07 DU/AC
POINTS REQUIRED (RS):	20
POINTS PROPOSED:	25 (SEE BELOW)

INFRASTRUCTURE ITEM:	POINTS ACHIEVED:
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COLLECTOR ROAD (1/4 MILE)	3
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CITY PARK (2 MILES)	1
GENERAL MERCANTILE (1 MILE)	2
EMPLOYER (1 MILE)	3
OPEN DRAINAGE BASIN	1
POSITIVE OUTFALL	1
NO WETLAND DISTURBANCE	1

Know what's below. Call before you dig.

REVISION NO.	DESCRIPTION	DATE

CHARLES R. BROOKER III, P.E.
LICENSE NO. 88615

CLIENT: TONY WERSCHKY
PROJECT NAME: OLD DIXIE HWY SINGLE FAMILY LOTS

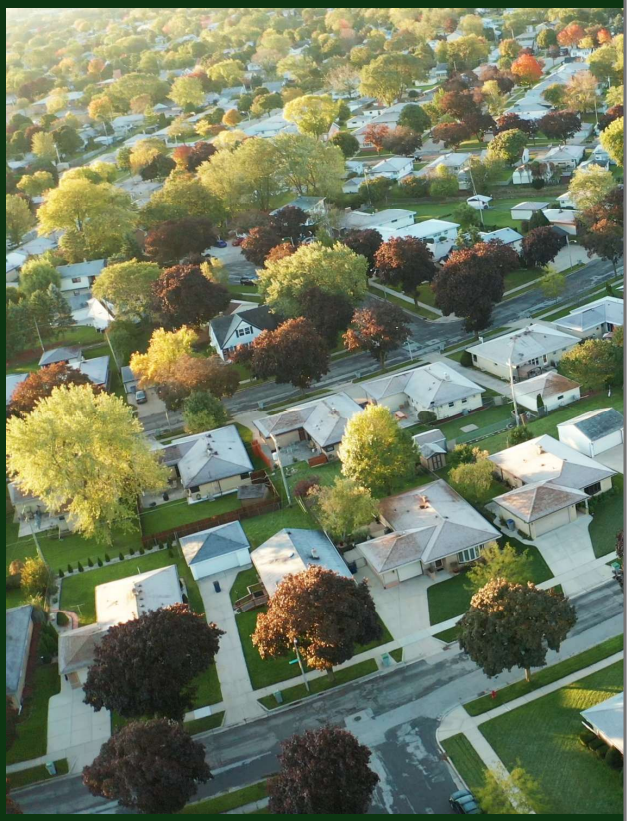
SUBURBAN PLANNED DEVELOPMENT PLAN

0 OLD DIXIE HWY, AUBURNDALE, FL 33823

TRADITIONS ENGINEERING

PROJECT NUMBER: 25-25
SHEET NUMBER: C-100

This item has been digitally signed and sealed by the engineer on the date indicated hereon. Printed copies of this document are not considered signed and sealed. Signature must be verified on any electronic copies.





This comprehensive Impact Analysis Report addresses all comments and design considerations, ensuring compliance with regulatory standards while maintaining a commitment to responsible and sustainable land development practices.

Impact Analysis Report

Prepared By Traditions Engineering

Charles Brooker P.E.

TRADITIONS ENGINEERING

900 Orchid Springs Dr Unit 100,
Winter Haven, Fl 33884
(863) 397 – 1626
Cbrooker@traditions-eng.com

Impact Analysis

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)? Please provide a detailed methodology and calculations.

Applicant Response: **Per ITE Code 210, the expected trips will be 242 daily trips and 31 peak hour trips generated by this project.**

2. What modifications to the present transportation system will be required because of the proposed development?

Applicant Response: **Coordination with the County & City Engineer will determine what roadway improvements are required for this development. At this time is not likely that any road improvements will need to be made.**

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

Applicant Response: **The project will propose connecting directly to Old Dixie Highway.**

Environmental Analysis

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.

Applicant Response: **The sites surrounding the property are RS (Residential Suburban) and do not have any environmental concerns. The subject site itself undisturbed and currently vacant. The site appears to be dense with trees. Other than existing vegetation, there are not many environmentally sensitive features on this site.**

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from the development of the site.

Applicant Response: **There are no floodplains or wetlands expected to be impacted as part of this development.**

3. Discuss location of potable water supplies, private wells, public well fields *(discuss the location, address potential impacts)*, and:

Applicant Response: **There are no private wells or public well fields onsite. There are existing City utilities around the site, but these will not be impacted by the site's development other than the required connection to the utilities.**

4. Discuss the location of Airport Buffer Zones (if any) *(discuss the location and address, potential impacts).*

Applicant Response: **There are no airports or airport zones within the immediate vicinity of the site.**

Utility Supply

1. What is the proposed source of water supply and/or who is the service provider?

Applicant Response: **Potable Water utilities will be provided by City of Auburndale. There is an existing water main running parallel to Old Dixie along Hebb Rd.**

3. What is the proposed source of wastewater supply and/or who is the service provider?

Applicant Response: **Site will use private septic.**

4. What is the estimated volume of consumption in gallons per day (GPD)? (*Response may be based on Section 703 of the LDC*)

Applicant Response: **PW = 31 single family lots x 360 GPD/unit = 11,160 GPD**

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.

Applicant Response: **The site is within 1.8 miles of Midway Gardens Park. And 3 miles from Myrtle Sports Complex. With the small size of the project, adverse impact to the parks is not expected.**

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);

Applicant Response: **The site is approximately 1 mile from Teneroc High School, 1.8 Miles from Lena Vista Elementary school, 4 miles from Auburndale Highschool. With multiple schools within the vicinity of the site, and the small size of the project, adverse impact to the capacity of these schools is not expected.**

3. Health Care (e.g., emergency, hospital);

Applicant Response: **The site is located within 3.6 miles from Lakeland Regional Health Auburndale. 5.5 miles from Auburndale Health Clinic. 9 miles from Winter Haven Hospital**

4. Fire Protection;

Applicant Response: **The site is approximately 3 miles of Auburndale Fire Department and 4 miles of Polk County Fires Rescue Station 16. With two fire rescue stations within the immediate vicinity of the site, fire protection for the project is not an issue.**

5. Police Protection and Security;

Applicant Response: **The subject site is located within 3.5 miles of Auburndale Police Department. As such police protection will not be an issue.**

6. Emergency Medical Services (EMS);

Applicant Response: **As stated in the "Fire Protection" section.**

7. Solid Waste (collection and waste generation);

Applicant Response: **The site is approximately 3.6 miles from Polk County Landfill, 4.2 miles from Polk County North Central Garbage Collection Service.**

8. How may this request contribute to neighborhood needs?

Applicant Response: **This request will contribute to the surrounding neighborhood by providing affordable homes where single-family options are sparse in a consistently growing county.**

If you have any questions regarding this letter, please call me at (863) 397-1627 or email me at Cbrooker@traditions-eng.com

Sincerely,

Charles “Chad” Brooker, P.E.
Traditions Engineering, LLC
Cbrooker@traditions-eng.com
(863) 397-1627

LDSPD-2025-2 - Old Dixie SPD

Menu Reports Help

Application Name: Old Dixie SPD

File Date: 12/19/2025

Application Type: PC-Suburban Planned Development

Application Status: Approved For Hearing

Application Comments:

View ID	Comment	Date

Description of Work: SPD submittal for a single family development consisting of 31 lots. Project area consists of parcels 25-28-05-000000-043010, 043050, & 043060.

Application Detail: Detail

Address: 1998 OLD DIXIE HWY, AUBURNDALE, FL 33823

Parcel No: 252805000000043010

Owner Name: HB & CT LLC

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Charles Brooker		Applicant	Mailing, 6039 Cypress ...	Active
Charles Brooker		Engineer	Mailing, 6039 Cypress ...	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
Suburban Planned Development

Brownfields Request
_

Affordable Housing

GENERAL INFORMATION

Expedited Review

Number of Lots
_

Will This Project Be Phased

Acreage
20.29

DRC Meeting
01/29/2026

DRC Meeting Time
not needed

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
04/01/2026

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	DocumentGroupforDPC	RequiredDocumentTypes
POLKCO-25EST-00000-74139	DIGITAL PROJECTS LD	–
RequiredDocumentTypesComplete	**AdditionalDocumentTypes**	**Activate DPC**
Yes	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	Yes
Activate FSA	**DigitalSigCheck**	
Yes	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	1			03/16/2026	

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	01/09/2026	Lyndsay Rathke
Engineering Review				
Fire Marshal Review	Kim Turner	Approve	01/09/2026	Kim Turner
Planning Review	Aleya Inglima	Approve	02/13/2026	Aleya Inglima
School Board Review	School District	Approve	01/09/2026	School District
Roads and Drainage Review	Phil Irven	Approve	01/12/2026	Phil Irven
Surveying Review	Mike Benton	Approve	01/30/2026	Mike Benton
Review Consolidation	Lyndsay Rathke	Approved for...	02/13/2026	Lyndsay Rathke
Staff Report				
Public Notice				
Hearing				
BOCC Hearing				
Final Letter				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

POLK COUNTY PLANNING COMMISSION

FINAL ORDER

Case Number: LDSPD-2025-2 (Old Dixie Highway SPD)

Applicant: Charles Brooker

Property Owner: HB & CT LLC

Hearing Date: April 1, 2026

I. Request:

Proposing a Suburban Planned Development to develop thirty-one single family lots on approximately 20.29 acres.

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.

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 1st day of April **2026**, by the Polk County Planning Commission.

Polk County Planning Commission **ATTEST:**

By: _____ By: _____
Merle Bishop, Chair Lyndsay Yannone, 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)

Agenda Item 8. 4/1/2026

SUBJECT

LDCU-2025-38 (Highlands Street MHP)

DESCRIPTION

The applicant is requesting Conditional Use approval for a 19-unit Mobile Home Park in a Residential Low-4 future land use district. The subject property is located at 2730 West Highland Street, east of Wilkinson Road, west of Lebanon Road, south of New Tampa Highway, south and east of Lakeland in Section 22, Township 28, Range 23.

RECOMMENDATION

Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

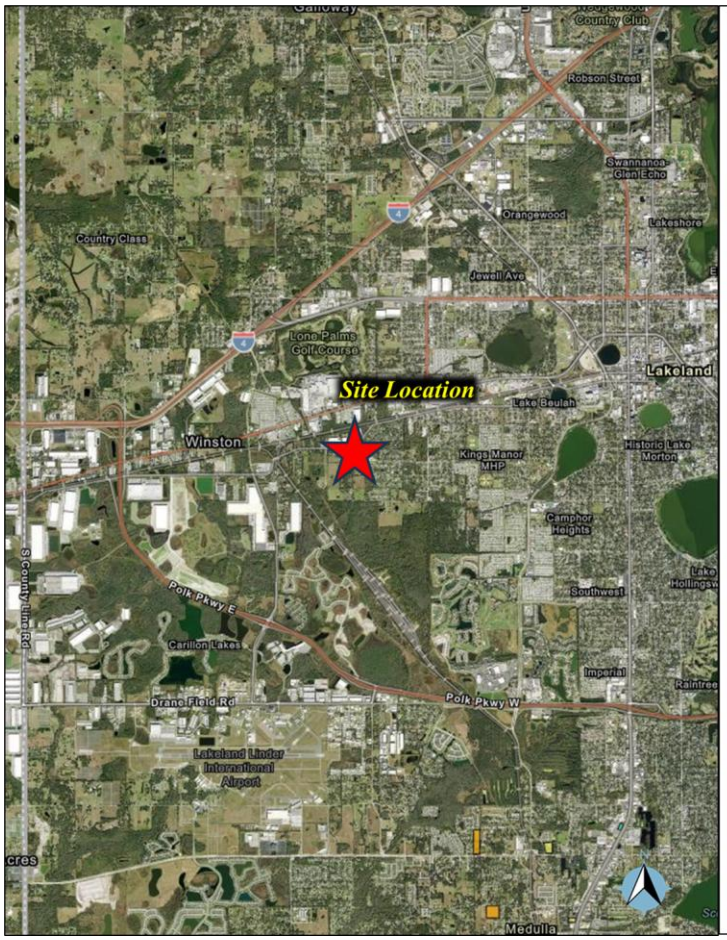
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POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

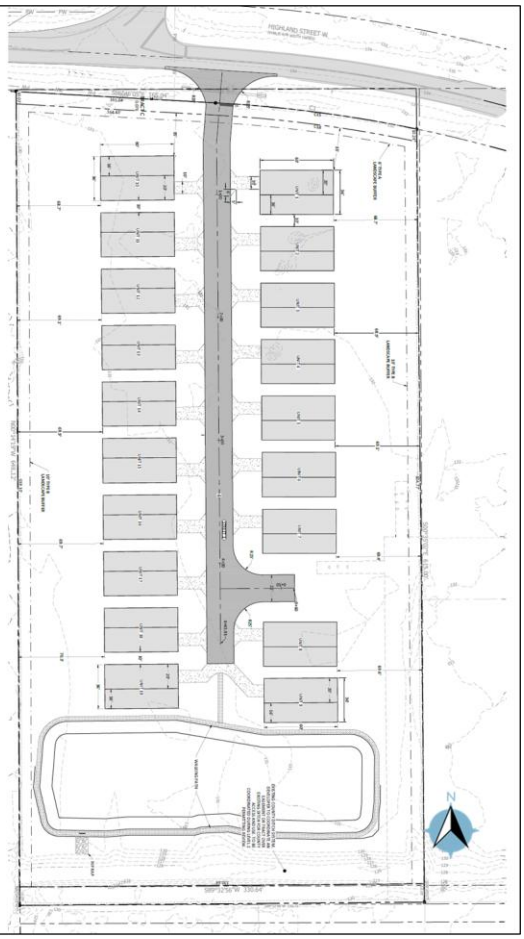
DRC Date:	January 29, 2026	**Level of Review:**	Level 3 Review
PC Date:	April 1, 2026	**Type:**	Conditional Use
BoCC Date:	N/A	**Case Numbers:**	LDCU-2025-38
		Case Name:	Highlands Street Mobile Home Park
Applicant:	Chad Brooker, Traditions Engineering	**Case Planner:**	Ian Nance, Principal Planner

Request:	The applicant is requesting Conditional Use approval for a 19-unit Mobile Home Park in a Residential Low-4 future land use district.
Location:	The subject property is located at 2730 West Highland Street, east of Wilkinson Road, west of Lebanon Road, south of New Tampa Highway, south and east of Lakeland in Section 22, Township 28, Range 23.
Property Owners:	Eric Brown Jr.
Parcel Number (Size):	232822-091000-000901 (+/- 4.93 acres)
Future Land Use:	Residential Low-4 (RL-4)
Development Area:	Transit Supportive Development Area (TSDA)
Nearest Municipality:	City of Lakeland
DRC Recommendation:	Approval
Planning Commission Vote:	Pending

Site Location



Site Plan



Summary:

The applicant is requesting Conditional Use approval of a 19-unit Mobile Home Park (MHP) on +/- 4.93 acres within the Transit Supportive Development Area (TSDA) and Residential Low-4 (RL-4) future land use district near the city of Lakeland. Residential densities within these areas can reach 7 DU/AC. The proposed density is approximately 3.85 DU/AC. Though MHPs have multiple units under one ownership, the LDC requires minimum lot areas of 4,000 sq. ft. with two parking spaces for each unit. The mobile homes within the proposed MHP will be 2,160 sq. ft. on lot areas of 5,900 sq. ft. All parking and setback requirements will be met, and a passive recreation area exceeding an acre is located on the southern end of the site.

The subject site is currently developed with a single-family home. Individual Site-Built and Mobile Homes, as well as other MHPs and Mobile Home subdivisions, are in the immediate area. Industrial land uses are located to the northwest. Landscaping will be provided in accordance with LDC 720 standards. The site has frontage on West Highlands Street/Old Tampa Highway and within the city of Lakeland's utility service area. The city will provide potable water. The applicant is proposing a private septic system and will require a waiver for centralized wastewater connection pursuant to LDC Section 704.

Few environmental issues are present at this site, though soil limitations may preclude higher residential density without the availability of a wastewater connection. No wetlands or flood zones are onsite, though this property is mapped within the Itchepackesassa Creek strained basin, an area with a constricted stormwater outfall. A 100-year/24-hour stormwater pond will be required, and the applicant has provided for an easement on the site plan along the southern property line for County access to an existing ditch system.

Given the proximity of a school and its location with the TSDA, a sidewalk will be required along the frontage of the site. The site has direct access to a mass transit route, and the site is near US 92 and the Polk Parkway with quick access to I-4 and surrounding employment opportunities. Emergency services are available and operate at expected response levels, and two city parks are located within 1.5 miles of the site.

Staff recommends approval. The application, with the proposed Conditions of Approval, is consistent with Comprehensive Plan and LDC standards. The use is compatible with surrounding single-family development and similar housing types. This presents a redevelopment opportunity in an area intended for higher density near major transit, commerce, and employment centers.

Findings of Fact

- *This is an applicant-initiated request for a Conditional Use approval of a 19-unit Mobile Home Park on approximately 4.93 acres with a density of 3.85 DU/AC.*

- *The property is designated Residential Low-4 (RL-4). According to LDC Table 2.2, standard RL-4 districts allow up to four dwelling units per upland acre.*

- *Land Development Code (LDC) Table 2.1 lists "Mobile Home Parks" as "C3" conditional uses in RL-4 land use districts.*

- *According to Table 2.2, the setbacks in RL-4 are as follows:*

  Side: 7 ft.
  Rear: 10 ft.
  Urban Collector R/W: 35 ft.
  Accessory: 5 ft.

- *The site is located in the Transit Supportive Development Area (TSDA), which is the area "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," according to POLICY 2.104-A1 of the Comprehensive Plan. The maximum density in RL within the TSDA is 7 DU/AC.*

- *Comprehensive Plan Policy 2.104-A5 requires development within the TSDA to:*

  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.

- *Mobile Home Park is defined in LDC Chapter 10 as "A single tract of land under a single ownership where lots are offered for lease or rent for placement of three or more mobile homes or where mobile homes are offered for lease or rent, and which is developed with all necessary facilities and services for park residents in accordance with an approved site development plan."*

- *LDC Section 303, Mobile Home Parks, requires 4,000 square feet of upland area per mobile home space and 500 square feet of recreation area per dwelling unit. In no case shall any individual recreation area be less than 10,000 square feet in area.*

- *LDC Section 303, Mobile Home Parks, requires 10 feet of space between neighboring units and two parking spaces per unit.*

- *The property is zoned for Jesse Keene Elementary, Sleepy Hill Middle, and Kathleen High School.*

- *Fire/EMS responses to this project are from Polk County Fire Rescue Station 24, the Winston Creek Station, located at 1140 North Galloway Road, Lakeland.*

- *The nearest Sheriff's substation is the Northwest Command Center at 1045 Wedgewood Estates Boulevard, Lakeland.*

- *The site is located within the city of Lakeland's Utility Service Area for potable water and wastewater.*

- *The site has frontage on West Highland Street (Road No. 832214), an Urban Collector Roadway.*

- *Two parks within the city of Lakeland – West Side Park and the Southwest Complex – are located to the east of the site.*

- *There are no wetlands and floodplains on and near the site. It is located within the Itchepackesassa Creek stressed basin.*

- *The developable portions of the site are comprised of all sandy soils: Pomona, and Smyrna & Myakka Fine Sands, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey.*

- *According to Polk County Endangered Habitat Maps, the proposed MHP is not located within a one-mile radius of an endangered species sighting. (Source: Florida Natural Areas Inventory, 2002, 2006 &2011).*

- *The site is not within the flight path and height restriction buffer zones of a public use 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 Table 2.1 and Sections 303 and 906 of the LDC.*

Development Review Committee Recommendation: Based on the Findings of Fact, 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-2025-38.**

On April 1, 2026, the Planning Commission will vote on this application.

CONDITIONS OF APPROVAL

Based upon the findings of fact, DRC recommends APPROVAL of LDCU-2025-38 with the following conditions:

1. LDCU-2025-38 shall be approved for a 19-unit mobile home park, as demonstrated in the application and site. [PLG]

2. The site plan included herein together with the conditions of approval shall be considered the "Binding Site Plan." Any modifications to LDCU-2025-38, 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]

3. Stormwater ponds shall be designed for a 100-year/24-hour storm event. An [Roads & Drainage]

4. During the Level 2 Review, the applicant/developer shall coordinate and provide for an easement or tract over an existing ditch for County access and use, as demonstrated on the site plan. [Roads & Drainage]

5. Prior to a Level 2 Review submittal, the applicant/developer shall submit for and be granted a waiver to public wastewater connection, in accordance with the standards in LDC Section 702.A.2, if a private septic system is to provide for wastewater treatment.

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 4 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: IND West Highland Street Warehousing/Distribution	**North: IND & RL-4** West Highland Street MHP & Vacant IND	**Northeast: RL-4** **West Highland Street** MHP & Site-Built Homes
West: RL-4 Site-Built Home +/- 6.80 Acres	**Subject Property: RL-4** Site-Built Home +/- 4.93 Acres	**East: RL-4** Mobile Homes & Site-Built Home Multiple Properties
Southwest: RL-2 Vacant Residential +/- 14.37	**South: RL-2** Mobile Home & Site-Built Homes Multiple Properties	**Southeast: RL-2** Site-Built Home +/- 4.98 Acres

The subject site is currently developed with a 1,356 sq. ft. site-built home constructed in 1950. It is described as ½ of Lot 9 within the West End Farm subdivision, recorded in 1914 (PB 3 PG 32). It is located approximately 0.15 miles from the city limits of Lakeland in an area that transitions between single-family development and subdivisions (containing both site-built and mobile home units) dating to the 1950s, and the warehousing and industrial growth that has since occurred along the I-4 and US 92 corridors.

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:

The applicant is requesting Conditional Use approval of a 19-unit Mobile Home Park (MHP) on +/- 4.93 acres within the Transit Supportive Development Area (TSDA) and Residential Low-4 (RL-4) future land use district near the city of Lakeland. Residential densities within these areas can reach 7 DU/AC. The proposed density is approximately 3.85 DU/AC. Though MHPs have multiple units under one ownership, the LDC requires a minimum space of 4,000 sq. ft. with two parking spaces for each unit. The mobile homes within the proposed park will be 2,160 sq. ft. on spaces of 5,900 sq. ft. All parking and setback requirements will be met, and a passive recreation area exceeding an acre is located on the southern end of the site.

As noted above, the property is primarily surrounded by residential uses, though with an Industrial land use district to the northwest. South of West Highland Street and abutting the property are parcels ranging from 0.45 acres to nearly 7 acres with single-family homes, as described in Table 1. The intensity of this development will exceed that found on these properties, but the site plan and standard LDC requirements offer strategies to mitigate these disparities.

For one, the proposed mobile homes will be setback 68-70 feet from the eastern and western property lines, more than the seven-foot side setbacks required in RL-4. For comparison, if a non-residential development was proposed here, like a church or school, the proposed setbacks for the MHP would exceed the 50-foot compatibility setback required between non-residential and residential development by LDC Section 220. To the rear of the property will be a stormwater pond that serves as a buffer and as recreation area. In addition to the setbacks, along the southern, eastern, and western property lines, a Type "B" landscaping buffer will be required in accordance with LDC Section 720. A Type "A" buffer will be planted along the frontage.

North of West Highland Street is a 30-unit MHP dating to the 1970s. Bordering this is the Edgewood Park subdivision (PB 13 PG 2) platted in 1925 with site-built homes dating to the 1940s on lots comparable to the space requirements proposed with this MHP (6,500 sq. ft. & 5,900 sq. ft., respectively). It is worth noting here that this property could be subdivided for site-built homes with a similar layout and density without a public hearing if setbacks and minimum lot sizes of 6,000 sq. ft. were maintained.

B. Infrastructure & Timing:

POLICY 2.102-A1 of the Comprehensive Plan states, "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 subject site is located amid employment centers and residential low densities with access to major transportation routes. Within the TSDA, public services, utilities, and mass transit are available with capacity in schools. Retail plazas, restaurants, and grocery stores are within two miles of the site within the city of Lakeland. This project represents a redevelopment opportunity in a location programmed for the proposed level of density.

Nearest and Zoned Elementary, Middle, and High School

As part of the application, the applicant submitted a non-binding school concurrency determination letter dated February 11, 2026, which states there is capacity at the zoned elementary, middle, and high schools.

Table 2, below, demonstrates the estimated demand for student seats for this 19-unit MHP.

Table 2

Name of School	Annual Estimated Demand	% Capacity School Year	Average driving distance from subject site
Jesse Keen Elementary	3 students	77%	±1.3 miles driving distance
Sleepy Hill Middle	1 student	78%	±7.2 miles driving distance
Kathleen Senior High School	2 students	70%	±2.6 miles driving distance

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

The impact of 19 new mobile homes is not significant given the capacity available in surrounding schools. There are no new schools currently planned in this area of the County. For now, the existing schools have capacity to serve the population. A binding school concurrency letter will be issued through the Level 2 Review process.

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.

Fire/EMS services are provided from PCFR Station 24, located within four miles of the site. Response times could average 9 - 11 minutes, depending on the type of call.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Northwest District Command 1045 Wedgewood Estates Blvd., Lakeland	±8.28 miles	P1 – 11:02 minutes P2 – 27:15 minutes
Fire/EMS	PCFR Station 24 – Winston Creek 1140 North Galloway Road, Lakeland	±3.4 miles	9-11 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.*

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. 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 more 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:

The subject site is located within the city of Lakeland's utility service area.

A. Estimated Demand:

The proposed development is for 19 mobile home units. Mobile homes on lots of 6,000 square feet or less are estimated to generate 215 gallons per day (GPD) for water and 180 GPD for wastewater. Base density without Planning Commission approval in the RL-4 district is four (4) dwelling units per upland acre. Within the TSDA, this can be approved for up to seven (7) dwelling units per acre.

Table 4, to follow, provides generalized estimates of the anticipated water and wastewater demands under different development criteria. The first compares the maximum demand from site-built homes that could be built with the available acreage (360 GPD/270 GPD); the second contemplates multi-family up to 7 DU/AC (198 GPD/180 GPD); finally, this evaluates the proposed plan at the rates listed above.

Table 4

Subject Property	**Estimated Impact Analysis**		
±4.93 Uplands	**Demand as Currently Permitted RL-4 (4 DU/AC)**	**Maximum Permitted in the District RL-4 (7 DU/AC)**	**Proposed Plan (3.85 DU/AC)**
Permitted Intensity	19 SFR	34 MF	19 MH units
Potable Water Consumption (GPD)	6,840 GPD	6,732 GPD	4,085 GPD
Wastewater Generation (GPD)	5,130 GPD	6,120 GPD	3,420 GPD

Source: Polk County Concurrency Manual & Polk County Utilities

Though these are estimates, the mobile homes generally create less demand on utilities than the equivalent number of site-built homes. It is worth noting, however, that these usage rates are under evaluation to ensure their accuracy. Capacity information will become available during the Level 2 Review process.

B. Available Capacity:

The site is within the city of Lakeland's utility service area. Potable water utilities will be provided by city of Lakeland. There is an existing water main running parallel to Old Tampa Highway, and connection will be required.

The applicant proposes connection to a private septic system. LDC Section 702.A.2 requires connection to available wastewater lines; however, a waiver per the requirements of Section 932, may be granted, if it can be shown that the parcel proposed for development cannot, or will not, be served by public wastewater within the County's 10-year Master Utility Plan, and the utility provider provides written verification that the extension of the centralized public wastewater is not economically feasible from the public perspective, the total developable parcel may develop with septic tanks and without the installation of dry lines.

The applicant for the waiver shall include an analysis of the following factors:

(i) Status in the County's 10-year Master Utility Plan;
(ii) Accessibility of the system;
(iii) Infrastructure improvements needed for connection including ROW or easement acquisitions;
(iv) Environmental sensitivity (soils, wetlands, floodplains, stressed basins);
(v) Impact on public health based on input from the Health Department;
(vi) Loss of potential future connections if waiver is granted.

C. Planned Improvements:

No County improvements are planned 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 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:

The development of the proposed 19 mobile home units will not result in a significant loss of transportation capacity on the surrounding roadway network. It is estimated that there will be 7.87 vehicle trips per unit each day on average and approximately 0.48 vehicle trips per unit either coming or going during the peak hour.

Table 5, to follow, provides generalized estimated traffic demands under different development criteria. The first compares the maximum demand from site-built homes that could be built with the available acreage (7.81 AADT/1 Peak PM); the second contemplates multi-family up to 7 DU/AC (6.21 AADT/0.52 Peak PM); finally, this evaluates the proposed plan at the rates listed above.

Table 5

Subject Property	**Estimated Impact Analysis**		
±4.93 Uplands	**Demand as Currently Permitted RL-4 (4 DU/AC)**	**Maximum Permitted in the District RL-4 (7 DU/AC)**	**Proposed Plan (3.85 DU/AC)**
Permitted Intensity	19 SFR	34 SFR	19 MH units
Average Annual Daily Trips (AADT)	148	211	150
PM Peak Hour Trips	19	18	9

Source: Polk County Concurrency Manual

No matter the level of review, a Major Traffic Study would not be required during the Level 2 Review process because the AADT is lower than 750. The Institute of Transportation Engineers (ITE) has conducted numerous studies on how much traffic that residential developments place on the roadway system at all times of the day. They also have identified how much of that traffic is going onto the system and how much is coming off the system. The biggest threat to roadway capacity is traffic leaving the development and entering the system. ITE estimates that approximately 38% of the average PM peak hour (peak day) traffic will be leaving the development, which is approximately three (3) vehicles.

B. Available Capacity:

From Table 5, the proposed development will not consume a significant amount of available capacity if it is approved. It will likely generate less traffic than is allowed onsite by-right because of the type of units within it.

There is capacity on the nearest affected traffic segment. Table 6, to follow, displays the generalized capacity on the most affected transportation links.

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
4096E	West Highland Street From: Old Tampa Highway to Sikes Boulevard	C	658	D
4096W	West Highland Street From: Sikes Boulevard to Old Tampa Highway	C	652	D

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database January 17, 2025

C. Roadway Conditions:

West Highland Street is an Urban Collector roadway with a paved surface width of 20 feet and a right of way of 70 feet at the entrance to the site. Both are below the LDC standards in LDC Table 8.2 (24' pavement/80' RW) for an Urban Collector.

Per LDC criteria, land to be developed for residential purposes adjacent to an existing County road where right-of-way is deficient shall dedicate or deed additional right-of way from the centerline of the existing County road along the entire frontage of the development site at a width of 40 feet from the centerline of two (2) lane collector roads constructed with a Rural Section (no curb).

Development sites accessing a collector roadway that is substandard due to pavement width shall increase the pavement width to 24 feet in both directions and equally on both sides of the road along the existing roadway right-of-way.

D. Sidewalks

No sidewalks are presently located along the frontage of the site. Sidewalks will be required in accordance with LDC Section 707. The nearest sidewalk connection is approximately 0.33 miles to the southeast.

E. Mass Transit

Citrus Connection's Circulator-Westside Route passes the subject site. A bus stop is located at Old West Highland Street & Lebanon Road, approximately 330 feet from the property line. According

to the city of Lakeland, the stop spacing for this location would not be suitable for a transit shelter, however a sidewalk would a facilitate a walking path to the current stop.

Park Facilities and Environmental Lands:

A. Location:

Lakeland Parks & Recreation's Southwest Softball Complex is located at 1444 West Highland Street, Lakeland, FL 33815, approximately 1.5 miles to the east. Westside Park is located at 1800 Oakhill Street, Lakeland, FL 33815. It is approximately 1.6 miles to the east.

B. Services:

The Southwest Softball Complex site provides four diamonds; two soccer fields; and a tot lot. Westside Park is a community-focused recreational facility in Lakeland offering a softball diamond, children's playground, and picnic pavilion.

A public boat ramp is located at Lake Hunter to the east.

C. Environmental Lands:

No environmental lands are located within the vicinity.

D. Planned Improvements:

There are no further recreational improvements scheduled for this quadrant of the County at this time.

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:

There is no surface water onsite. The nearest natural body of water is Lake Hunter, approximately two miles to the east. This lake is approximately 91 acres and is impaired, according to FDEP's implementation of the Impaired Waters Rule (IWR). The FDEP evaluates whether waters meet their designated uses, which include aquatic life use support, primary contact and recreation use support, fish and shellfish consumption use support, and drinking water use support. This project is not anticipated to have direct impact on Lake Hunter.

This site has been identified as being within the Trailer Park Drain within an area known as the Itchepackesassa stressed basin. Treatment of stormwater from new impervious areas shall be properly permitted through the County and SWFWMD. A 100-year/24-Hour stormwater design will be required.

B. Wetlands/Floodplains:

No wetlands or flood zones are identified onsite.

C. Soils:

The developable area of the site is comprised of all sandy soils: Pomona, and Smyrna & Myakka Sands, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey.

Table 7

Soil Name	**Septic Tank Absorption Field Limitations**	**Limitations to Dwellings w/o Basements**	**% of Site** *(approximate)*
Pomona Fine Sand	Severe: wetness, percs slowly	Severe: wetness	86%
Smyrna & Myakka Fine Sands	Severe: wetness	Severe: wetness	14%

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

The Pomona series consists of very deep, poorly and very poorly drained soils that formed in sandy and loamy marine sediments. This allows poor percolation for septic systems and can lead to standing water when the ground has become saturated when there is a constrained outfall for stormwater.

D. Protected Species

According to Polk County Endangered Habitat Maps, the proposed development is not located within a one-mile radius of an endangered species sighting. (Source: Florida Natural Areas Inventory, 2002, 2006 & 2011).

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 provides 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 protected archeological resources onsite, according to the Florida Department of State, Division of Historical Resources.

F. Wells (Public/Private)

The site is not within a Wellfield Protection district. The nearest one is approximately 0.50 miles to the northwest. According to the applicant, no wells are located onsite.

G. Airports:

The site is not within the flight path or height restriction buffer zones of a public use airport.

Economic Factors:

MHPs provide an affordable leased housing opportunity. This project is well-situated near employment centers, urban services, and retail and commerce within the city of Lakeland. Shorter commutes to work and recreation save money for those living in the park and reduces the traffic impacts. This is a redevelopment project in an area primed for higher-density development. An argument can be made, though, that the density proposed with this project is not enough, given the underlying development area, future land use district, and provision of daily needs in the area. The connection to wastewater, if the city accommodates the capacity, could potentially add 15 more units.

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
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 mobile home park development is made compatible with neighboring properties by some screening where there is a significant disparity in development density. Otherwise, the surrounding area has similar developments and is comprised of single-family uses.

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.	The site is located in an area planned for more intense urban development. The close proximity to commercial is also a plus for higher density housing. Multiple retail goods and services are within two miles of the site.
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.	The proposed development is consistent with services available in the TSDA.
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.	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 weakness is sidewalks which the development will add to the network.
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).	The subject property is located within an area of the County that has adequate public safety services as identified in the staff report.

The Planning Commission, in the review of development plans, shall consider the following factors listed in Table 9 in accordance with Section 906.D.12 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.12 of the LDC:	
Whether the proposed development is consistent with all relevant requirements of this Code;	*Yes, this request is consistent with The LDC, specifically Sections 906.D and 303*
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	*Yes, this development is consistent with the Comprehensive Plan because it meets the density requirements.*
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	*Yes, the request is compatible with surrounding uses and the general character of the area, as demonstrated within the staff report.*
How the concurrency requirements will be met, if the development were built.	*The request is capable of meeting concurrency requirements in the timeframe in which it will be constructed.*

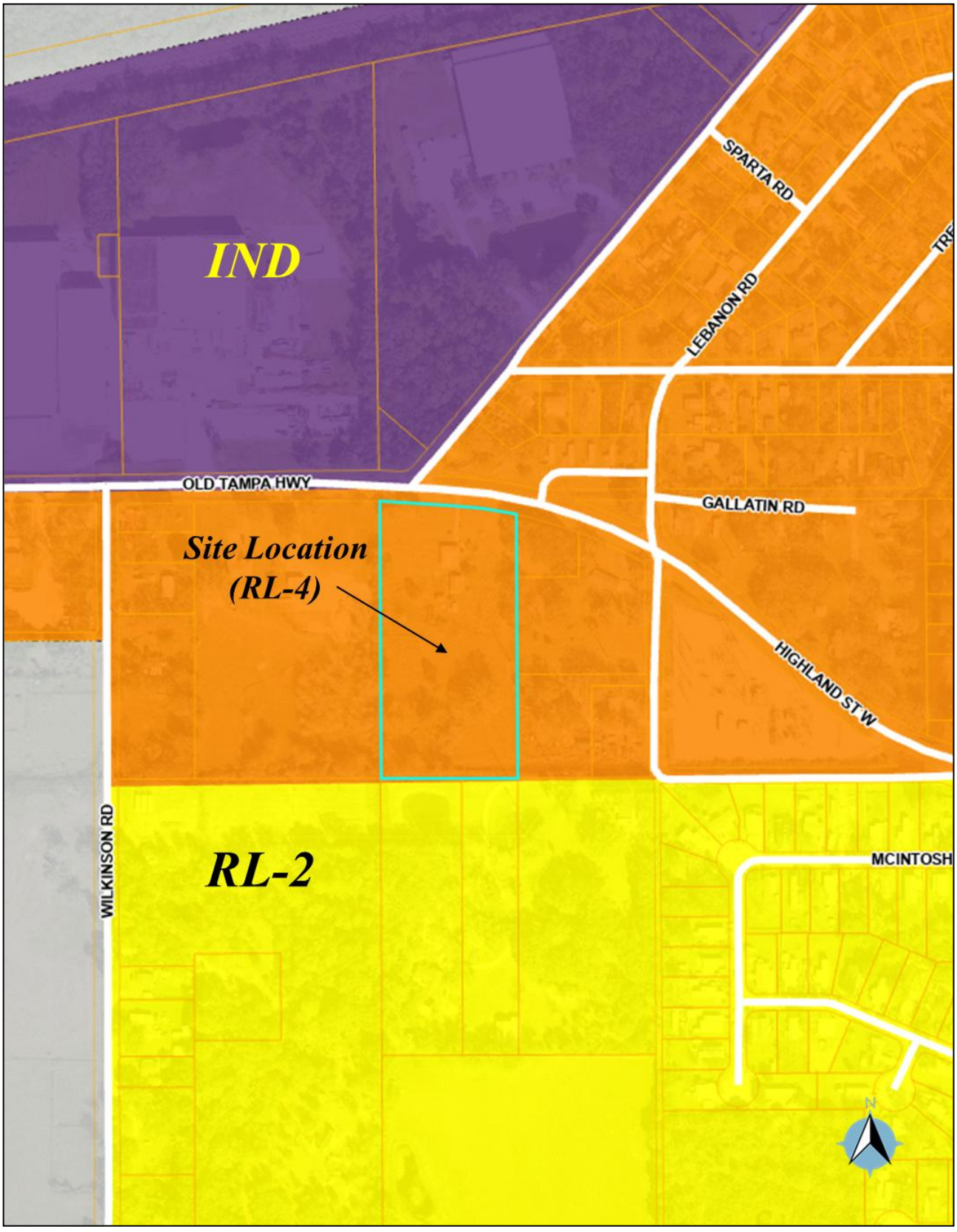
Comments from other Agencies: Land Development Engineering, the County Surveyor, Polk County School Board, Roads & Drainage, and the city of Lakeland contributed to the drafting of this report.

Exhibits

Exhibit 1 Location Map
Exhibit 2 Future Land Uses
Exhibit 3 Aerial Image (Context)
Exhibit 4 Aerial Image (Close)
Exhibit 5 Site Plan



Location Map



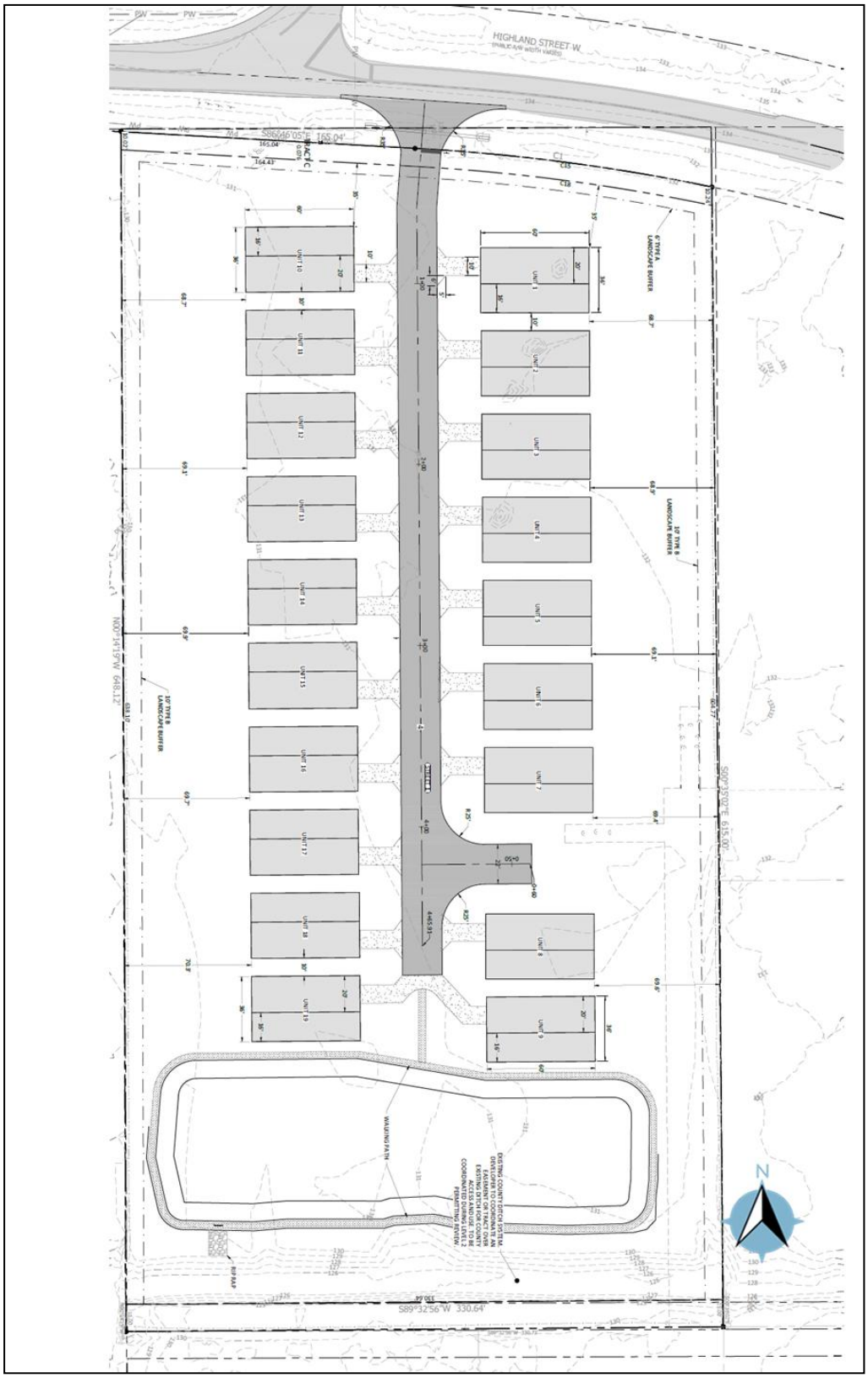
Future Land Use Map



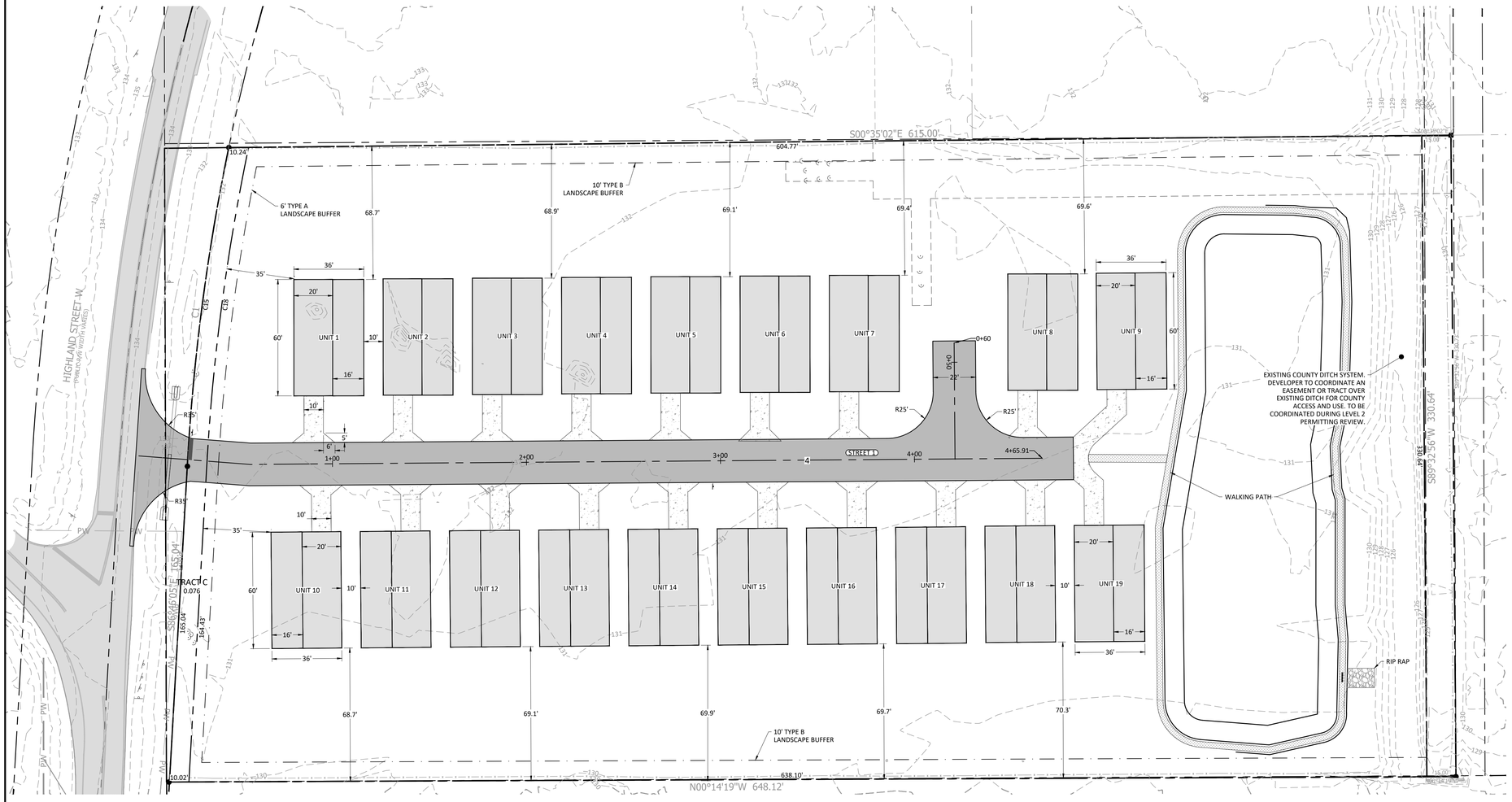
Aerial Image - Context

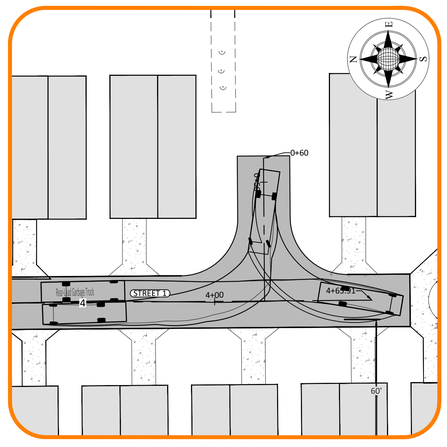


Aerial Image – Close


HIGHLAND STREET W.
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9
UNIT 10
UNIT 11
UNIT 12
UNIT 13
UNIT 14
UNIT 15
UNIT 16
UNIT 17
UNIT 18
UNIT 19
10' TYPE B LANDSCAPE BUFFER
6' TYPE A LANDSCAPE BUFFER
WASHOUT PAN
N
S89°32'56"W 330.64'

Site Plan

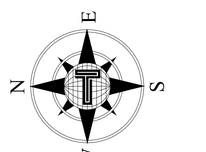




ENLARGED VIEW PORT OF GARBAGE TRUCK PATH
N.T.S.

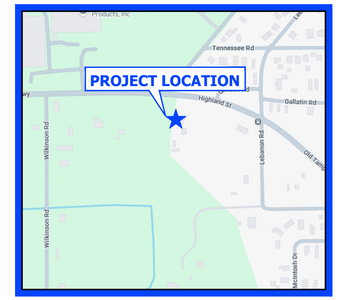


Rear-Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.2750
Overall Body Height	10.500ft
Min Body Ground Clearance	1.0000
Track Width	8.3750
Lock-to-Lock time	6.000
Curb-to-Curb Turning Radius	29.300ft



LEGEND

- PROPOSED CONCRETE
- PROPOSED PAVEMENT
- EDGE OF EXISTING PAVEMENT
- POND AND DITCH TOB AND TOS
- EXISTING LOT LINES
- RIGHT OF WAY
- EDGE OF CONCRETE
- EDGE OF PAVEMENT



VICINITY MAP

SITE CHARACTERISTICS

DEVELOPMENT STATISTICS:

PARCEL ID:	23-28-22-091000-000901
PROPOSED USE:	MOBILE HOME PARK
FLOOD AREA:	ZONE X
EXISTING LAND USE:	RL-4
PROPOSED LAND USE:	RL-4
PARCEL AREA:	4.93 AC
PROPOSED UNIT COUNT:	19 UNITS
PROPOSED DENSITY:	3.85 DU/ACRE
RECREATION AREA REQ:	9,500 SQ FT
RECREATION AREA PROVIDED:	44,927 SQ FT (WALKING PATH AROUND POND)

BUILDING SETBACKS

FRONT:	15'
SIDE:	10' (BETWEEN BUILDINGS)
REAR:	10'

ESTIMATED TRIP GENERATION

AVERAGE DAILY TRIPS	135 TRIPS
PEAK HOUR TRIPS	11 TRIPS

ESTIMATED DAILY UTILITY DEMAND

POTABLE WATER	6,840 GPD
WASTEWATER	PRIVATE SEPTIC

PARKING STATISTICS

REQUIRED PARKING:

2 SPACES PER UNITS = 38 SPACES

TOTAL PARKING PROVIDED: 38 SPACES (2-CAR DRIVEWAYS)

811 Know what's below. Call before you dig.

DESCRIPTION	DATE	REVISION NO.

CHARLES R. BROOKER III, P.E.
LICENSE NO. 88615

CLIENT: ERIC BROWN
PROJECT NAME: HIGHLANDS STREET MOBILE HOME PARK

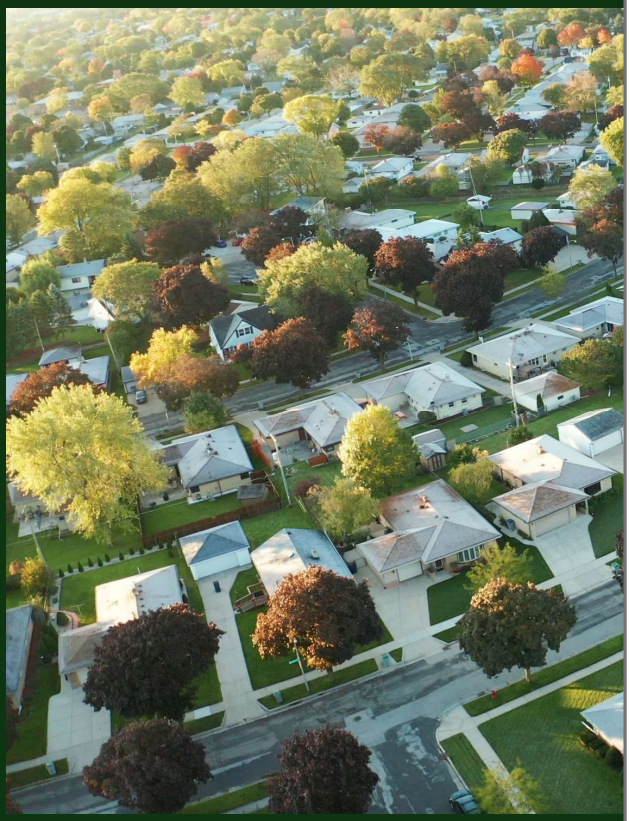
CONDITIONAL USE PLAN

OLD TAMPA HIGHWAY, LAKELAND, FLORIDA 33815

TRADITIONS ENGINEERING

PROJECT NUMBER
23-8

SHEET NUMBER
C-100



This comprehensive Impact Analysis Report addresses all comments and design considerations, ensuring compliance with regulatory standards while maintaining a commitment to responsible and sustainable land development practices.



Impact Analysis Report

Prepared By Traditions Engineering

Charles Brooker P.E.

TRADITIONS ENGINEERING

900 Orchid Springs Dr Unit 100,
Winter Haven, Fl 33884
(863) 397 – 1626
Cbrooker@traditions-eng.com

Impact Analysis

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)? Please provide a detailed methodology and calculations.

Applicant Response: **Per ITE Code 240, the expected trips will be 135 daily trips and 11 peak hour trips generated by this project.**

2. What modifications to the present transportation system will be required because of the proposed development?

Applicant Response: **Coordination with the County & City Engineer will determine what roadway improvements are required for this development. At this time is not likely that any road improvements will need to be made.**

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

Applicant Response: **The project will propose connecting directly to CR 542 (Old Tampa Hwy).**

Environmental Analysis

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.

Applicant Response: **The sites surrounding the property are mostly developed. This site is currently a single family residence and appears to have been disturbed over time. It is not expected that there are any significant environmental features associated with this site.**

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from the development of the site.

Applicant Response: **There are no floodplains or wetlands expected to be impacted as part of this development.**

3. Discuss location of potable water supplies, private wells, public well fields *(discuss the location, address potential impacts)*, and:

Applicant Response: **There are no private wells or public well fields onsite. There are existing City utilities around the site, but these will not be impacted by the site's development other than the required connection to the utilities.**

4. Discuss the location of Airport Buffer Zones (if any) *(discuss the location and address, potential impacts).*

Applicant Response: **There are no airports or airport zones within the immediate vicinity of the site.**

Utility Supply

1. What is the proposed source of water supply and/or who is the service provider?

Applicant Response: **Potable Water utilities will be provided by City of Lakeland. There is an existing water main running parallel to Old Tampa Hwy.**

3. What is the proposed source of wastewater supply and/or who is the service provider?

Applicant Response: **Site will use private septic.**

4. What is the estimated volume of consumption in gallons per day (GPD)? (*Response may be based on Section 703 of the LDC*)

Applicant Response: **PW = 19 mobile homes x 360 GPD/unit = 6,840 GPD**

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.

Applicant Response: **The site is within 1.3 miles of Westside Park. Due to the small size of the project, adverse impact to the parks is not expected.**

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);

Applicant Response: **The site is within 5 miles of ±15 schools in the Lakeland area. With multiple schools within the vicinity of the site, and the small size of the project, adverse impact to the capacity of these schools is not expected.**

3. Health Care (e.g., emergency, hospital);

Applicant Response: **The site is located within 3.25 miles from Lakeland Regional Health Grasslands Campus.**

4. Fire Protection;

Applicant Response: **The site is approximately 3.75 miles from the City of Lakeland Fire Station #2. With a fire rescue station within the immediate vicinity of the site, fire protection for the project is not an issue.**

5. Police Protection and Security;

Applicant Response: **The subject site is located within 4.2 miles of the Lakeland Police Department. As such police protection will not be an issue.**

6. Emergency Medical Services (EMS);

Applicant Response: **As stated in the "Fire Protection" section.**

7. Solid Waste (collection and waste generation);
Applicant Response: **Solid Waste services will be provided by the County or City.**

8. How may this request contribute to neighborhood needs?
Applicant Response: **This request will contribute to the surrounding neighborhood by providing affordable homes where single-family options are sparse in a consistently growing county.**

If you have any questions regarding this letter, please call me at (863) 397-1627 or email me at Cbrooker@traditions-eng.com

Sincerely,

Charles “Chad” Brooker, P.E.
Traditions Engineering, LLC
Cbrooker@traditions-eng.com
(863) 397-1627

LDCU-2025-38 - Highlands Street MHP CU

Menu Reports Help

Application Name: Highlands Street MHP CU

File Date: 12/30/2025

Application Type: PC-Conditional Use-New Or Mobile Home

Application Status: In Review

Application Comments:

View ID	Comment	Date

Description of Work: Conditional Use approval for a 19-unit mobile home park on parcel 23-28-22-091000-000901.

Application Detail: Detail

Address: 2730 W HIGHLAND ST, LAKELAND, FL 33815

Parcel No: 232822091000000901

Owner Name: BROWN ERIC SINCLAIR JR

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Charles Brooker	Traditions Engi...	Engineer	Mailing, 6039 Cypress ...	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
Conditional Use
New

Brownfields Request
–

Affordable Housing

GENERAL INFORMATION

Expedited Review

Number of Lots
–

Will This Project Be Phased

Acreage
4.93

DRC Meeting
01/29/2026

DRC Meeting Time
not needed

Rescheduled DRC Meeting
–

Rescheduled DRC Meeting Time
–

Green Swamp
No

Number of Units
–

Is this Polk County Utilities

Is this Application a result of a Code Violation
No

Case File Number
–

One Year Extension
–

FS 119 Status
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
04/01/2026

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-25EST-00000-75394

DocumentGroupforDPC
DIGITAL PROJECTS LD

RequiredDocumentTypes
–

RequiredDocumentTypesComplete
Yes

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

Activate DPC
Yes

Activate FSA
Yes

DigitalSigCheck
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**

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	01/09/2026	Lyndsay Rathke
Engineering Review				
Fire Marshal Review	Kim Turner	Approve	01/09/2026	Kim Turner
Surveying Review	Mike Benton	Approve	01/30/2026	Mike Benton
School Board Review	School District	Approve	01/09/2026	School District
Roads and Drainage Review	Phil Irven	Approve	01/20/2026	Phil Irven
Planning Review	Ivan Nance	Resubmittal ...	01/14/2026	Ivan Nance
Review Consolidation	Lyndsay Rathke	Revisions Re...	02/07/2026	Lyndsay Rathke
Staff Report				
Public Notice				
Hearing				
BOCC Hearing				
Final Letter				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

POLK COUNTY PLANNING COMMISSION

FINAL ORDER

Case Number: LDCU-2025-38 (Highlands Street Mobile Home Park)

Applicant: Chad Brooker, Traditions Engineering

Property Owner: Eric Brown Jr.

Hearing Date: April 1, 2026

I. Request:

The applicant is requesting Conditional Use approval for a 19-unit Mobile Home Park in a Residential Low-4 future land use district.

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 906 and 303.

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 day 1st day of April, 2026 by the Polk County Planning Commission.

Polk County Planning Commission **ATTEST:**

By:_____ By: _____
Merle Bishop, FAICP, Chair Lyndsey Yannone, Recording Secretary

Date rendered to the Clerk: _____

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 March 4th, 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:

Exhibits to Planning Commission's Order

Exhibit A-Staff Report and Exhibits

Agenda Item 9. 4/1/2026

SUBJECT

LDCU-2025-39 (Thomas Landing Fish Camp Expansion)

DESCRIPTION

Chad Booker P.E., Traditions Engineering, requests on behalf of KDC Forever LLC, Conditional Use approval for expansion of a legally non-conforming Recreational Camping Facility per Section 120.J of the LDC to increase the number of RV/Cabin sites from 20 to 40 and add one more residence and accessory buildings for the campground on ±15.65 acres in an Agriculture/Residential Rural (A/RR) Future Land Use Map district. The property is located between Thomas Fish Camp Road and the shore of Lake Kissimmee, approximately 1½ miles northeast of Sam Keen Road, east of Lightsey Ranch Road, and 17 miles northeast of the city of Lake Wales in Section 3, Township 30, Range 30.

RECOMMENDATION

Approval with conditions.

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:	January 29, 2026	**Level of Review:**	Level 3 Review
PC Date:	April 1, 2026	**Type:**	Expansion of Non-Conforming Use
BoCC Date:	n/a	**Case Numbers:**	**LDCU-2025-39**
		Case Name:	Thomas Landing Fish Camp Expansion
Applicant:	Chad Booker P.E. Traditions Engineering	**Case Planner:**	Erik Peterson, AICP

Request:	Conditional Use for expansion of a legally non-conforming Recreational Camping Facility per Section 120.J of the LDC to increase the number of RV/Cabin sites from 20 to 40 and add one more residence and accessory buildings for the campground.
Location:	Between Thomas Fish Camp Road and the shore of Lake Kissimmee, approximately 1½ miles northeast of Sam Keen Road, east of Lightsey Ranch Road, and 17 miles northeast of the city of Lake Wales in Section 3, Township 30, Range 30.
Property Owners:	KDC Forever LLC and Scott L Henderson
Parcel Size (Number):	±15.65 acres (303003-000000-033050& 033020)
Future Land Use:	Agriculture/Residential Rural (A/RR)
Development Area:	Rural Development Area (RDA)
Nearest Municipality:	Lake Wales ±17 miles
DRC Recommendation:	Pending Review
Planning Commission Vote:	Pending Public Hearing

Location Map



Proposed Expansion



Summary:

KDC Forever is a non-profit organization that owns the south portion (±7.68 acres) of a legally non-conforming recreational camping use on ±15.65 that was originally approved prior to the adoption of the Land Development Code (LDC). They seek a dedicated number of campsites and support uses and structures for exclusive use by their membership separately from the north portion (±7.97 acres) of the conditional use approval. This requires Planning Commission approval because the expansion is greater than 20% of structures and activity.

Thomas Landing Fish Camp was originally approved as a Planned Unit Development (PUD 90-20) in September of 1995, but it began operation in the 1980s shortly after the original proprietor purchased it in 1981. It was modified and given a Conditional Use designation in 2002 under approval of CU 02-18 because of its non-conforming status to the LDC. It was again modified in 2004 to reach its current approval of a ±15.65-acre Recreational Camping Facility consisting of:

- one single family residence
- one two-bedroom guest cottage
- one mobile home
- ±12 seat café
- ±1,800 SF maintenance building
- ±1,100 SF screened meeting hall
- ±500 SF bait shop
- one propane tank with dispensing pump
- one gasoline tank with dispensing pump
- boat trailer parking area
- ±475-foot pier
- 20 RV or cabin sites with water, septic, and electrical service

The use of the property meets all the requirements of recreational camping except for direct access to a public road or private road meeting County standards. Thomas Landing Fish Camp takes access from Thomas Fish Camp Road, an unpaved access easement without a known maintenance entity which connects to Lightsey Ranch Road, another unpaved access easement that is privately owned and maintained before it reaches Sam Keen Road, a paved County maintained road.

The CU 02-18 property consisted of two parcels and are now under separate ownership. The owner of the north portion and the owners of the south portion disagree with the equal sharing of the current list of use entitlements. Therefore, the owners of the south portion are applying to increase the number of certain entitlements so that they can pursue separate paths to utilizing the property. These include:

- 20 RV or cabin sites with water, septic, and electrical service
- one two-bedroom guest cottage
- 2,400 SF maintenance building
- gasoline tank with dispensing pump
- boat trailer parking area
- ±475-foot pier
- two 600 SF bath house/cook sheds
- ±2,400 SF storage shed/pole barn

There are six (6) criteria in Section 120.J.1.c of the LDC for the Planning Commission to consider when reviewing the requested expansion. These criteria are briefly summarized in Table 11 on page 19 of this report. Findings of Fact are provided on pages 2-6. Recommended Conditions of Approval are listed on pages 7-8. The data and analysis to support each summary statement are

included in pages 8-18 of this report. Although this expansion nearly doubles the intensity of the facility, it is of such low intensity that it will neither overburden the private unpaved access nor become incompatible with neighboring land uses, infrastructure, or environmental conditions. In the end, the result of this approval will expand the total development and provide a separate autonomous set of entitlements for each property giving the property owners the ability to seek approvals without the consent of the other property owner. Staff recommends approval with conditions that provide this clarity.

Findings of Fact

- *The request is for expansion of a legally non-conforming Recreational Camping Facility per Section 120.J of the LDC to increase the number of RV/Cabin sites from 20 to 40 and add one more residence and accessory buildings for the campground. on ±15.65 acres in the A/RR district.*
- *Thomas Landing Fish Camp is non-conforming to the LDC Recreational Camping standards due to the lack of direct access to a paved County road or private road meeting County standards.*
- *The site and surrounding properties are in a Rural Development Area (RDA), which 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" according to POLICY 2.108-A1 of the Comprehensive Plan. The site is in a Rural Development Area (RDA), which 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," according to POLICY 2.108-A1 of the Comprehensive Plan.*
- *The site and surrounding properties are Agricultural Residential Rural (A/RR) on the Comprehensive Plan Future Land Use Map. POLICY 2.114-A of the Comprehensive Plan states that the "Polk County recognizes the importance of the agriculture industry as a healthy and competitive force in the national and international marketplace and, therefore, shall encourage the continuation of productive agricultural uses and provide for the placement of low-density residential development within unincorporated rural areas through:*

  a. the establishment and mapping of Agriculture/Residential-Rural (A/RR), and

  b. the establishment of policies to govern the development of land within the A/RR land use category."

- *Comprehensive Plan POLICY 2.125-E1: COMMUNITY FACILITIES' PERMITTED USES states that "Community Facilities shall be allowed in all land use classifications, unless specifically prohibited elsewhere in this Comprehensive Plan, as a conditional use subject to the location and development controls established in Policy 2.125-E2 and as further regulated by the Land Development Code. The types of community facilities are as follows:*

  a. Type A facilities are governmental facilities necessary to support existing and proposed development, and shall include, but are not limited to:
  1. police, fire, and emergency medical facilities,
  2. cultural facilities, and libraries; and
  3. government-owned cemeteries.

b. Type B facilities are non-governmental facilities which provide needed public services, and shall include, but are not limited to:

1. churches, cemeteries, and related facilities;
2. residential-treatment facilities and emergency shelters;
3. convents and monasteries;
4. day care and other child-care facilities; and,
5. lodges and retreats;

c. Type C facilities are temporary facilities necessary to the improvement of public facilities by private contractors and shall include but are not limited to:

1. temporary asphalt or concrete mixing plants limited to less than a nine (9) month operation. (Note: Asphalt and concrete mixing plants are prohibited within the Green Swamp Area of Critical State Concern.)"

d. Type D facilities are elementary, middle and high schools, both public and private.

e. Type E facilities are all types of recreation activities and associated infrastructure.

- *POLICY 2.129-A.2.c of the Comprehensive Plan requires that the Land Development Code provides "regulations and procedures to address existing development and potential development, to include, but not limited to:*

a) Existing non-conformities, including: uses, lots, structures, and site characteristics (parking, signage, access, etc.). Such regulations shall include provisions for the elimination or reduction of such non-conformities through abandoned or destroyed "grandfathered" discontinuance provisions and through the elimination of non-conforming zoning districts; and
b) Recognition of legal non-conformities to include: rebuilding rights; expansion rights; and use changes."

- *Land Development Code (LDC) Section 120.J.c provides for following criteria for reviewing the expansion of a legally non-conforming non-residential use:*

i. The degree to which the non-conformity can become more conforming;

ii. The extent of a government's obligation or liabilities including, but not limited to, infrastructure improvement, infrastructure maintenance, and public safety;

iii. The potential impact that the expansion may pose to neighboring properties;

iv. The extent of the use's longevity (i.e., how long has it been there and how long is it to continue at its location);

v. The applicant's future plans for the property relative to the County's plans; and,

vi. The improved development standards or infrastructure that may result from expansion of the use.

- *LDC Section 303 provides the following standards for Recreational Camping. It states that "Recreational campsites are intended to be located and designed to afford the users an opportunity to camp in a quiet, uncongested, and natural setting. In addition to all applicable regulations, the following standards shall apply to recreational camping uses:*

1. *The camping area or park in which the camping area is located shall have direct access to a paved County road or private road meeting County standards. Camping areas within larger park or resort facilities may be located on internal local roads.*

2. *The maximum intensity of recreational camping shall be no greater than four (4) campsites per acre. Uses exceeding this intensity shall be defined and permitted as an RV Park meeting the standards required by this code.*

3. *The minimum area allowable for a campground shall be at least five (5) acres.*

4. *Bathhouses (including showers, toilets, and sinks) and emergency shelters shall be provided within the campground to accommodate its occupancy when at full capacity.*

5. *For each camping and RV space, administrative office, maintenance facility, security or administrative residence, or any other similar use, a connection to a central potable water system shall be provided. Wastewater treatment may be provided to individual campsites or may have a central collection facility onsite. Central collection facilities shall be setback a minimum of 300 feet from any campsite or property line.*

6. *Within a camping area, the following accessory uses are permitted:*

    a. *Recreation amenities restricted to use by guests, including pools, tennis and shuffleboard courts, recreation rooms, equestrian facilities, nature and walking trails, pedestrian and bicycle paths, playgrounds, tot lots, docks and similar facilities;*

    b. *Gate houses or similar facilities designed to provide security to the park and campground;*

    c. *Maintenance facilities;*

    d. *Administrative office space necessary for operation of the park and campground; and commercial or retail uses located internal to the park and restricted to use by guests, including convenience food and beverage items and recreational vehicle parts and ancillary commercial uses.*

    e. *Accessory commercial and retail uses shall be located and accessed via the internal campground system unless the camping area is part of a larger park facility.*

7. *Permanent residential use of any camping area is prohibited, other than security or administration quarters that may be established in the park, pursuant to LDC Section 206.B. RV spaces providing for stays of longer than 30 days shall only be permitted as an RV Park meeting the standards required by this code.*

8. *Parking of recreational vehicles in areas not designated for such use is prohibited.*

9. *The storage of recreational vehicles is prohibited.*

10. *Primitive camping on private and public lands is exempted from this section."*

- **Lodges and Retreats** is a use defined in Chapter 10 of the LDC as "*Gathering places, such as a company retreat or a fraternal lodge, which are not open to the general public and whose use is limited to the membership, and their guests, of the owning organization. These sites are intended to provide a meeting place and resource-based recreational site for the organization, and typically provide lodging and kitchen facilities, as well as meeting rooms. These facilities may be rented to other similar private organizations."*

- **Resourced Based Recreation** is term defined in Chapter 10 of the LDC as "*Outdoor recreation activities that are directly associated with environmental or natural resources and can include both active and passive recreation activities*."
- **Recreational Camping** is a use defined in Chapter 10 of the LDC as "*Land under unified ownership and management which has been planned, designed, and constructed for the placement of Recreational Vehicles, cabins, and/or tents for short-term occupancy of spaces rented from the owner for recreational purposes, and typically located away from urban areas*."
- *Thomas Landing Fish Camp was established in 1990 through approval of PUD 90-20. It was expanded in 1995. After adoption of the LDC it was converted to a conditional use with its third expansion in 2002 under case number CU 02-18. The current approval includes:*
    - *one single family residence*
    - *one two-bedroom guest cottage*
    - *one mobile home*
    - *12 ± seat café*
    - *1,800 ± s.f. maintenance building,*
    - *1,100 ± s.f. screened meeting hall*
    - *500 ± s.f. bait shop*
    - *one propane tank with dispensing pump*
    - *one gasoline tank with dispensing pump*
    - *boat trailer parking area,*
    - *475 ± foot pier and*
    - *20 RV/camp sites with water, sewer, and electrical service.*
- *Fire Rescue response to this site is from Polk County Fire Rescue Station 27, at 6221 Hogan Lane, in Indian Lake Estates which is approximately 10 miles in travel distance with a response time average of 20 minutes.*
- *Ambulance (EMS) response to this site is from Polk County Fire Rescue Station 14, at 10399 Leisure Lane West in Nalcrest which is approximately 11 miles in travel distance with a response time average of 20 minutes.*
- *The area is served by the Polk County Sheriff's Office Southeast District Command at 4011 Sgt. Mary Campbell Way near Lake Wales which is approximately 26 miles driving distance from the site and on average 10 minutes in response time.*
- *There is no public potable water or wastewater infrastructure within an available distance to the site.*
- *The site accesses Sam Keen Road which is a rural minor collector road through two unpaved private easements: Lightsey Ranch Road and Thomas Landing Road. Both are privately maintained.*
- *Approximately 87% of the subject property is located within the 100-year flood zone.*
- *All soil types onsite have severe limitations for camping areas and septic tank absorption fields.*
- *The site is located within a Nutrient Restoration Plan Overlay district designated under a Basin Management Plan (BMAP)by the Florida Department of Environmental Protection (FDEP)*

- *According to the Polk County Endangered Habitat Map (Source: Florida Natural Areas Inventory, 2006 & 2011, 2016), the site is located within a one-mile radius of an endangered animal species sighting.*

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-2025-39 with conditions.**

CONDITIONS OF APPROVAL

Based upon the findings of fact, the DRC recommends APPROVAL of LDCU-2025-39 with the following conditions:

1. This Conditional Use approval shall be for expansion of a legally non-conforming Recreational Camping Facility per Section 120.J of the LDC to increase the number of RV/Cabin sites from 20 to 40 and add more accessory buildings on ±15.65 acres in the A/RR district.

2. The conditional use entitlements shall be separated into two phases: north and south.

3. The North Phase shall consist of the following:
   - one single family residence,
   - one two-bedroom guest cottage
   - one mobile home
   - 12 ± seat café
   - 1,800 ± s.f. maintenance building,
   - 1,100 ± s.f. screened meeting hall
   - 500 ± s.f. bait shop
   - one propane tank with dispensing pump
   - one gasoline tank with dispensing pump
   - boat trailer parking area,
   - 475 ± foot pier and
   - 20 RV/camp sites with water, sewer, and electrical service.

3. The South Phase shall consist of the following:
   - 20 RV or cabin sites with water, septic, and electrical service
   - one two-bedroom guest cottage
   - 2,400 SF maintenance building
   - gasoline tank with dispensing pump
   - boat trailer parking area
   - ±475-foot pier
   - two 600 SF bath house/cook sheds
   - ±2,400 SF storage shed/pole barn

4. Accessory structures and uses consistent with Section 303 Recreational Camping accessory uses may be added to either phase through Minor Modification in accordance with Section 906.E.

5. Access to the South Phase of the shall be limited through the southern site entrance shown on the binding site plan in Exhibit 6.

6. Because of the isolated location, limited impervious surfaces, and lack of public infrastructure, Level 2 Review plans are not required provided that no RV spaces or structures are located within 50 feet of a land property line. The list of proposed structures within the binding site plan can be constructed and inspected through building permits. Minor modifications to the binding site plans shall be reviewed through the Development Review Committee (DRC) through a Level 1 Review.

7. Maritime structures on Lake Kissimmee shall meet state and federal requirements and Section 610 of the Land Development Code.

8. Public Safety staff or Fire Marshal's Office staff may close the facility if the access road is not adequately maintained for all public safety vehicles.

9. All previous conditions of PUD 90-20 and CU 02-18 shall be null and void.

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 4 Review and only for those development decisions within the Board of County Commissioners' jurisdiction. Building permits will be required for improvements to 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: Agricultural/ Residential Rural (A/RR) Lightsey Ranch Cow pasture and Conservation Easement	**North:** A/RR South Florida Water Management District Conservation lands	**Northeast:** Osceola County Lake Kissimmee
West: A/RR Lightsey Ranch Cow pasture and Conservation Easement	**Subject Property:** A/RR Three (3) residential dwellings 20 RV/Camp Sites Café, Bait Shop, recreation facilities and accessory structures	**East:** Osceola County Lake Kissimmee
Southwest: A/RR Lightsey Ranch Cow pasture and Conservation Easement Unpermitted seasonal structures and RVs	**South:** A/RR Private residence dingle-family dwelling built in 1901, South Florida Water Management District Conservation lands	**Southeast:** Osceola County Lake Kissimmee

There is a single-family residence immediately to the south on nearly seven acres. The property appraiser's website estimates its origin to be 1901. It appears to be of seasonal use. Deed restrictions state one resort cabin or residential home. The rest of the surrounding area is predominantly pasture and pristine wilderness. There are a few properties with makeshift structures, RVs, carports, and sheds referred to as hunting camps. Some have electrical connections and a few have electrical meters. County Building Division and Property Appraiser's Office have no records of development on these properties. They are taxed as inaccessible lands which currently come to $18.72 per year on the ±1¼ acre properties. Current taxation on Thomas Fish Camp property is approximately $8,000 per year on the combined ±15 acres.

Much of the surrounding property is owned by the South Florida Water Management district which borders the lake. However, much more of the surrounding property is owned by the Lightsey Cattle Company. In Polk County the Lightsey Cattle Company consists of four separate ranches. This is the XL Ranch. The others are Tiger Lake Ranch, West Lake Wales Ranch, and Brahma Island. According to their website, Lightsey Cattle Company restored XL Ranch by partnering with the Nature Conservancy on a pilot program that restored the natural water flow on the property and welcomed back wildlife and thriving vegetation.

Compatibility with the Surrounding Land Uses, Infrastructure, and Environmental Conditions:

This request is for expansion of a Recreational Camping site that lacks the current access requirements put in place after its initial development. Thoms Landing Fish Camp originated with a house, a few cottages, a mobile home, bait shop, entertainment venue, boat ramp, boat dock, fueling facility (boat and LP gas), and primitive camping. Through Planning Commission approval, 20 RV campsites were added in 2002 under the expansion of a non-conforming use process. Now, another 20 are requested. With the addition, more accessory structures and another residence are

included as well. Staff find this request is compatible with surrounding land uses, the rural level of infrastructure available, and the environmental limitations of the site. For over 40 years Thomas Landing Fish Camp has existed in this location with no use or condition on nearby properties being unduly negatively impacted by its operation. This expansion of the number of campsites will not directly or indirectly result in adverse impacts upon another use or condition nearby.

A. Land Uses:

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 Agricultural/Residential Rural (A/RR) district allowable base density for development is one dwelling per five acres. If there are certain levels of urban services available and other conditions are met, up to one dwelling unit per acre may be permitted. However, there are no urban services available for miles in this area. This area is ideal for ranching and resource based recreation. With just one visit to the property, it is evident that this site is ideal for recreational camping with its lake access and pristene surroundings. Recreational Camping is a use that may be approved in the A/RR district by the Planning Commission through a Level 3 Review. This low-intensity resource based recrational use allows up to four campsites per acre provided certain development standards and Health Department approvals are met.

Thomas Landing Fish Camp originated in 1990. It became non-conforming with regard to access in 1992 with the adoption of an ordinance that requires all forms of development to have direct access to a paved road. An expansion for the camp was approved in 2002 under review of this same non-conformity. Since then the access has become more stable but remains unpaved. This request is for expansion of the number of campsites from 20 to 40. While Recreational Camping requires Planning Commission approval in the A/RR district, this location and intensity meets all of the criteria but one: direct access to a paved road. Section 120 recognizes legal non-conforming uses, structures, lot size, density, and development standards. Section 120.J sets forth a process for evaluating proposals for expansion of a non-conforming use. This includes six criteria for which to evaluate expansion requests. Staff find it meets these criteria. Each one is specifically addressed throughout this report and summarized in Table 11.

B. Infrastructure:

This area is truly rural. The County extends very few services to this area and has no plans in the future for infrastructure expansion. There is no public water or wastewater services in the area. There is no public transit. Public schools are very far away. Public safety services are closer but still beyond a distance suitable for urban development. The roadway network has a lot of capacity but is over a mile from this site. The lack of urban services helps to discourage higher development activity in the area. This facility operates at a very low intensity amongst an environmentally protected area. While recreational facilities have a higher need for public safety services, the intensity of this recreational camping use after expansion is still very low and so is the level of risk.

C. Environmental Conditions

Aside from the non-conforming access, the greatest site limitation is the vast amount of area within the 100-year flood hazard area. Like with any waterbody, wetlands exist along the shoreline. The soils are also somewhat of a limitation that will curtail the use of onsite septage disposal and the foundations of permanent structures. The site is surrounded by past protected species sightings. The environmental conditions of the site ensure that the use is of low scale and intensity. This low-

intensity resource-based recreational camping use is ideal for these environmental limitations. The visitors seek this facility for the connections to nature and distance from urban areas but do not depend on them for year-round housing.

Nearest and Zoned Elementary, Middle, and High School

The property is zoned for middle and high schools in Frostproof and Lake Wales. These are Ben Hill Griffin Elementary north of Frostproof and McLaughlin Middle/High School in south central Lake Wales. All are the closest schools. However, recreational camping has no impact on school capacity and no physical impacts being over 20 miles away.

Table 2

Name of School	Annual Estimated Demand	Distance from subject site	School Capacity
Ben Hill Griffin Elementary	0	±26 miles driving distance from entrance to entrance	81%
McLaughlin Middle School	0	±20 miles driving distance from entrance to entrance	88%
McLaughlin Academy High School	0	±20 miles driving distance from entrance to entrance	32%

Source: Polk County School Board, Duncan Associates Educational Facility Impact Fee Study, GIS

Nearest Sheriff, Fire, and EMS Station

Public Safety services are located a significant distance from this area, which is expected due to its extremely rural nature. The level of intensity for recreational camping is appropriate for the Rural Development Area (RDA). There are no fire hydrants nearby, but campsites will be spaced far enough apart to isolate in the event of fire. The site is very open. Trees line the perimeter.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Southeast District Command (4011 Sgt. Mary Campbell Way near Lake Wales)	±26 miles	10 minutes
Fire	Polk County Fire Rescue Station 27, 6221 Hogan Lane, in Indian Lake Estates	±10 miles	20 minutes
EMS	Polk County Fire Rescue Station 14, 10399 Leisure Lane West in Nalcrest	±11 miles	20 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.*

The nearest Sheriff's substation is the Southwest District Command at 4120 U.S. Highway 98, south of Lakeland next to Polk State College, 26 miles driving distance from the site. Sheriff 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. However, patrol coverage is less in these more rural areas of the County. Since this site is accessible only from private gated easements, regular patrols are unlikely. In addition to Thomas Landing, there are five other addressed locations on Thomas Landing Road. In the event of an emergency, Polk County Sherrif's staff can respond to those locations.

Key to this review is the condition of the access easement. It is vital that public safety staff be able to access this site efficiently and without damage to vehicles. On a recent site visit, staff found the access to be of adequate width and in fair condition. A condition of approval is included in the

recommendation that gives public safety officials the ability to close the facility if the access is not properly maintained to public safety access standards. The site has been used as a point of access for public safety staff in the past for boat rescues on the lake. Although nearly all of the shoreline around it is publicly owned land, Thomas Landing has the only boat ramp and dock for miles in either direction.

Water and Wastewater Demand and Capacity:

There is no public water or wastewater services available in this area and there are no plans for any in the future. This is characteristic of the Rural Development Area (RDA). Expansion will require an additional water well and onsite septage disposal system. The site is in an area where the use of septic tanks is highly restricted. A more advanced system may be required to serve the needs of more development.

A. Estimated Demand and Service Provider:

There is no public potable water or wastewater service available in the remote vicinity. The closest is over ten miles away. Recreational camping does not need to be connected to public water or wastewater services. They are typically self-sustaining. For efficiency and marketing, one central well system that serves the campsites is best. Wastewater can be handled centrally or with one dumpsite septic system for RVs. Bath facilities are required regardless. But central systems that serve the campsites or cabins make the camping facility more appealing to a broader spectrum of consumers.

Table 4

Subject Property	Estimated Impact Analysis		
15.65± acres A/RR	Demand as Currently Permitted A/RR/CU 02-18	Maximum Permissible in the district A/RR	Proposed Plan
Permitted Intensity	2 single-family units 1 mobile home 20 campsites	3 single-family units 62 campsites	3 single-family units 1 mobile home 40 campsites
Potable Water Consumption (GPD)	4,675 GPD	13,026 GPD	8,885 GPD
Wastewater Generation (GPD)	4,180 GPD	11,760 GPD	7,980 GPD

Source: Polk County Concurrency Manual & Polk County Utilities: Transient RV space = 198 GPD potable water demand and 180 GPD wastewater output, Single-Family = 250 GPD water and 200 GPD wastewater, Mobile home = 215 GPD water and 180 GPD wastewater.

Polk County Utilities estimates that transient RV or camping spaces maximum potable water usage is 198 gallons per day (GPD) and wastewater output is 180 GPD. But utility systems have to be designed to handle the most extreme conditions. Actual use of camping facilities is much lower on average usage. This is due to the seasonal nature of recreational uses. Utilization varies for weekdays vs. weekends, summer vs. winter, or spring/summer break vs. school days. The applicants for this expansion intend to use this facility primarily for hunting seasons. There will only be a limited amount of time in which the facility will be in full use during the year.

B. Available Capacity:

Both the well and water system and sanitary waste system will be reviewed and approved under the Florida Department of Environmental Protection (FDEP). This property and all that surrounds it are under a Basin Management Plan (BMAP) for the Kissimmee River basin. Based on volume and

flow, FDEP may require a higher level of treatment on the wastewater system. System costs may limit the capacity and usage. It could even affect the number of camping spaces.

C. Planned Improvements:

Campsites may require services and hook-ups. A central water system will be most efficient. A bathhouse(s) will be required regardless. The site plan for the south half shows the placement of these facilities. The wastewater treatment may have to be designed and built to a higher treatment level due to the BMAP requirements. There will be no public dedication of any infrastructure for this use.

Roadways/ Transportation Network

There is ample capacity on the public roadway network to serve an additional 20 campsites. However, the camp is nearly two miles to the nearest public road access. The sole reason this development is non-conforming is because it lacks direct access to a public road.

A. Estimated Demand:

There will be a limited increase in transportation demand as a result of this approval. The Institute of Traffic Engineers estimates the additional 20 campsites will add an average of 21 daily trips to the roadways. This is an approximately 42% increase to current traffic estimates on unpaved Lightsey Ranch Road and unpaved Thomas Landing Road. The following table provides a comparison between the current approval and the requested expansion of the non-conforming use.

Table 5

Subject Property	**Estimated Impact Analysis**		
15.65± acres A/RR	Demand as Currently Permitted A/RR/CU 02-18	Maximum Permissible in the district A/RR	Proposed Plan
Permitted Intensity	2 single-family units 1 mobile home 20 campsites	3 single-family units 62 campsites	3 single-family units 1 mobile home 40 campsites
Average Annual Daily Trips (AADT)	45	88	72
PM Peak Hour Trips	5	9	8

Source: Institute of Transportation Engineers Trip Generation Manual 12th edition Single-family = 7.81 AADT, 1 PM peak, 100% new trips; Mobile Home = 7.87 AADT, 0.48 PM peak, 100% new, Campsite =1.01 AADT, 0.09 PM peak, 100% new.

This request will not require either a major or minor traffic study since the increase in average annual daily trip rate (AADT) will be less than 50 trips per day.

B. Available Capacity:

Sam Keen Road does not have enough vehicle traffic on it to warrant monitoring. State Road 60 is the only roadway tracked east of Lake Wales.

Table 6

Link #	**Road Name**	**Current Level of Service (LOS)**	**Available PM Peak Hour Capacity**	**Minimum LOS Standard**
5910E	State Road 60 From: Stokes Road To: County Road 630	B	1,448	C

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
5910W	State Road 60 From: County Road 630 To: Stokes Road	B	1,478	C

Source: Polk County Transportation Planning Organization, Roadway Network Database January 17, 2025

Table 5 shows that the expansion of Thomas Landing Fish Camp will result in an additional three (3) PM Peak Hour trips. The roadway has over 1,400 trips of capacity in either direction. Given the ample amount of capacity on the roadway, the impacts of this approval will be insignificant on the network.

C. Roadway Conditions

Based upon a recent site visit, Sam Keen Road is in above average condition. State Road 60 is being resurfaced from County Road 630 to Stokes Road. Lightsey Ranch Road is a well maintained unpaved private easement. Thomas Landing Road is unpaved also and moderately well maintained. There are several divots that require avoidance by standard automobiles. An additional 21 vehicles per day may benefit the maintenance of Thomas Landing Road because it will provide more compaction to the surface. Unpaved roads that have very little daily traffic suffer more from lack of use than they do from overuse. The County is only responsible for the maintenance of Sam Keen Road. State Road 60 is maintained by the Florida Department of Transportation (FDOT) Lightsey Ranch Road is maintained by the Lightsey Cattle Company. Thomas Landing Road is maintained by the owner of the north portion of Thomas Landing Fish Camp. If this expansion is approved, the owners of the south portion should bear some maintenance responsibility of Thomas Landing Road.

D. Planned Improvements:

This approval requires no roadway, sidewalk, or drainage improvements to a County facility. This request is to expand the use of private unpaved access to an existing Recreational Camping use.

E. Mass Transit

There is no mass transit available east of Lake Wales. This use is not intended for areas served by transit.

F. Sidewalks

There are no sidewalks on Sam Keen Road. Sidewalks are not a requirement in the Rural Development Area (RDA).

Park Facilities:

This site provides no public access to Lake Kissimmee. It is for members and patrons only. There are two locations for public recreational access to Lake Kissimmee in Polk County: Coleman Landing on the south end and Lake Kissimmee State Park on the north. Thomas Landing is in between them. That is why it has been used as a point of access for public safety staff in the past for boat rescues on the lake. Although nearly all of the shoreline around it is publicly owned land, Thomas Landing has the only boat ramp and dock for miles in either direction.

A. Location:

Coleman Landing at Shady Oaks Recreation Area, at 1450 Shady Oak Drive (eight miles by boat, 18 by car), is the closest County boat access to Lake Kissimmee. Lake Rosalie Park and Campground, at 2925 Rosalie Lake Road (nine miles by boat, 11 miles by car) are the closest public parks. Bot have boat access and camping facilities.

B. Services:

Coleman Landing has Bank/Pier Fishing, Boat Launching Site, Campground, Pavilion, Picnic Area, Restrooms. Lake Rosalie Park has Boat Launching Site, Campground, Restrooms.

C. Planned Improvements

There are no recreation improvements scheduled for this area of the County in the 5-year Community Investment Program.

D. Environmental Lands

The area is surrounded by publicly owned environmental lands and conservation easements. However, they are not open to the general public and are not publicly accessible (Exhibit 7).

Environmental Conditions

Aside from the non-conforming access, the greatest site limitation is the vast amount of the site within the 100-year flood hazard area. Like with any waterbody, wetlands exist along the shoreline. The soils are also somewhat of a limitation that will curtail the use of onsite septage disposal and the foundations of permanent structures. The site is surrounded by past protected species sightings. The environmental conditions of the site ensure that the use is of low scale and intensity. This site is well suited for recreational, resourced based, camping. The limitations do not pose a significant threat to brief stays. In the event of inclement weather, a campground can be efficiently evacuated. Permanent residences are not as easily evacuated, and their occupants may depend on them more.

A. Surface Water:

The site abuts Lake Kissimmee. The Lake Kissimmee basin is under a management plan to reduce nitrate loads by the Florida Department of Environmental Protection (FDEP). There are many limitations on development in these areas. Most apply to wastewater discharges which will limit or restrict the use of septic tanks. The LDC also has restrictions on development in Section 610. Non-maritime structures are required to be set back 50 feet landward from the 10-year flood zone which is approximately the location of the Ordinary High-Water Line (OHWL).

B. Wetlands/Floodplains:

All but approximately a two acre strip along the western boundary of the site is within the 100-year flood hazard area, according to the Flood Insurance Rate Maps (FIRM) from the Federal Emergency Management Agency (FEMA) and National Wetlands Inventory (NWI). The base flood elevation (BFE) is 54 feet above mean sea level (MSL). The majority of the property is approximately 53 feet above MSL. This property is not a good location for permanent residents.

However, it is suitable for recreational use, especially campsites that can be evacuated in the event of heavy rainfall.

C. Soils:

The area proposed for the additional 20 campsites will be located on Bassinger Fine Sand, according to the Soil Survey of Polk County, Florida, United States Department of Agriculture (USDA), Soil Conservation Service. This soil type has severe limitations for camp areas and septic tanks. However, it is no worse than the other soil types on the 15.65-acre fish camp site. The pond in the center of the site was created in the early 1980s, and the soil was spread across the site to raise the level of the land. This is not reflected in the USDA soil survey because the fieldwork for the survey was conducted prior to the excavation of the pond.

Table 8

Soil Name	**Limitations to Camp Areas**	**Septic Tank Absorption Field Limitations**	**% of Site** *(approximate)*
Adamsville Fine Sand	Severe: too sandy	Severe: wetness, poor filter	28%
Basinger Fine Sand	Severe: ponding	Severe: ponding, poor filter	61%
Bassinger Mucky Fine Sands (depressional)	Severe: ponding	Severe: ponding, poor filter	11%

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

This soil data does not prevent the site from increasing the intensity of campsites. It speaks more to the limitations use of those sites will face. The ground will be adequate for seasonal and occasional use, but it will not support permanent or constant use. The proposed use of this camp is seasonal according to the application.

D. Protected Species

The site is within a mile radius of all types of endangered animal species sightings according to the Florida Natural Areas Inventory of 2002, 2006, and 2012. That is why so much of the surrounding area has been acquired by the state or placed in conservation easements. But light camping facilities can be compatible with the protection of endangered species, especially for ecotourism. Use of this facility is limited by the lack of public access, which is the non-conformity under review. The private easement ensures that visitation will be limited and thereby work to protect the endangered species that inhabit the area.

E. Archeological Resources:

There are archeological resources in the area farther to the south of the site near Grape Hammock which once held the original Kissimmee River crossing and ferry boat launch. No known historic structures or artifacts have been reported on this site.

F. Wells (Public/Private)

The closest public water system is located at Indian Lake Estates over 6½ miles to the south. There are several individual agricultural wells nearby, but none of them are close enough to be adversely impacted by increasing the number of campsites. There is an active well on the north portion of the property that serves the three permanent dwellings that were part of the original 1990 PUD approval.

G. Airports:

The site is not within any Airport Buffer Zones. The closest airport is Lake Wales Municipal Airport, just over 18 miles to the west. This approval will have no adverse effects on airway traffic.

Economic Factors:

From the 1980s through the early 2010s, Thomas Landing Fish Camp operated as a low scale marina and campground. The proprietor (Earl Thomas) operated a bait shop, entertainment venue, and provided fueling for watercraft at the end of the dock. There were RV hookups on the north and south sides surrounding the internal pond in the center of the site. The proprietor passed away in 2016 and the two properties that comprised the fish camp were sold to different owners at different times. The current owners of the north parcel have actively maintained the grandfather rights since 2020. The south parcel has had limited use since 2017. It has been used for primitive camping, and the dock and boat ramp have been maintained and actively utilized.

The marina functions (boat fueling and portage) and bait shop of the recreational camping use are no longer in operation but will remain a future option for either north or south portions. The owner of the north portion of the site uses the property for private functions and has recently replaced the mobile home with a newer model. He desires to expand in the future by adding cottages for vacation rental. KDC Forever, owners of the south side, are seeking to establish campsites for members of the organization with supporting accessory structures such as bathhouses and primitive dining facilities. Their peak use will come during hunting seasons for waterfowl. During the off season, it will be used intermittently by the members and their guests for camping and fishing on weekends and holidays. However, the conditions of approval do not restrict future ownership classifications. Neither portion of the property is limited to their current intensions rather only the conditions of approval placed on them by the Planning Commission.

The site's value and marketability come from its exclusive location on the lakefront surrounded by preservation lands. This creates an isolated and peaceful retreat for visitors. It is also the only boat access to Lake Kissimmee for over four miles to the north and nine miles to the south. This provides better access to certain fishing areas on the lake thereby providing nearly exclusive use to much of the western shoreline. The site's value is maintained by its exclusivity. It is in the interest of both property owners to limit the use of the facility to small groups. That way both properties can enjoy the same aesthetic qualities of their properties without diminishing the value of the other. This approval grants the south portion specific rights while not depriving the owner of the north portion of any vested rights. Both properties maintain the marketability each thought they had when they made their original purchase of their land.

Consistency with the Comprehensive Plan, LDC, and Other County Ordinances:

The site is located in the Rural Development Area (RDA), which is the area that "*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.*" according to POLICY 2.108-A1 of the Comprehensive Plan. The site is nearly two miles from the closest County right-of-way. There are very limited public services provided to the camping facility.

The subject property is designated Agricultural/Residential Rural on the Future Land Use Map. The base density of the land use district is one dwelling per five acres. Recreational Camping is

permissible through Planning Commission approval because it is classified as a Community Facility under POLCY 2.125-E1 of the Comprehensive Plan which states that "*Community Facilities shall be allowed in all land use classifications*." There are five classifications (A-E) of Community Facilities:

- Type A facilities are governmental facilities necessary to support existing and proposed development
- Type B facilities are non-governmental facilities which provide needed public services
- Type C facilities are temporary facilities necessary for the improvement of public facilities by private contractors
- Type D facilities are elementary, middle, and high schools, both public and private.
- Type E facilities are all types of recreation activities and associated infrastructure.

Thomas Landing Fish Camp falls within two types of Community Facilities. Type E because it is a recreational facility and Type B because it is a retreat for a non-profit organization. When considering new development or the expansion of existing development, Comprehensive Plan SECTION 2.102 requires the proposal to be reviewed for compatibility, location, distribution, timing, and adequate public facilities. These have been addressed throughout this staff report and are summarized in Table 9 to follow.

POLICY 2.129-A2.c of the Comprehensive Plan requires that the Land Development Code provides regulations and procedures to address existing development and legal non-conforming development including rebuilding rights; expansion rights; and use changes.

Section 205, Table 2.1 of the Land Development Code (LDC) allows Recreational Camping in the A/RR district as a conditional use if approved by the Planning Commission through a Level 3 Review. Section 303 of the LDC stipulates conditions by which a Recreational Camping use may locate and operate. Thomas Landing Fish Camp meets all of the conditions but one: "*The camping area or park in which the camping area is located shall have direct access to a paved County road or private road meeting County standards*." This was not a requirement of the Minimum Development Standards for Mobile home Parks, RV Parks, Campgrounds, and Fishing Resorts Ordinance (72-13) or the Zoning Ordinance (83-2) for camping areas when the facility was first approved in 1990. It was not until Ordinance 92-05 was adopted that this became a requirement for all land uses. Therefore, this is a legally non-conforming use by virtue of its lack of direct access to a paved County Road or private road meeting County standards. Neither Lightsey Ranch Road nor Thomas Landing Road meet the current County standards for roadway access.

Section 120 of the Land Development Code is dedicated to addressing every question regarding legal, non-conforming, properties, structures, development standards, and land uses. Section 120.J sets forth a process for expanding legally non-conforming development. The Planning Commission may grant an expansion in the intensity of a non-residential development's legal non-conformity after consideration of six criteria. These criteria have been addressed throughout this report and summarized in Table 11 to follow.

Table 9

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 request is equally compatible with neighboring properties and the area as a whole. Much of the area is under public ownership for purposes of conservation or conservation easement. There is also land under agricultural usage abutting and nearby. There is a single-family dwelling abutting the south property line, but it is used for recreational purposes. There are a few other properties in the area with recreational structures and vehicles owned by individuals.*
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 reason why this facility is called Thomas Landing Fish Camp is because of its orientation to the lake and its ideal fishing conditions. The only drawback to this location is its distance to a paved public road which is the primary focus of this review.*
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.	*This is a legally non-conforming use that is of such a low intensity and scale that it has been approved in the past without direct access to a paved public road. Although the request is to nearly double the intensity, it is low enough that doubling does not change the dynamic of its subtle impact on the area.*
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.	*This use has functioned in this location for over 35 years. This modification will enable it to continue for many years into the future as a private, resource-based, recreational camping facility.*
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).	*While this remote location is far from public safety services, the demand for them is low. This facility is for limited use, and its intensity is very low. This results in low risk for the need for higher levels of public safety services.*

The Planning Commission, in the review of development plans, shall consider the following factors listed in Table 10 in accordance with Section 906.D.7 of the Land Development Code.

Table 10

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;	*Yes, this request is consistent with the LDC, specifically Sections 120.J and 906.D.*
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	*SECTION 2.125-E - COMMUNITY FACILITIES classifies this use under Type B and Type E community facilities. It is a retreat with recreation activities and associated infrastructure. It is conforming to the Comprehensive Plan, but it is non-conforming with regard to the development*

Table 10

The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
	standards in the LDC.
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	*Yes, the request is compatible with surrounding uses and the general character of the area. This is a low-volume use surrounded by conservation and agricultural properties. It's also a resource-based form of recreation next to Lake Kissimmee, a substantial recreational resource.*
How the concurrency requirements will be met, if the development were built.	*An increase in the number of campsites from 20 to 40 is still below 50 AADT. This does not trigger the need for even a Minot Traffic Study. There is no public water or wastewater required. Increase in impervious surface is insignificant given the size of the property. There will be no concurrency review needed.*

This request will have very little impact on abutting properties and the area as a whole. Most of the surrounding lands are in conservation or agriculture. The increase from 20 campsites to 40 is not likely to overburden the easement access. Staff consider 40 seasonal campsites to be a low-volume land use. Even on a peak day, it will not likely exceed 50 vehicle trips.

Table 11

The Planning Commission, in the review of Expansion of Non-residential Non-Conforming Use, shall consider the following factors in accordance with Section 120.J.1.c of the LDC:	
The degree to which the non-conformity can become more conforming;	*Access is improved and more restricted. Since the last expansion in 2002, the access easement that serves the site has become more stable and compacted. Past and current owners of the camp have added more base material to support all types of vehicles. Access to the easement is also more limited. The entrance gate from Lightsey Ranch Road is locked with a finite number of people with access. Public safety crews have access through a master key system.*
The extent of a government's obligation or liabilities including, but not limited to, infrastructure improvement, infrastructure maintenance, and public safety;	*The access easement receives no County maintenance. Expansion of this use does not obligate the County to maintain any new infrastructure. There is an increase in potential public safety services demand. It doubles the risk by doubling the potential number of cabins or RV ports. However, the current amount is so low that it is not a significant increase overall. Additionally, the current and past use of the site underperforms to its potential.*
The potential impact that the expansion may pose to neighboring properties;	*Aside from the abutting vacation property, there are no residential structures for miles (see Exhibit 3). Other neighboring properties are not buildable. To the north and west is Lightsey Ranch. The area is comprised of vast amounts of cattle grazing. Most of the lands in this area are under cattle grazing or habitat protection (see Exhibit 7).*
The extent of the use's longevity;	*This is a low-volume use surrounded by conservation and agricultural lands. The most significant demand on County infrastructure or services will be public safety (Fire Rescue, Ambulance, and Law Enforcement). At 20 campsites, this was not significant. Although double, 40 campsites will not likely be significant. It benefits the County public safety services to have access to Lake Kissimmee available at this location for rescues needed by others on the lake. The access easement will last as long as it is maintained as it has been in the past.*
The applicant's future plans for the property	*The County has no intention to maintain the unpaved access*

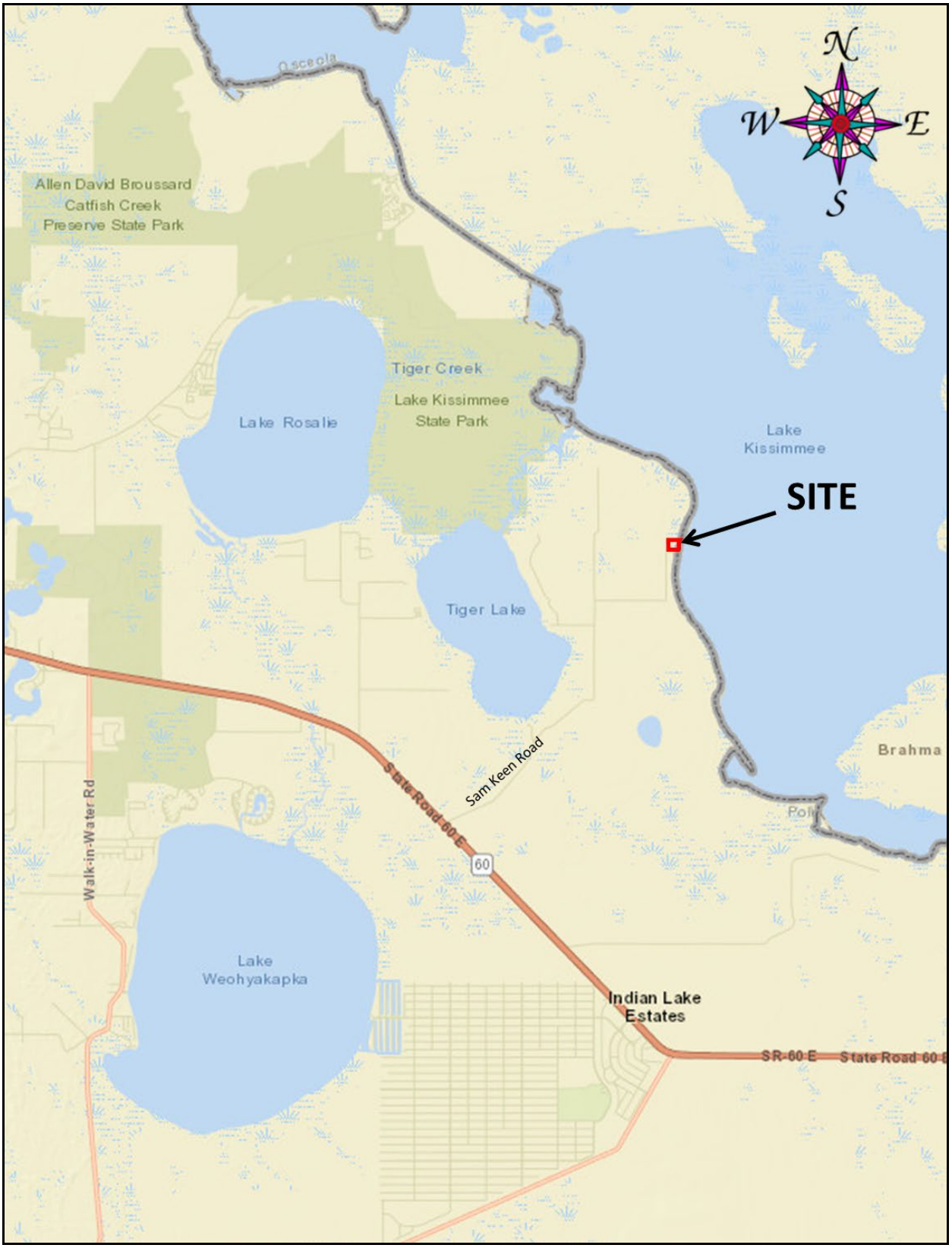
Table 11

The Planning Commission, in the review of Expansion of Non-residential Non-Conforming Use, shall consider the following factors in accordance with Section 120.J.1.c of the LDC:	
relative to the County's plans;	*easement. The applicant does not have the ability to grant maintenance authority to the County either. This non-conformity should remain static.*
The improved development standards or infrastructure that may result from expansion of the use.	*The current condition of the easement is a stabilized compacted surface suitable for emergency vehicles. This approval will not incur any further responsibilities or maintenance requirements of the County.*

Comments from other Agencies: Polk County Land Development Engineering and the Polk County Public Safety Division contributed to the drafting of this report.

Exhibits:

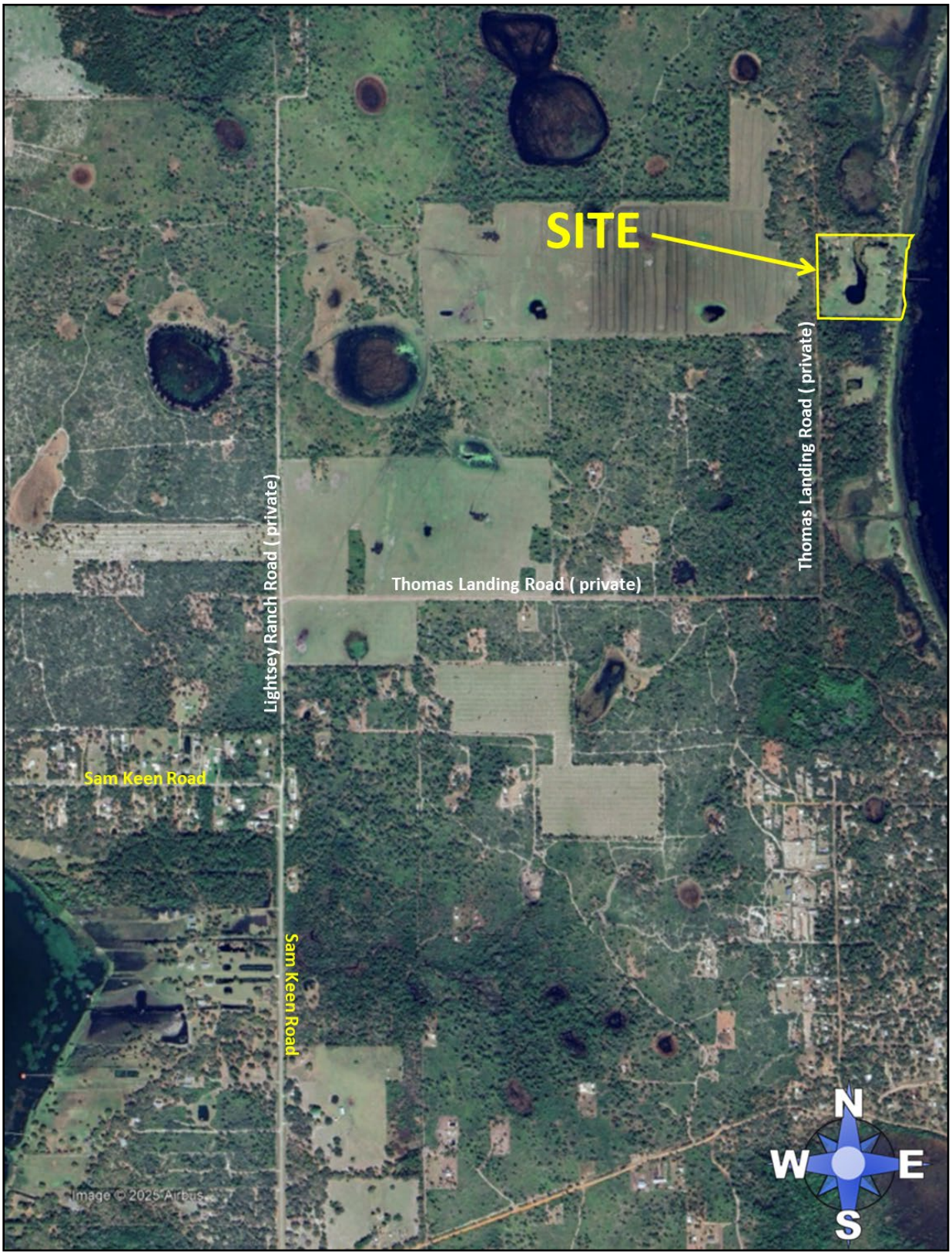
Exhibit – 1 Location Map
Exhibit – 2 Future Land Use Map
Exhibit – 3 2024 Satellite Photo (Context)
Exhibit – 4 2024 Satellite Photo (Close-up) Current Approval
Exhibit – 5 2024 Satellite Photo (Close-up) Proposed Expansion
Exhibit – 6 South Side Site Plan
Exhibit – 7 Conservation Easements and Ownership



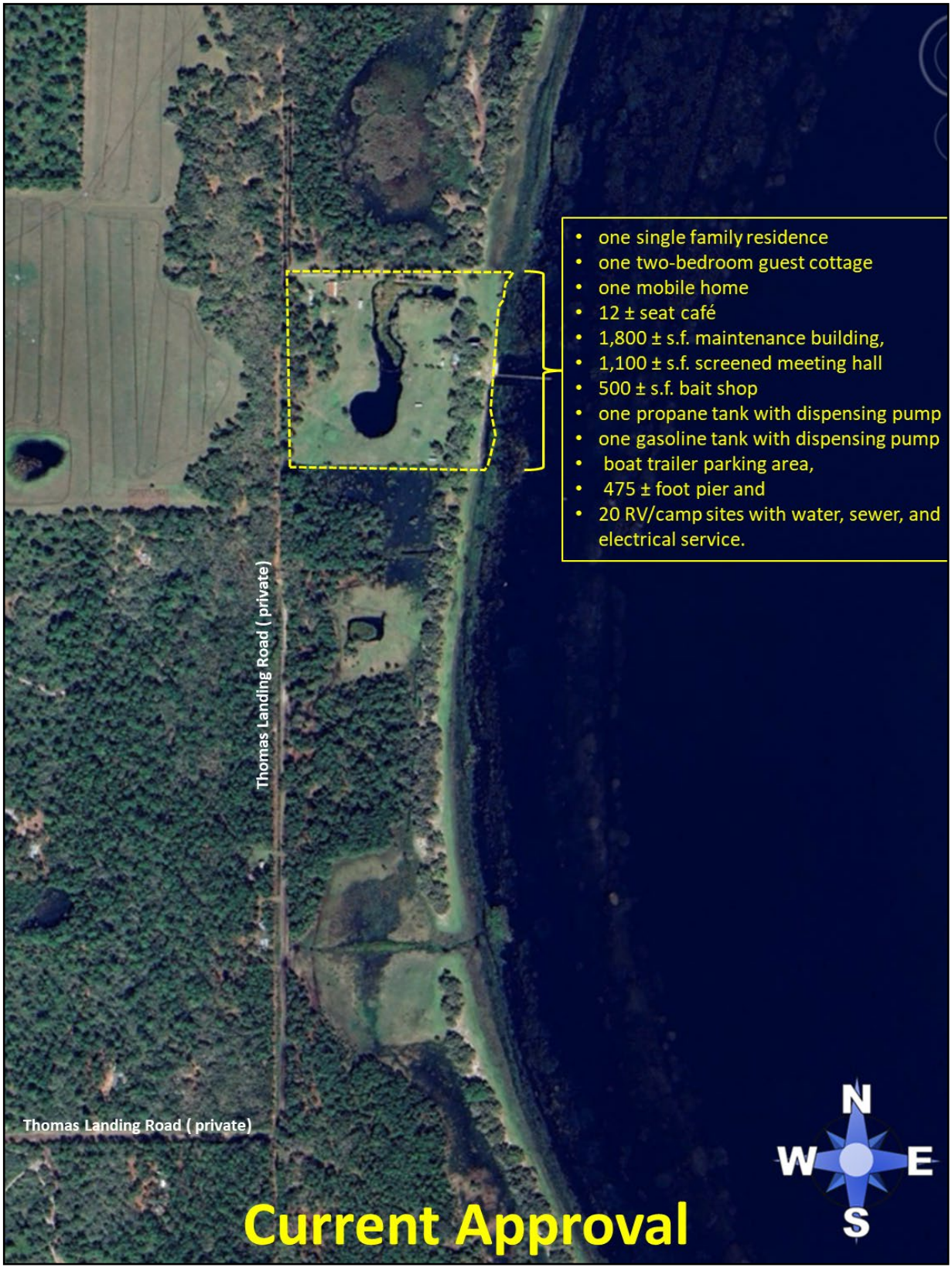
Location Map



Future Land Use Map



2024 Satellite Photo (Context)



2024 Satellite Photo (Close Up)



2024 Satellite Photo (Close Up)



South Side Site Plan



Conservation Easements and Ownership

POLK COUNTY PLANNING COMMISSION

FINAL ORDER

Case Number: LDCU-2025-39 (Thomas Landing Fish Camp Expansion)

Applicant: Charles R. Booker, P.E. Traditions Engineering

Property Owner: KDC Forever LLC and Scott L Henderson

Hearing Date: April 1, 2026

I. Request:

Conditional Use for expansion of a legally non-conforming Recreational Camping Facility per Section 120.J of the LDC to increase the number of RV/Cabin sites from 20 to 40 and add one more residence and accessory buildings for the campground.

II. Findings:

The Planning Commission hereby adopts and incorporates herein the staff report and makes the following findings based upon the staff report, testimony and exhibits presented during the hearing:

1. Pursuant to Section 906D.7 of the LDC, the Planning Commission shall, in the review of a Level 3 Review 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, 120, 205, 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 2nd day of April 1, 2026, by the Polk County Planning Commission.

Polk County Planning Commission **ATTEST:**

By:_____ By: _____
Merle Bishop, FAICP, Chair Lyndsey Yannone, Recording Secretary

Date rendered to the Clerk: _____

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 _____, 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:

Exhibits to Planning Commission's Order

Exhibit A-Staff Report and Exhibits

LDCU-2025-39 - LAKE KISSIMMEE DUCK CAMP CU MOD

Menu Reports Help

Application Name: LAKE KISSIMMEE DUCK CAMP CU MOD

File Date: 11/21/2025

Application Type: PC-Conditional Use-New Or Mobile Home

Application Status: In Review

Application Comments:

View ID	Comment	Date

Description of Work: CU Mod is to allow for specific uses outlined on the plans on parcel 30-03-03-000000-033020. These uses were previously permitted under CU 0218M, however the prop since been split into (2) parcels. This mod is to define the allowable uses of the CU for the southern parcel.

Application Detail: Detail

Address: 0 SAM KEEN RD, LAKE WALES, FL 33898

Parcel No: 303003000000033020

Owner Name: KDC FOREVER LLC

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Charles Brooker		Applicant	Mailing, 6039 Cypress ...	Active
Charles Brooker		Engineer	Mailing, 6039 Cypress ...	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $4,471.00

Total Fee Invoiced: $4,471.00

Balance: $0.00

Custom Fields: **LD_GEN_PUB**

PUBLIC HEARINGS

Development Type
Planning Commission

Application Type
Conditional Use
Major Modification

Brownfields Request
–

Affordable Housing

GENERAL INFORMATION

Expedited Review

Number of Lots
–

Will This Project Be Phased

Acreage
7.67

DRC Meeting
02/05/2026

DRC Meeting Time
–

Rescheduled DRC Meeting
–

Rescheduled DRC Meeting Time
–

Green Swamp
No

Number of Units
–

Case File Number
N/A

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
04/01/2026

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	DocumentGroupforDPC	RequiredDocumentTypes
POLKCO-25EST-00000-69428	DIGITAL PROJECTS LD	–
RequiredDocumentTypesComplete	**AdditionalDocumentTypes**	**Activate DPC**
Yes	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	Yes
Activate FSA	**DigitalSigCheck**	
Yes	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**

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	01/09/2026	Lyndsay Rathke
Engineering Review				
Fire Marshal Review	Kim Turner	Approve	01/09/2026	Kim Turner
Surveying Review	Mike Benton	Not Required	01/27/2026	Mike Benton
School Board Review	School District	Not Required	01/09/2026	School District
Roads and Drainage Review	Phil Irven	Approve	01/14/2026	Phil Irven
Planning Review	Erik Peterson	Approve	02/27/2026	Erik Peterson
Review Consolidation	Lyndsay Rathke	Revisions Re...	02/18/2026	Lyndsay Rathke
Staff Report				
Public Notice				
Hearing				
BOCC Hearing				
Final Letter				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

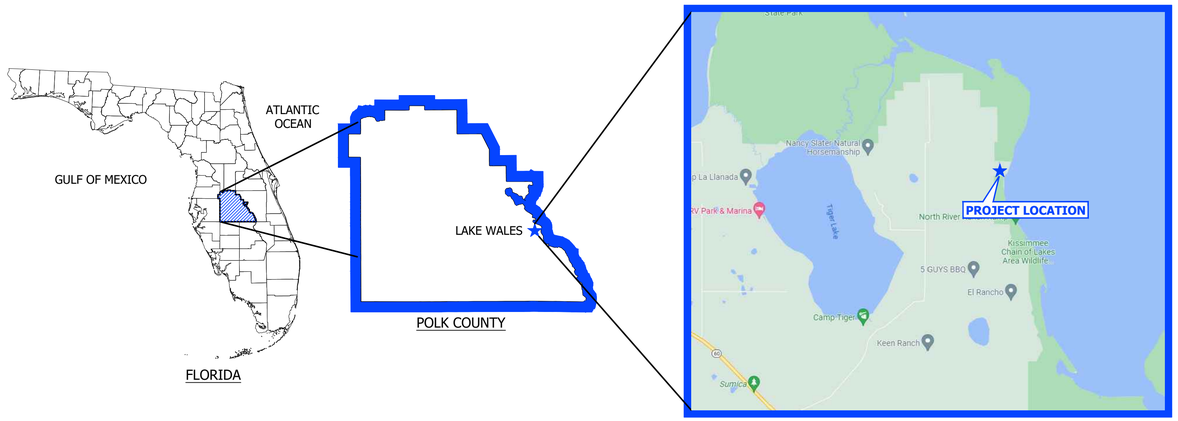
LAKE KISSIMMEE DUCK CAMP

CONDITIONAL USE MODIFICATION PLANS

LOCATION

Section 03, Township 30S, Range 30E

POLK COUNTY, FLORIDA



VICINITY MAP

PREPARED FOR

KDC FOREVER LLC
439 S FLORIDA AVE, STE 201
LAKELAND, FL 33801

PREPARED BY

TRADITIONS ENGINEERING, LLC
6039 CYPRESS GARDENS BLVD, #290
WINTER HAVEN, FL 33884
PHONE: (863) 397-1626
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #35178

SHEET INDEX				
#	SHEET TITLE	ISSUE DATE	REV #	REV DATE
C-100	COVER PAGE	--	--	--
C-200	CU MOD PLAN	--	--	--

REVISION HISTORY

No.	DATE	DESCRIPTION
1	11/21/2025	INITIAL SUBMITTAL TO POLK COUNTY
2	02/18/2026	RESUBMITTAL TO POLK COUNTY

CONSTRUCTION MATERIALS QUALITY AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH POLK COUNTY AND FDOT SPECIFICATIONS AND STANDARDS, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES [(S704.4.M)(S804)(A)3K); (S824(B)(5)].

POLK COUNTY LAND DEVELOPMENT DIVISION STANDARD NOTES

1. Traffic signs and pavement markings shall be installed prior to opening a new or modified road.
2. All construction shall conform to the requirements of Appendix A of the Polk County Land Development Code and the Polk County Utilities Code, as applicable.
3. Changes from plans or specifications substantially affecting conformance to standards or performance of systems must be submitted in a written request by the Engineer of Record and receive written approval by the County Engineer prior to the implementation of such changes, unless otherwise provided for in the Polk County Land Development Code or the Polk County Utilities Code. Major modifications may require an approval by the Development Review Committee. In such cases, the applicant shall submit the appropriate application and fees for a new review at the Level of the original approval, or Level 2, whichever is greater.
4. The Contractor shall notify Polk County Inspections Staff (863) 534-6449, at least five (5) working days prior to commencement of construction and prior to any activity requiring inspection, including site paving.
5. To schedule the required Pre-Construction meeting, the Engineer of Record shall contact the Polk County Land Development Division, office of the County Engineer at (863) 534-6449.
6. At the completion of construction, and prior to beneficial use of any facility or system, as-built Record Drawings shall be submitted and approved in accordance with Polk County Utilities Code, Chapter 2, Part 3.01 and the Polk County Land Development Code, Appendix A, Section A406.C.
7. MOT for the project will be in accordance with the current FDOT Traffic Control Requirements Through Work Zones, Section 102-600 series, of the FDOT Standard Plans.
8. The asphalt pavement will extend ¼ inch above the road side edge for all curb and gutter constructed on public or private roads.
9. Polk County is not responsible for Design and/or Plan errors. All construction within Polk County R/W shall be in accordance with Polk County and FDOT standards and specifications. All construction shall conform to the requirements of Appendix A of the Polk County Land Development Code and the Polk County Utilities Code, as applicable.

811 Know what's below. Call before you dig.

This item has been digitally signed and sealed by the engineer on the date indicated hereon. Printed copies of this document are not considered signed and sealed. Signature must be verified on any electronic copies.

Charles R Brooker
Digitally signed by Charles R Brooker
Date: 2026.02.18 15:34:09 -05'00'

REVISION NO. | DATE | DESCRIPTION

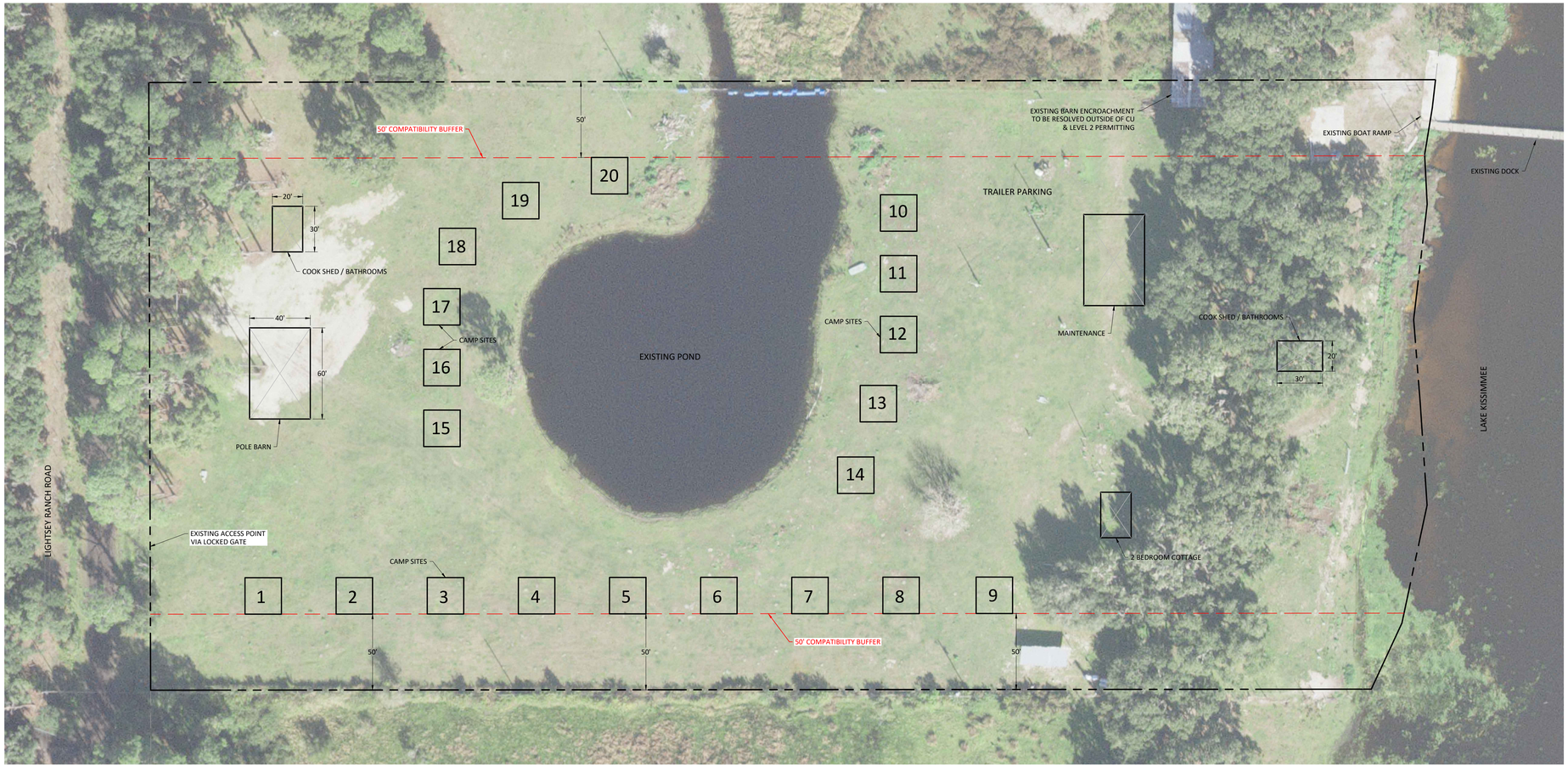
CLIENT: KDC FOREVER LLC
PROJECT NAME: KISSIMMEE DUCK CAMP

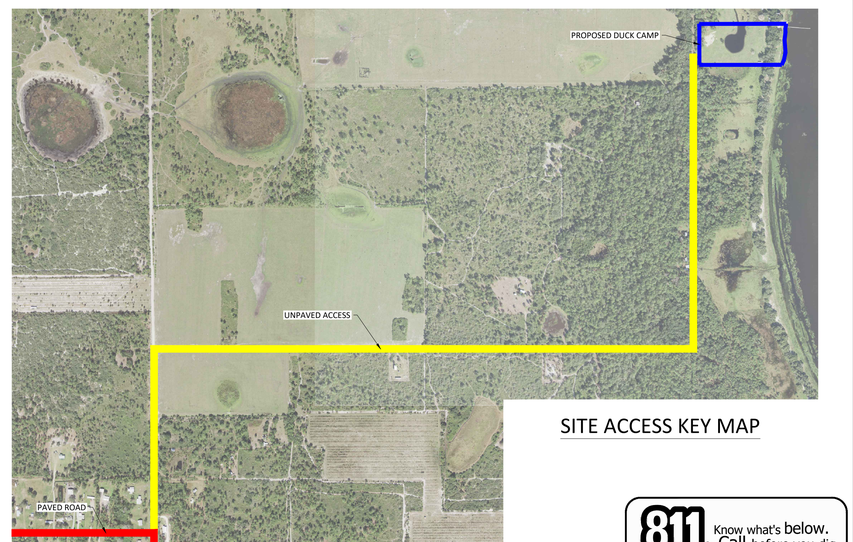
COVER PAGE

SAM KEEN ROAD, LAKE WALES, FLORIDA 33898

TRADITIONS ENGINEERING

PROJECT NUMBER 23-3
SHEET NUMBER C-100





SITE ACCESS KEY MAP

N

0 40 80 FEET

PROPOSED CONDITIONAL USES
- (20) RECREATIONAL VEHICLE OR CABIN SITES WITH WATER, SEPTIC, AND ELECTRICAL SERVICE - (1) 2-BEDROOM GUEST COTTAGE - (1) MAINTENANCE BUILDING - (1) EXISTING GASOLINE TANK WITH DISPENSING PUMP - (1) BOAT TRAILER PARKING AREA - (1) EXISTING 475' PIER ON LAKE KISSIMMEE - (1) BATH HOUSE - (1) KITCHEN/COOK HOUSE - (1) STORAGE SHED/POLE BARN

PROPOSED CAMP SITES
- TENTS - RV PADS - CAMPERS/5TH WHEELS - MINI-CABIN - SHEDS - PREFAB CAMP BUILDINGS - OTHER TEMPORARY AND PERMANENT STRUCTURES AS NEEDED *** ALL PERMANENT CAMP SITES TO BE UNDER 400 SQ FT

811 Know what's below. Call before you dig.

This item has been digitally signed and sealed by the engineer on the date indicated hereon. Printed copies of this document are not considered signed and sealed. Signature must be verified on any electronic copies.

REVISION NO.	DATE	DESCRIPTION

CHARLES R. BROOKER III, P.E.
LICENSE NO. 88615

CLIENT: KDC FOREVER LLC
PROJECT NAME: KISSIMMEE DUCK CAMP

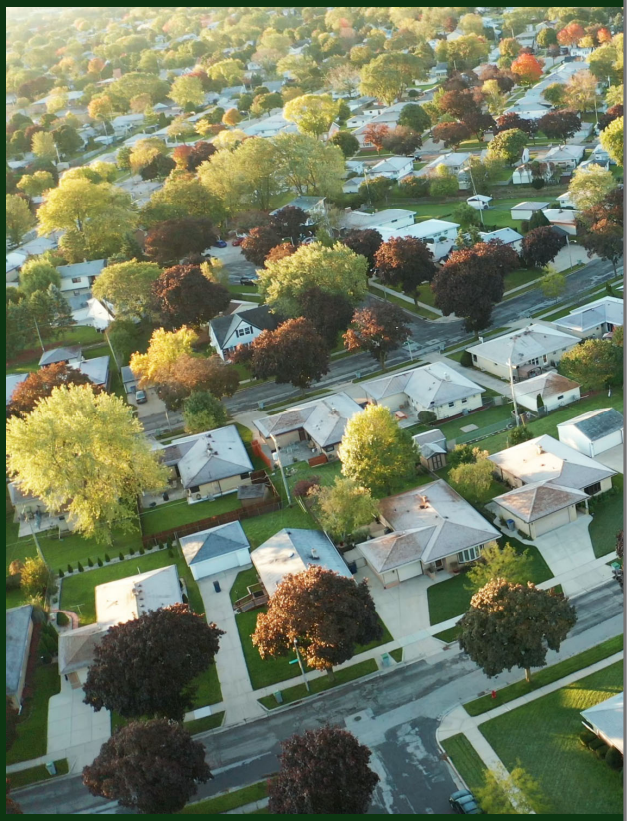
CU MOD PLAN

SAM KEEN ROAD, LAKE WALES, FLORIDA 33898

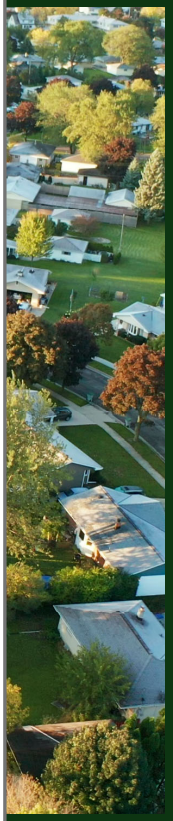
TRADITIONS ENGINEERING

PROJECT NUMBER
23-3

SHEET NUMBER
C-200



This comprehensive Impact Analysis Report addresses all comments and design considerations, ensuring compliance with regulatory standards while maintaining a commitment to responsible and sustainable land development practices.



Impact Analysis Report

Prepared By Traditions Engineering

Charles Brooker P.E.

TRADITIONS ENGINEERING

900 Orchid Springs Dr Unit 100,
Winter Haven, Fl 33884
(863) 397 – 1626
Cbrooker@traditions-eng.com

Impact Analysis

Access to Roads and Highways

Applicant Access Explanation: Access to the subject properties is provided by a private dirt road extending from Sam Keene Road, which is a paved public roadway. The entrance to the dirt road is controlled by a gate located at the intersection with Sam Keene Road. Each property owner served by the dirt road maintains an individual lock on the gate, allowing shared but controlled access to the properties. There are no written road maintenance agreements, recorded maintenance covenants, or formal road maintenance documents that could be identified. However, the road is actively maintained by the benefiting property owners on an as-needed basis. Maintenance activities are performed privately and cooperatively to keep the road passable and functional for regular access. Based on available information and site conditions, the road is currently being maintained and remains accessible. Maintenance appears to be informal but ongoing, with property owners addressing grading, surface repairs, and general upkeep as conditions warrant. The arrangement functions as a shared private access road maintained by the users rather than by a public entity.

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.

Applicant Response: **The proposed use is for a weekend duck camp. Vehicle trips will only be generated during duck season and likely only on the weekends. Those weekends when in use will likely generate less than 10 daily trips.**

2. What modifications to the present transportation system will be required because of the proposed development?

Applicant Response: **Access to the site is via an existing private dirt road. Though there are no written agreements on maintenance, the dirt road is maintained by the current users. Due to the very small amount of proposed trips and relative impact, it is expected that no modifications will be required for the private dirt road or County roadways.**

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

Applicant Response: **Access to the site is via an existing private dirt road system which inevitably connects to Sam Keen Rd.**

Environmental Analysis

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.

Applicant Response: **Site is adjacent to Lake Kissimmee. No alterations are proposed that will impact site's natural features.**

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from the development of the site.

Applicant Response: **There is an existing Zone AE floodplain and wetlands associated with Lake Kissimmee. No final improvements or impacts are proposed as part of this project.**

3. Discuss location of potable water supplies, private wells, public well fields *(discuss the location, address potential impacts)*, and:

Applicant Response: **Individual camp sites may have private water wells.**

4. Discuss the location of Airport Buffer Zones (if any) *(discuss the location and address, potential impacts).*

Applicant Response: **N/A.**

Utility Supply

1. What is the proposed source of water supply and/or who is the service provider?

Applicant Response: **Private duck camps to utilize private well and septic systems.**

3. What is the proposed source of wastewater supply and/or who is the service provider?

Applicant Response: **Private duck camps to utilize private well and septic systems.**

4. What is the estimated volume of consumption in gallons per day (GPD)? (*Response may be based on Section 703 of the LDC*)

Applicant Response: **Negligible per infrequent usage.**

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.

Applicant Response: **The site is not within 5 miles of any parks and Recreation facilities.**

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);

Applicant Response: **The site is not within 5 miles of any Educational Facilities.**

3. Health Care (e.g., emergency, hospital);

Applicant Response: **The site is located approximately 15 miles of Advent Health Lake Wales.**

4. Fire Protection;

Applicant Response: **The site is approximately 6 miles from Polk County Fire Station #27.**

5. Police Protection and Security;

Applicant Response: **The subject site is located approximately 17 miles away from Lake Wales Police Station.**

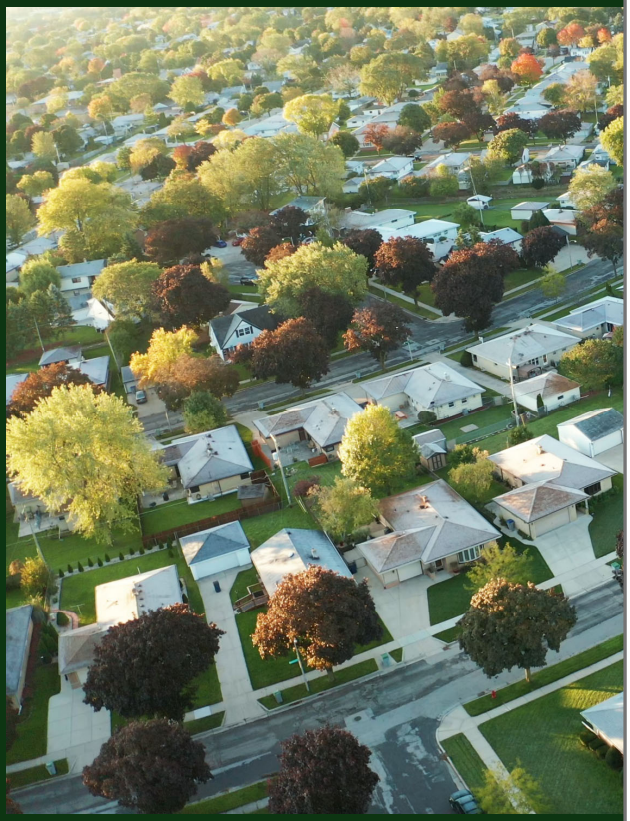
6. Emergency Medical Services (EMS);
Applicant Response: As stated in the "Fire Protection" section.

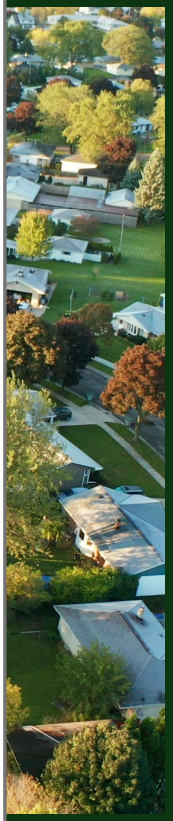
7. Solid Waste (collection and waste generation);
Applicant Response: The site is not within any solid waste collection servicers.

8. How may this request contribute to neighborhood needs?
Applicant Response: This request is for a private duck camp and will only contribute to those who will be utilizing it.

If you have any questions regarding this letter, please call me at (863) 397-1627 or email me at Cbrooker@traditions-eng.com.

Charles "Chad" Brooker, P.E.
Traditions Engineering, LLC





This comprehensive Impact Analysis Report addresses all comments and design considerations, ensuring compliance with regulatory standards while maintaining a commitment to responsible and sustainable land development practices.

Polk County LDC J.1.c. Section 125 Statement Analysis

Prepared By Traditions Engineering

Charles Brooker P.E.

TRADITIONS ENGINEERING

900 Orchid Springs Dr Unit 100,
Winter Haven, Fl 33884
(863) 397 – 1626
Cbrooker@traditions-eng.com

Evaluation Criteria

The Planning Commission shall evaluate the expansion of legal non-conforming use rights with consideration of the following criteria:

1. The degree to which the non-conformity can become more conforming.

Applicant Response: The current configuration reflects long-standing access serving the subject properties. While the access is not paved, it is being actively and routinely maintained by the benefiting property owners to ensure it remains functional and passable. At this time, no expansion or intensification of the use is proposed that would increase the level of non-conformity. The request does not involve extending the road, increasing the number of users, or otherwise modifying the access in a manner that would further deviate from current standards. Under the present proposal, the existing condition of the access remains unchanged and does not increase the degree of non-conformity due to the addition of the small recreational duck hunting camp.

2. The extent of a government's obligation or liabilities including, but not limited to, infrastructure improvement, infrastructure maintenance, and public safety

Applicant Response: The road is privately owned and maintained by the benefiting property owners. There are no known public maintenance agreements or dedication of the roadway to Polk County. Maintenance and any associated improvements are handled privately by the property owners on an as-needed basis to ensure continued access. As the road is not a public facility and has not been dedicated to or accepted by the County, the proposal does not create or expand any governmental obligation for infrastructure improvements, ongoing maintenance, or liability associated with the private access road. Public services would continue to access the properties in the same manner as currently exists. Accordingly, the request does not impose additional infrastructure responsibilities or public safety obligations upon Polk County beyond those already in place.

3. The potential impact that the expansion may pose to neighboring properties

Applicant Response: The current CU request is to better define the allowable uses of the current CU entitlements. The proposed duck camp use is no more intense than the current approved uses and as such would not adversely affect neighboring properties.

4. The extent of the use's longevity (i.e., how long has it been there and how long is it to continue at its location)

Applicant Response: The current property's entitlements are for a fish camp with RV/camp sites. This approval is dated back to 2002 with CU #02-18. The proposed duck hunting camp usage falls in line with the vested rights. It is expected that this type of recreational usage will always be prevalent on the subject property due to its location against Lake Kissimmee.

5. The applicant's future plans for the property relative to the County's plans

Applicant Response: The applicant does not propose any expansion or intensification of use beyond what is currently requested and reviewed. There are no known future development plans that would alter the character or scale of the property in a manner inconsistent with the County's adopted Comprehensive Plan or Land Development Code.

6. The improved development standards or infrastructure that may result from expansion of the use.

Applicant Response: the current request does not propose an expansion or intensification that would require additional infrastructure improvements. Access to the subject properties will continue to be provided by the existing private, non-paved dirt road extending from Sam Keene Road. No extension of the roadway, increase in service area, or modification to its current configuration is proposed. The road will continue to be privately maintained by the benefiting property owners on an as-needed basis. As such, the proposal does not trigger additional development standards or infrastructure improvements beyond what currently exists. The existing access arrangement and maintenance practices will remain unchanged.

If you have any questions regarding this letter, please call me at (863) 397-1627 or email me at Cbrooker@traditions-eng.com

Sincerely,

Charles “Chad” Brooker, P.E.
Traditions Engineering, LLC

Scott L Henderson
906 Academy Drive
Brandon, FL 33511
813-434-5554
shenderson@rentalpropertiesunlimited.com

March 31, 2026

Polk County Planning & Development Division
330 W Church St
Bartow, FL 33830

Re: Conditional Use CU 02-18 – 3952 Sam Keen Road, Lake Wales, FL 33898 – Request for Legal and Zoning Determination
Case Number: LDCU-2025-29
Case Name: Thomas Landing Fish Camp Expansion

To Whom It May Concern,

I am the owner of the north parcel associated with Conditional Use CU 02-18 located at 3952 Sam Keen Road, Lake Wales, Florida 33898, which includes the original address and single-family dwelling structure tied to the original conditional use approval.

It is my understanding that CU 02-18 was originally approved as a unified conditional use covering two parcels under a single site and set of conditions. The two parcels were later separated and sold independently. Since acquiring the north parcel, I have maintained the conditional use and compliance with applicable conditions. This includes, but not limited to, the labor, material and equipment costs associated with maintaining Thomas Landing Road and managing tree overgrowth to allow for suitable emergency and service vehicle access, as required by the original conditional use CU 02-18. In addition, as of 2025, I paid property taxes in the amount of $6,520.90 for the north parcel located 3952 Sam Keen Road, Lake Wales, Florida 33898, further demonstrating my continued financial responsibility, investment, and active use of the property conditional use CU 02-18. By continuously maintaining the conditional use and complying with the applicable conditions tied to CU 02-18, I have preserved the grandfather rights associated with the original approval and ensured that the conditional use has remained active and in good standings on the north parcel. My ongoing maintenance, compliance, and operational responsibility have prevented any lapse, discontinuance, or abandonment of the conditional use and have upheld the intent and validity of the original conditional use CU 02-18.

During my due diligence phase, prior to purchasing the north parcel, I met with Polk County Planning and Development Division to ensure I fully understood what I was purchasing. During those meetings, it was reinforced that I would have all rights to Conditional Use CU 02-18, including but not limited to the attached entitlements associated with the original approval.

Additionally, during the course of 2022, Polk County Planning and Development Division reconfirmed that Conditional Use CU 02-18 and its attached entitlements remained active for use at my property located at 3952 Sam Keen Road, Lake Wales, FL 33898. This confirmation further supported my understanding that the conditional use remained valid and applicable to the north parcel and its original address. This due diligence and reliance on Polk County's representations were material to my decision to purchase the north parcel.

The adjacent south parcel owner demolished all structures on their property more than six (6) years ago, as reflected in Polk County tax assessment and property appraiser records, and has not operated under the conditional use during that time. The south parcel has remained inactive with respect to the conditional use for an extended period following the demolition of all improvements associated with the original approval.

Given that the south parcel has remained inactive for more than six (6) years following the demolition of all structures and improvements tied to the original conditional use approval, it raises the question of whether the conditional use rights associated with the south parcel have been abandoned or terminated under Polk County Land Development Code provisions regarding discontinuance or abandonment of a conditional use.

When taking a step back and evaluating the variables and overall complexity of this matter, it appears to be in everyone's best interest to move forward with an approval of Case Number LDCU-2025-29 (Thomas Landing Fish Camp Expansion) with appropriate limitations, including limiting the south parcel property to a maximum expansion of ten (10) RV/Cabin sites. The original entitlements would remain with the north side property parcel as reflected in Case Number LDCU-2025-29 (Thomas Landing Fish Camp Expansion) and the approval conditions listed in the staff report provided by the Polk County Development Review Committee.

I purchased the north parcel as a single owner with the understanding that the south parcel property owners maintained a largely vacant property with no permanent structures and minimal annual activity. Limiting the number of proposed RV/Cabin sites would help preserve that understanding while minimizing growth and operational impacts to the surrounding area, reducing intensity, traffic, and overall impacts on adjacent properties and the community.

This approach would allow Polk County to move forward with a reasonable and balanced outcome while maintaining fairness to all parties and protecting the intent of the original Conditional Use CU 02-18.

Thank you for your time, attention, and consideration to my position as the north side parcel property owner adjacent to the south side parcel property owned by KDC Forever, LLC!

Sincerely,

Scott L Henderson
Property Owner – North Parcel under CU 02-18

Agenda Item 10. 4/1/2026

SUBJECT

LDCPAS-2025-19 (PRWC Receiving Facility CPA)

DESCRIPTION

Polk County Utilities is requesting a Future Land Use Map change from Residential Low (RL) to Institutional (INST) on ±9.91 acres for a future County potable water storage and interconnect facility. The property is located east of Holly Hill Road and Sugarwood Street, West of Del Webb Boulevard and Castellon Court, north of Forest Lake Drive and Navarra Lane, north of the Haines City, north of the town of Davenport in Section 32, Township 26, Range 27.

RECOMMENDATION

Approval

FISCAL IMPACT

No fiscal impact.

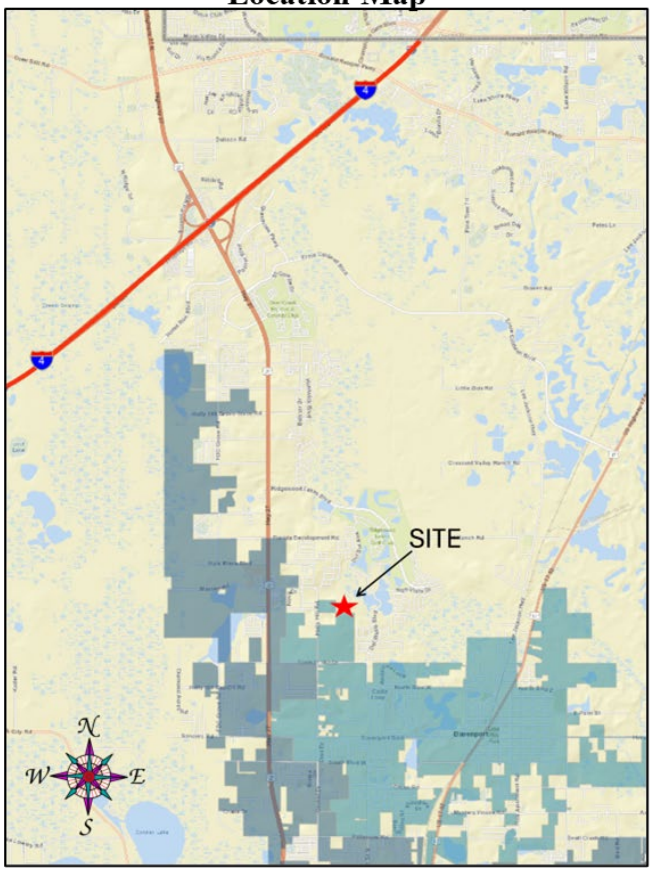
CONTACT INFORMATION

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:	June 26, 2025
Planning Commission Date:	April 1, 2026
BoCC Dates:	May 5, 2026
Applicant:	Polk County Utilities
Level of Review:	Small-scale Comprehensive Plan Amendment
Case Number and Name:	LDCPAS-2025-19 PRWC Receiving Facility
Request:	Future Land Use Map change from Residential Low (RL) to Institutional (INST) on ±9.91 acres for a future County potable water storage and interconnect facility.
Location:	East of Holly Hill Road and Sugarwood Street, West of Del Webb Boulevard and Castellon Court, north of Forest Lake Drive and Navarra Lane, north of the Haines City, north of the town of Davenport in Section 32, Township 26, Range 27.
Property Owner:	Polk County
Parcel Number (Size):	272632-709500-020231 (±9.91 acres)
Development Area:	Urban Growth Area (UGA)
Future Land Use:	Residential Low-3X (RL-3X) North Ridge SAP
Case Planner:	Erik Peterson, AICP

Location Map



2024 Satellite Photo



Summary:

On October 1, 2024, Polk County purchased this property from Walton Acquisitions, LLC for the purpose of a potable water interconnect facility to blend water acquired from the Polk Regional Water Cooperative (PRWC) facility east of Lake Wales with the water in the Northeast Utility Service Area potable water system. This facility will have multiple water pumps and ground storage tanks. It will mostly resemble a similar facility on Ronald Reagan Parkway near Champions Gate. Staff choose to seek 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.
- Water interconnect and storage facility should be recognized on the Future Land Use Map for planning purposes.
- The site design has not been finalized. It is too soon in the planning process to commit to a binding site plan.

This 9.91-acre site will have some excess property. This site may also be used to temporarily or permanently house a satellite office for Polk County Utilities (PCU) administration and operations staff along with their vehicles, supplies, and equipment for maintaining the County's largest utility service area. This action also includes removal of the property from Map H of the Ridgewood Lakes Development of Regional Impact (DRI).

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. Section 220 of the LDC requires a 50-foot setback of non-residential uses from neighboring residential land uses or districts. Additionally, the neighboring properties have developed independently with additional landscaping and buffering for their residents from what future development may occur on this property. The buffer tracts range from 35 to 100 feet in width abutting the subject property. This property was approved for 38 single-family dwelling units in the DRI. Those entitlements will go unused.

Infrastructure Summary

In addition to the benefits this site will have to the Northeast Regional Utility Service Area (NERUSA), this change will have no adverse impacts on schools. It will ensure that there is adequate water supplies and pressure for fire hydrants in the system. It will add water to the system and need very little wastewater treatment. Unless the rest of the site is used for offices, there will be no impact on the roadways after construction is completed. Drainage will outfall into a wetland system that connects to Horse Creek and into the Kissimmee River chain. The site is adjacent to a future park for the town of Davenport.

Environmental Summary

There are few environmental limitations with this site. Surface waters have a positive outfall. There is a small portion (<5% of the site) in the northeast corner of the property with wetlands, flood hazard area, and marginal soils which can be easily avoided. The area is nearly built out and as a result there have been no species sightings nearby in over twenty years.

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

- Policy 2.102(A1-A15): Growth Management Policies
- Section 2.105 Urban Growth Area (UGA)
- Policy 2.116-A3 INST 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 October 1, 2024, Polk County purchased this property from Walton Acquisitions LLC for the purpose of a potable water interconnect facility to blend water acquired from the Polk Regional Water Cooperative (PRWC) with the water in the Northeast Utility Service Area potable water system. This Comprehensive Plan Future Land Use Map amendment request was presented to the Development Review Committee (DRC) in a pre-application meeting under case# LDDRC-2025-103.*

- *This is a County-initiated request for a Small-Scale Future Land Use designation change from Residential Low (RLX) to Institutional (INSTX) on approximately 9.91 acres in the Urban Growth Area (UGA).*

- *This request also includes removal from the Ridgewood Lakes Development of Regional Impact (DRI) and forgoing of 38 entitled single-family dwelling units.*

- *The Land Development Code Sub-district Map designation is Residential Low-3X (RL-3X).*

- *The property is located within the North Ridge Selected Area Plan which gives it an "X" suffix on the Future Land Use Map.*

- *The property has approval for 32 single-family units with access to Palencia Court within the Ridgewood Lakes Development.*

- *This Level 4 Review amends the Ridgewood Lakes Development of Regional Impact (DRI).*

- *If this request is approved, Government Buildings are permitted through the Level 2 Review (administrative approval) in the INST district.*

- *If this request is approved, Class II Utilities are permitted through the Level 2 Review (administrative approval) in the INST district. However, water storage tanks are considered Class III Utilities that require Planning Commission approval through a Level 3 Review.*

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 is surrounded by single-family homes on three sides. Each of the developments has provided additional landscaping and separation buffering internally along the border with this property.*

- *The surrounding Future Land Use Map designations are residential either in the unincorporated area or in the town of Davenport.*

- *Land Development Code (LDC) Section 220 Compatibility Standards will apply to development on the east, west, and south sides of the property.*

Infrastructure

- *The closest public school is Horizons Elementary, approximately one mile travel distance from the site.*

- *The current fire response to this project is from Polk County Rescue Station 38, located at 126 Cottonwood Drive, just under three (3) miles travel distance from the site.*

- *The current ambulance response is from Polk County Rescue Station 38, located at 126 Cottonwood Drive, just under three (3) miles travel distance from the site.*

- *The site is served by the Polk County Sheriff's Office Northeast District Command at 1100 Dunson Road, six (6) miles driving distance from the site.*

- *Polk County provides potable water, reclaimed water, and wastewater service to this area through its Northeast Regional Utility Service Area (NERUSA). This site will become a part of the potable water system.*

- *The site's access will be on Holly Hill Road from a 30-foot-wide unopened right-of-way. Holly Hill Road is a two-lane, 20-foot wide, urban major collector roadway.*

- *According to the Polk Transportation Planning Organization, there are capacity deficiencies on U.S. Highway 27. All other supporting roadways have available capacity. The designation of the property for Institutional land uses has a low probability of significantly increasing current traffic demands.*

- *There is a sidewalk system along Holly Hill Road, but it is incomplete to provide connections to transit and commercial services.*

- *The closest fixed route transit stop is at Heart of Florida Hospital at U.S. Highway 27 and Holly Hill Road, just over a mile from the site.*

- *The nearest public park will be developed in the future on the norther boundary of the site within the town of Davenport. The closest County recreation facility is Loughman Park approximately 11 miles away from the north in Loughman.*

Environmental

- *The site has a positive drainage outfall that connects to tributaries of the Kissimmee River.*

- *Less than five percent (<5%) is comprised of areas within the 100-year Flood Hazard Area, according to the Federal Emergency Management Administration (FEMA) Flood Insurance Rate Maps (FIRM).*

- *Less than five percent (<5%) of the site is comprised of areas wetlands, according to the National Wetlands Inventory (NWI) and the Southwest Florida Management wetland estimations.*

- *The majority site is comprised of soil that is considered to have "slight limitations" for septic tank absorption fields and dwellings without basements, 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 and 2006).*

- *The site is shown as a potential network connection on the Polk Green District Map.*

- *There is a conservation easement ¼ mile to the north recorded in the plat of Ridgewood Lakes Village 3A.*

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 2.105-A1 of the Comprehensive Plan states "The Urban Growth Areas shall… be supported by existing or planned urban type services that are programmed for the 20-year planning horizon).*

- *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 facility 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 requires water storage tanks to be setback one times the height from neighboring residential development.*

- *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 2025-19.**

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

Northwest: City of Davenport Future Park	**North:** City of Davenport Future Park	**Northeast:** RL-3X, PUD 85-08 Ridgewood Lakes DRI Village 11 Wetlands/100-year Floodplain
West: City of Davenport Forest Lake subdivision Single-family ±3.5 dwelling units per acre	**Subject Property:** RL-3X, PD 14-08 Ridgewood Lakes DRI approved for 32 single-family units ±9.91 total acres	**East:** RL-3X, PUD 85-08 Ridgewood Lakes DRI Del Webb Phase 1 subdivision Single-family ±3.5 dwelling units per acre
Southwest: City of Davenport Forest Lake subdivision ±3.5 dwelling units per acre	**South:** RL-3X, PUD 85-08 Ridgewood Lakes Del Webb Phase 1 subdivision Single-family ±3.5 dwelling units per acre	**Southeast:** RL-3X, PUD 85-08 Ridgewood Lakes DRI Del Webb Phase 1 subdivision Single-family ±3.5 dwelling units per acre

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

The subject property is approved for a 32-unit single-family development that was supposed to connect to the terminus of Palencia Place on the south side of the property as a future phase of the Ridgewood Lakes Development or Regional Impact (DRI). This action will remove it from the DRI. This site will no longer take access where it was originally approved rather through a 30-foot-wide unopened right-of-way connecting directly with Holly Hill Road to the west. It is also likely that future access may come through a park that is planned within the town of Davenport.

Compatibility with the Surrounding Land Uses, Environment, and Infrastructure:

This Comprehensive Plan amendment (CPA) will be compatible with the surrounding land uses through the County's standard Land Development Code (LDC) design requirements for landscaping, buffering, and setbacks. All three abutting residential developments included additional landscaping and buffering features to enhance compatibility with the inevitable future development of this property. There are very few environmental limitations with the property and the intended use will become vital in the future for other infrastructure investments in the area.

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. Section 220 of the LDC requires a 50-foot setback of non-residential uses from neighboring residential land uses or districts. Additionally, the neighboring properties have developed independently with additional landscaping and buffering for their residents from what future development may occur on this property. The buffer tracts range from 35 to 100 feet in width abutting the subject property.

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.*"

This property was approved in 2014 for 32 single-family residential units that would have placed additional traffic through the Ridgewood Lakes development. Instead, this facility will not only have less impact overall but will access the property from outside of the Ridgewood Lake Development. The proposed development of the property will host structures such as ground storage tanks no higher than 40 feet and single-story office units. Storage of vehicles, equipment, and materials will be screened from offsite view.

B. Environment:

There are few environmental limitations with this site. Surface waters have a positive outfall. There is a small portion (<5% of the site) in the northeast corner of the property with wetlands, flood hazard area, and marginal soils which can be easily avoided. The area is nearly built out and as a result there have been no species sightings nearby in over twenty years. However, the County will do a species walkover prior to development as required by state and local funding sources. This change in land use will not adversely impact nearby wells, airports, and there have been no findings of historical resources in the area. All but the wetland/floodplain area has been cultivated for citrus in the recent past.

C. Infrastructure:

This request is to expand the infrastructure capabilities of the Northeast Regional Utility Service Area (NERUSA) by infusing water from the Lower Floridan Aquifer supplied through the Polk Regional Water Cooperative (PRWC). This site may also be used to temporarily and potentially temporarily and potentially long term or permanently house a satellite office for Polk County Utilities (PCU) administration and operations staff along with their vehicles, supplies, and equipment for maintaining the County's largest utility service area. This facility will have no adverse impacts on schools. It will ensure that there is adequate water supplies and pressure for fire hydrants in the system. It will add water to the system and need very little wastewater treatment. Unless the rest of the site is used for offices, there will be no impact on the roadways after construction is completed. Drainage will outfall into a wetland system that connects to Horse Creek and into the Kissimmee River chain. The site is adjacent to a future park for the town of Davenport.

Nearest and Zoned Elementary, Middle, and High School

School capacity is not a concern for non-residential uses. Proximity and traffic conflicts are a concern. Fortunately, the activity on this site is benign and will have no potential conflicts with any school's operation. Listed in the table to follow are the three closest schools to the site.

Table 2

Name of School	Average driving distance from subject site
Horizons Elementary	±1 mile driving distance
Davenport School of the Arts Middle School	±9 miles driving distance
Ridge Community High School	±2 miles driving distance

Source: Polk County School Board GIS

This potable water interconnect and storage facility will pose no potential adverse impacts upon any nearby schools. One of the three schools along with five others in the utility service area will be served by this future facility. Two more schools are planned within the service area over the next five years.

Nearest Sheriff, Fire, and EMS Station

Fire and EMS response to this project is from Polk County Fire Rescue Station 38, located at 126 Cottonwood Drive. The travel distance is just under three (3) miles from the site and response times can average six or more minutes depending on the type of call. There will be fire hydrants constructed onsite with ample water pressure since it will be a water interconnect and storage facility. Demand for services will be low since the facility will be sparsely manned and there are very little flammable equipment items. Needs for emergency medical services will increase slightly if offices are added.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Northeast District Command (1100 Dunson Road)	±6 miles	6 minutes
Fire	Station 38 (126 Cottonwood Drive, Davenport)	±2.86 miles	6 minutes
EMS	Station 38 (126 Cottonwood Drive, Davenport)	±2.86 miles	6 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.*

The nearest Sheriff's substation is the Northeast Command Center on Dunson Road, six (6) miles to the north. 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. However, the closer to the command center increases the number of patrol officers available in the area.

Water and Wastewater

This facility will bring more water supplies into the Northeast Regional Utility Service Area (NERUSA). By June of 2028, an additional 410,000 will come from the Polk Regional Water Cooperative (PRWC) through the facility that will be developed on this site. Additional water supplies will follow. This property may also host some other Polk County Utilities functions such as a satellite utilities operations office and a storage facility for vehicles, materials, and equipment.

A. Estimated Demand:

If you look at the absolute worst-case scenario of what can be constructed in the INST district you will see an outrageous discrepancy between the current and proposed district demands for services Table 4a, to follow, provides generalized estimates of the anticipated water and wastewater demands in the maximum scenario. However, it is not likely that the maximum will occur on this site.

Table 4a

Subject Property	**Estimated Impact Analysis**		
±9.91 acres *Residential Low-3*	**Demand as Currently Permitted** *RL-3X (PD 14-08)*	**Proposed Change to 9.91 acres INST maximum effect**	**Percentage increase**
Permitted Use	32 single-family dwelling units	Office building (323,760 sq.ft @ 75% FAR)	
Potable Water Consumption (GPD)	11,520	77,702 GPD	6,747%
Wastewater Generation (GPD)	8,640	62,162 GPD	*7,195%*

Source: Polk County Concurrency Manual & Polk County Utilities estimates
*** Offices are 0.24 GPD per sf for water and 80% for wastewater.*

In reality, the most government office space that may occur at this site is an approximately 4,000 square foot satellite office for utility control and operations staff. Additionally, this facility will bring in 2,610,000 gallons per day to the NERUSA over the next eight years. Table 4b, to follow, provides generalized estimates of the anticipated water and wastewater demands of the most likely development of the site.

Table 4b

Subject Property	**Estimated Impact Analysis**		
±9.91 acres *RL-3X*	**Demand as Currently Permitted** *RL-3X (PD 14-08)*	**Maximum Permitted on the property** *RL-3X*	**Future Plan** Government Facility
Permitted Intensity	32 single-family dwelling units	79 multi-family low-rise dwelling units	Unmanned Potable Water Interconnect and Storage Facility and 4,000 sq.ft. Government office
Potable Water Consumption (GPD)*	11,520	15,642	*960 GPD*
Wastewater Generation (GPD)*	8,640	14,220	*768 GPD*

Source: Polk County Concurrency Manual & Polk County Utilities estimates
**Offices = 0.24 gallons per square foot, 20% less for wastewater*

The NERUSA is the fastest growing utility system in all of Polk County. Over the last year, the water system has been growing at 5.7 new connections per day. The wastewater system has been growing at 3.06 new connections per day.

B. Available Capacity:

The NERUSA potable water system has a permitted capacity of 12,940,000 gallons per day (GPD). Current usage is approximately 10,654,000 GPD with 83,000 GPD of committed capacity. This leaves 2,286,000 GPD of remaining capacity which is enough to serve nearly 6,350 single-family

residential units. There are approximately 57,211 customers being served. The system growth rate is 1,427 GPD which equates to over 2,000 new connections per year. At the current rate of growth, expansion of the system is needed in approximately four (4) years.

The NERUSA wastewater system has a permitted capacity of 6,000,000 gallons per day (GPD). Current usage is approximately 5,459,000 GPD. This leaves 541,000 GPD of remaining capacity which is enough to serve nearly 2,004 single-family residential units. The plant will be expanding to 7,000,000 GPD within a year and to 9,000,000 GPD by June of 2029.

C. Planned Improvements:

The facility planned for this site will bring in 410,000 GPD from the PRWC Southwest Lower Floridan Aquifer Wellfield east of Lake Wales, 1,200,000 from the Cypress Lakes Lower Floridan Aquifer system in Osceola County, and by June of 2033, a new Lower Floridan Aquifer well will be operational in the NERUSA Holly Hill Plant on Sand Mine Road.

The NERUSA wastewater treatment facility on Homerun Boulevard has been enabled to increase treatment to a permitted capacity of 7,000,000 GPD. The plant is undergoing an expansion that will raise the capacity to 9,000,000 GPD. This is to be completed by June of 2029. While under construction, the subject property may be utilized for storage of vehicles, materials, and equipment that would be located at the Homerun Boulevard facility were it not for the construction.

Roadways/Transportation Network

There are more than adequate transportation facilities to accommodate an INST district that will house the PRWC water interconnect and other water utility operations. The traffic generated by such a facility is rather low relative to other potential uses for the property. The surrounding roadway network has ample capacity remaining despite the increases in demand over the past five years. There is a growing but incomplete sidewalk network and there are mass transit services in the area. The northeast area of the County is experiencing growth that is outpacing investments into the roadway network.

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 provides the analysis below:

Table 5

Subject Property	**Estimated Impact Analysis**		
±9.91 acres *Residential Low-3*	**Demand as Currently Permitted** *RL-3X (PD 14-08)*	**Proposed Change to 9.91 acres INST maximum effect**	**Percentage increase**
Permitted Use	32 single-family dwelling units	Office building (323,760 sq.ft @ 75% FAR)	
Average Annual Daily Trips (AADT)	241	7,314	*3,035%*
PM Peak Hour Trips	32	493	*1,540%*

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

In reality, the most government office space that may occur at this site is an approximately 4,000 square foot satellite office for utility control and operations staff. Current estimated multipliers are 22.59 AADT per 1,000 square feet and 1.71 PM peak hour trips per 1,000 square feet with an estimate of 89% new trips. This maximum typical scenario will result in 91 AADT with six (6) PM peak hour trips.

Table 5a

Subject Property	**Estimated Impact Analysis**		
±9.91 acres *RL-3X*	**Demand as Currently Permitted** *RL-3X (PD 14-08)*	**Maximum Permitted on the property** *RL-3X*	**Future Plan** Government Facility
Permitted Intensity	32 single-family dwelling units	79 multi-family low-rise dwelling units	Unmanned Potable Water Interconnect and Storage Facility and 4,000 sq.ft. Government office
Average Annual Daily Trips (AADT)	241	533	91
PM Peak Hour Trips	32	41	6

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

B. Available Capacity

Although the request will have a limited impact on the transportation system, it is still pertinent to be aware of available capacity when making land use decisions. Table 6, to follow, provides a good snapshot of the capacity on the surrounding road network. U.S. Highway 27 is a constrained facility.

Table 6

Link #	**Road Name**	**Current Level of Service (LOS)**	**Available PM Peak Hour Capacity**	**Minimum LOS Standard**
8316N	Holly Hill Road From: County Road 547 To: U.S. Highway 27	C	539	E
8316S	Heller Brothers Road From: U.S. Highway 27 To: County Road 547	C	528	E
4053E	County Road 547 From: U.S. Highway 27 To: Lee Jackson Highway	C	287	E
4053W	FDC Grove Road/Park Place Boulevard From: Lee Jackson Highway To: U.S. Highway 27	C	267	E
5110N	U.S. Highway 27 From: CR 547 To: I-4	F	-363	D
5110S	U.S. Highway 27 From: I-4 To: CR 547	F	-230	D
8222E	Interstate-4 From: CR 557 To: Osceola County Line	C	1,524	D
8222W	Interstate-4 From: Osceola County Line To: CR 557	C	1,351	D

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database January 17, 2025

Recent travel lane additions on I-4 have provided a temporary solution while work begins on the ultimate widening to 10 lanes. Polk County Roads and Drainage Division cannot control these facilities, but it can control the roadways that feed into them and improve alternative routes such as Holly Hill Road to lessen the local demand on the state thoroughfares.

C. Roadway Conditions

Polk County uses the Pavement Surface Evaluation and Rating (PASER) method established by the Transportation Information Center at the University of Wisconsin-Madison. The roadway conditions are displayed in the table to follow under the Pavement Condition Index (PCI) rating.

Table 7

Road Name	Roadway Classification	Pavement Width	Pavement Condition Index (PCI)
Holly Hill Road	Urban Major Collector	20'	"very good" (8)
County Road 547	Urban Major Collector	22'	"very good" (8)

The property does not have frontage on Holly Hill Road. But it connects to it through a 30-foot wide unopened and currently unmaintained right-of-way platted by the Florida Land Development Company at the turn of the 20th century. The County will use this access for construction and early operation. Eventually the site may take access through the town of Davenport's future park for which they have acquired land to the north of the site. Holly Hill Road is a two-lane, 20-foot wide, urban major collector roadways with a PCI rating of "very good" (8) along the project frontage. U.S. Highway 27 is not rated under the County's Road Inventory but appears to be in excellent condition since it was recently re-surfaced earlier this year. The Florida Department of Transportation (FDOT) maintains it.

D. Planned Improvements:

There are no transportation improvements planned for the immediate area of the facility. However, there are many roadway projects in the Northeast Utility Service Area (NERUSA). With new roadway projects comes new development and new development needs water. This site is vital to the growth of the area.

E. Mass Transit

Mass transit service is provided along U.S. Highway 27. The closest fixed route transit stop is at Heart of Florida Hospital at U.S. Highway 27 and Holly Hill Road. This is just over a mile from the site which is not a convenient walking distance and there are gaps in the sidewalk network. The route has 40 minute headways, but only nine cycles on weekdays and six on Saturday. The proposed uses are not likely to be conducive to use of mass transit.



F. Sidewalks

The sidewalk network along Holly Hill Road is less than 60% complete. But that is not a concern for the development of this site. Most of the operations will be conducted remotely thought the system control and data acquisition (SCADA) network. In the future, a satellite operations center may be located onsite. If that happens, there will be approximately 20 employees coming and going from the facility. They will be driving vehicles with equipment predominantly.

Park Facilities and Environmental Lands

The closest County recreation facility is Loughman Park approximately 11 miles away from the north in Loughman. The town of Davenport will be constructing a park immediately to the north. The request will not adversely affect either the park or its operations. The proposed facility will most likely provide potable water to park.

A. Location:

Loughman Park is located at 6302 Old Kissimmee Road approximately 11 miles from the site. The Northeast Regional Park is located 12½ miles to the north of on U.S. Highway 27.

B. Services:

Loughman has soccer, basketball, multi-purpose fields, picnic tables, pavilion, and a playground. The Northeast Regional Park has six lighted soccer/football fields, five lighted baseball fields, basketball, tennis, and racquetball courts, concession facilities, boat access, as well as playground facilities for children and dog walks.

C. Environmental Lands:

Lake Bonnet Marsh is on the west side of U.S Highway 27. There is public access at the end of Sanders Road to the southwest within two miles of the site.

C. Planned Improvements

There are no planned improvements to park facilities in this area in the County's 5-year capital improvements plan. However, the town of Davenport is likely to begin construction of their park abutting the site within the next three years.

Environmental Conditions

There are no significant environmental limitations to the development of this property. It has good soil, is connected through a wetland system to surface waters, minimal wetland and flood hazard area, no recent endangered species sightings, or archeological resources.

A. Surface Water

The highest point of the site is in the southwest corner at 150 feet above mean sea level (MSL). It slopes from the southwest to the northeast corner at 114 MSL. The site naturally flows northeasterly into a wetland system connected to the Ridgewood Lakes development. These wetlands connect to Horse Creek which is a manmade canal that funnels water through creeks that reach Lake Marion and Reedy Creek. Reedy Creek connects to the Kissimmee River which flows to the Gulf. The site used for the interconnect and water tanks will be brought to a standard even grade. Stormwater treatment facilities will be placed between the developed area and the wetlands to pretreat runoff prior to discharge. The site is in an open basin. Drainage systems will be designed to meet the 25-year/24-hour storm event.

B. Wetlands/Floodplains

The very tip of northeast corner of the site is comprised of both wetlands and 100-year floodplain. This is approximately 3% of the total site (0.298 acres). It is a small portion of a former lakebed that silted in after mining was conducted within the Ridgewood Lakes development. It will be easy for all development within the site to avoid any disturbance or alteration.

C. Soils:

The usable portion of the site has very good soil for development. The potion that has soil with severe limitations is a wetland that will be avoided. No development will occur within a minimum of 25 feet from the wetland boundary.

Table 8

Soil Name	**Septic Tank Absorption Field Limitations**	**Limitations to small commercial buildings**	**% of Site** *(approximate)*
Candler Sand	Slight	Slight	90%
Tavares Fine Sand	Moderate: wetness	Slight	7%
Samsula Muck	Severe: ponding, poor filter	Severe: ponding, low strength	3%

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

There may be some need for offsite soil. Candler sand is so porous that it often needs some augmentation or heavy compaction to achieve foundational stability.

D. Protected Species

The area is very urbanized. There are not many locations of tracts of undeveloped land in the vicinity of the site. There have been no sightings within one mile of the proposed wastewater treatment plant site according to the Florida Natural Areas Inventory surveys in 2002, 2006, and 2011. A more in-depth protected species study will be required for both the Environmental Resource Permit (ERP) from the Florida Department of Environmental Protection as well as the federal agency providing the funding for the project.

E. Archeological Resources

There are no protected archeological resources in Section 32, Township 26, and Range 27, that the site of these proposed ground storage tanks would adversely impact, according to the Florida Department of State, Division of Historical Resources.

F. Wells (Public/Private)

PCU's Edghill well site is 1.8 miles to the north. Davenport's water treatment facility is ¾ mile to the south.

G. Airports

The site is over 2½ miles from the edge of the runway for Gore Airport. A private airfield west of Hanes City. Wastewater Treatment Plants are typically close to grade and pose no threat to aircraft. The water tanks will not exceed 35 feet in height. A system control and data acquisition

communication tower will be included. It will be approximately 80 feet high. Not enough to pose any threats to aviation.

Economic Factors:

There are very minimal land development capabilities in an area without an ample source of potable water to support them. Water is one of the most important infrastructure items in land development. It is not only needed for drinking, cleaning, and cooking. It is also needed for fire protection. There is a finite amount of water from the upper Floridan Aquifer to serve the Northeast Utility Service Area (NERUSA) and without more water, this area will no longer be able to grow in residences and businesses. Future development depends on a new water supply. This land for which a Comprehensive Future Land Use Map change is requested will serve as an interconnection with the Polk Regional Water Cooperative (PRWC) Lower Floridan Aquifer well water supplies. This new source of water will enable development growth to continue in the utility service area for years to come. Many land investments will depend on an uninterrupted supply of potable water in the future. This facility will ensure continued growth in the area which will result in sustained land values in the future. Without this facility, development growth in the area will be capped under the current permitted level of drawdown from the Upper Floridan Aquifer which is approximately 12,940,000 gallons per day (gpd). Currently, 10,654,000 gpd are being used to serve existing development needs leaving only 2,286,000 gpd remaining to support more growth in the system. This is enough to support approximately 9,144 new dwelling units. The system averages approximately 2,000 new dwelling units each year. At such a continued rate, there will be no capacity for new development after 2030.

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 or inconsistent** with the Comprehensive Plan is listed below:

- Section 2.102 – General Growth Management policies
- Section 2.104 – Transit Supportive Development Area (TSDA) policies
- Section 2.116 – Institutional

The table to follow provides a brief breakdown of Section 2.102 policies that are most pertinent to this request.

Table 8

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 request is to designate an INST land use district on property to be used for institutional purposes of primarily potable water storage and distribution. The property is a lone vacant tract surrounded by suburban developments of single-family homes. Accessibility is difficult. It was previously intended to be a latter phase of the Ridgewood Lakes development. It will better serve the area as a utility facility that benefits the service area customers.

Table 8

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.	While this INST district will abut residential development on three sides, it will be designed to minimize visual and noise impacts. Adequate separation distances of 50 feet will be maintained from residential property lines and include landscaping to augment visual screening. The existing developments have provided their residents with screening, landscaping, and buffering as well.
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.	This site was chosen so that the water system can reach a balanced distribution throughout the service area.
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.	This site was purchased to connect the PRWC water to the Northeast water system. This system is being connected in advance of future water needs to maintain the County's level of service for potable water.
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).	The requested INST district is to recognize the existing water storage and interconnect facility and expand the utility system administrative and maintenance services in the area. With more water, there is more pressure in the system to serve the fire hydrants.

The table to follow provides a brief breakdown of Section 2.106 policies that are most pertinent to this request.

Table 10

Comprehensive Plan Policy	Consistency Analysis
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; 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	This request is for a facility that will provide potable water to an urbanizing area. However, the number of urban services in the area is substandard for a TSDA district. This facility will enable the growth and density that will be commensurate with TSDA densities and promote the demand for expanded transit service.

Table 10

Comprehensive Plan Policy	Consistency Analysis
the Transportation Planning Organization (TPO) 2060 Transportation Vision Plan and the connecting circulator routes, in order to increase mobility and travel options; c. 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 2.104-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;	Transit services are substandard for in this area for TSDA designation. It is hoped that the transit demand will improve with the added growth that this facility will enable.
b. connect to centralized potable water and sanitary sewer systems;	This request is to expand the potable water capacity in the area.
c. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;	This request is to provide healthy water to the public.
d. implement "Complete Street' and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;.	Access to this site is through an easement. There will not be a complete street developed to serve it.
e. integrate pedestrian-oriented features, including sidewalks, trails or walkways into every development including appropriate pedestrian shelters or awnings;	This site will be relatively unmanned unless a satellite utilities service office is added in addition to the PRWC receiving tanks and pumps. These will not be able to integrate pedestrian oriented features.
f. provide access to civic space, parks, green areas, and open space and other amenities;	The town of Davenport has plans to build a park on the northern boundary of this site.
g. be supported by public safety (i.e., fire, EMS and law enforcement);	The Cottonwood Fire Rescue Station is 2.8 miles away. There will be fire hydrants onsite. The Sherrif's Northeast Regional Headquarters is nine miles away. The facility will be gated. This land use change will enable the use of barbed wire fencing.
h. have access to public schools, and	There will be little need for public schools to support this land use designation, but Horizons Elementary is less than a mile away. An Ridge Community High School is within two miles.
i. provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas.	There will be no sidewalk connection unless it is incorporated with the access through the town of Davenport's park to the north.

Table 10

Comprehensive Plan Policy	Consistency Analysis
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.	With more potable water available to the area, it may lead to more housing diversity.

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 as this is a mapping error of a land use and it is permitted in the designated area. Table 10 (below) depicts the Urban Sprawl Criteria used by staff as indicators of Urban Sprawl.

Urban Sprawl Criteria: The following table lists the criteria are the primary indicators of urban sprawl per Florida Statutes Policy 2.102-A11.

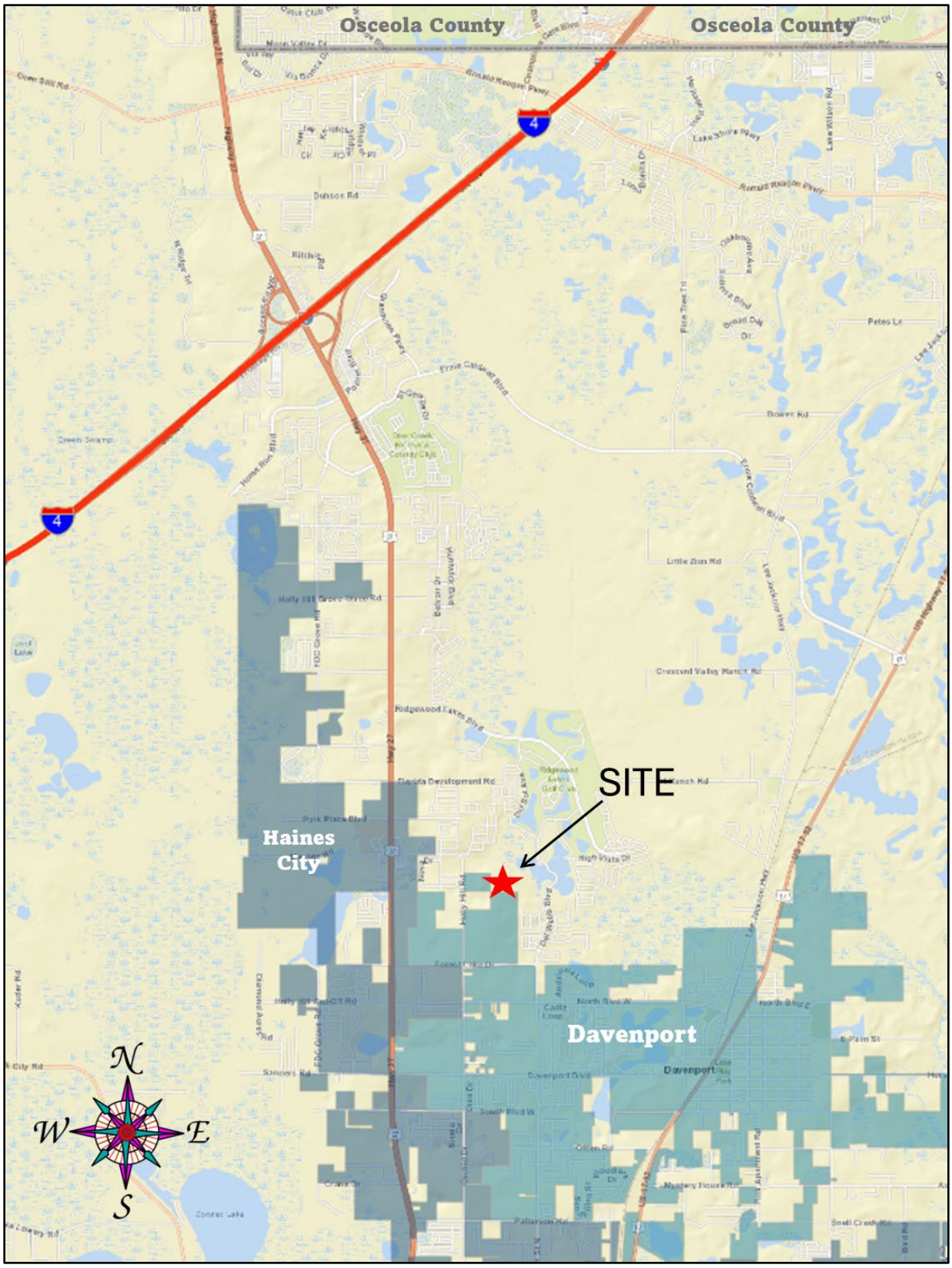
Table 10 Urban Sprawl Criteria

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

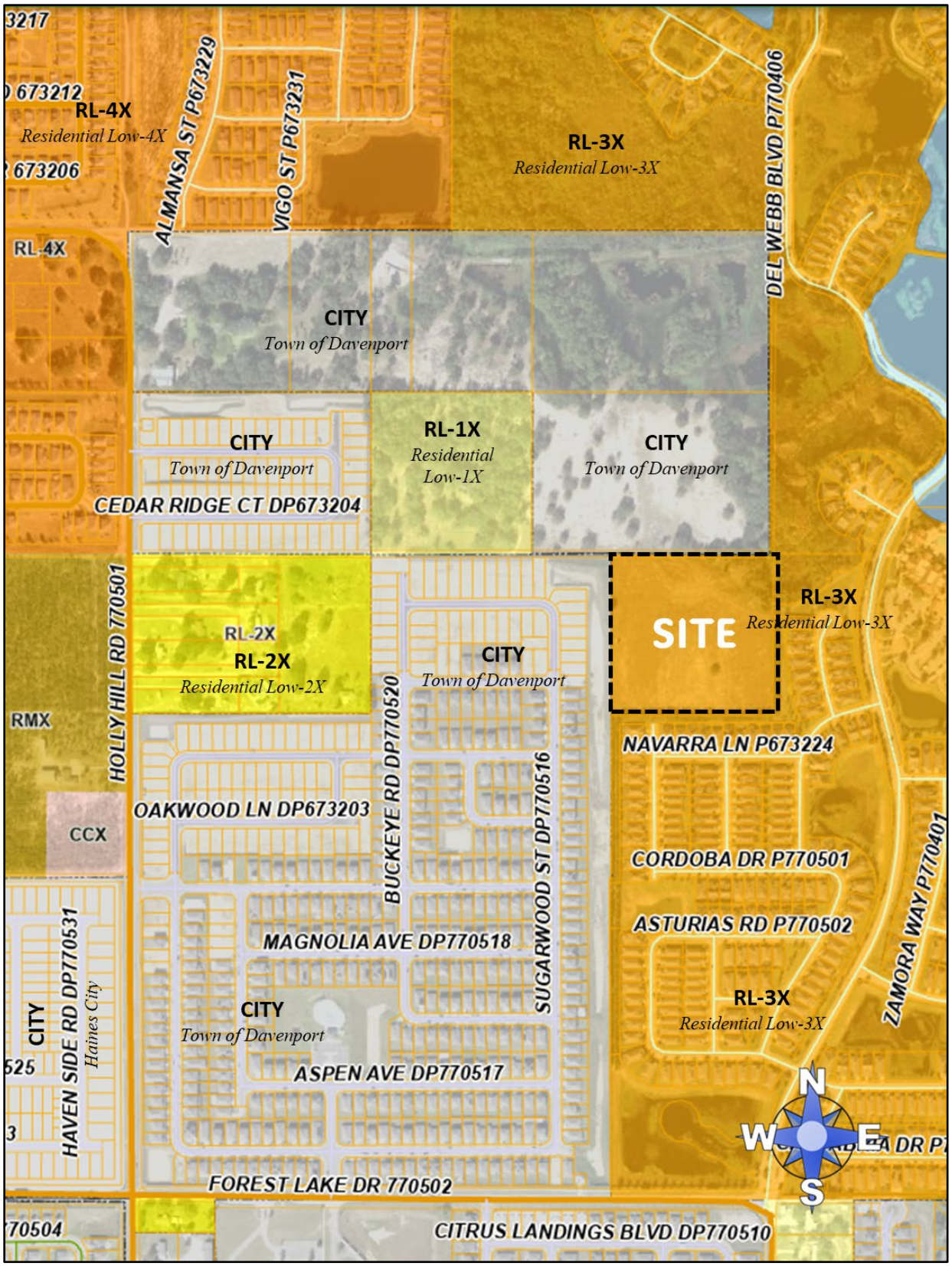
Comments from other Agencies: None.

Exhibits:

Exhibit – 1 Location Map
Exhibit – 2 Future Land Use Map
Exhibit – 3 2024 Satellite Photo (Context)
Exhibit – 4 2024 Satellite Photo (Close-up)
Exhibit – 5 District Use Comparison Table



Location Map



Future Land Use Map



2024 Satellite Photo (Context)



2025 Satellite (Close Up)

Comparison of Permitted and Conditional Uses*

District	Permitted Uses	Administrative Review	Public Hearing(s) Required
RL-3X *Residential Low-3*	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 Class II Utilities	Duplex Group Living Facility (≥15 patients) Mobile Home Park Mobile Home Subdivision Short-term Rental Planned Development Residential Based Mixed-Use Dev. Transitional Area Development Adult Day Care (≤6 patients) 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 High School Leisure/Special Interest School Class III Utilities
INST-1X** *Institutional-1*	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 Orien ted 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.*
*** Comprehensive Plan amendments default to the less intense LDC subdistrict designation of INST-1 unless a LDC separate district change application to INST-2 is requested.*

ORDINANCE NO. 26 -_____

AN ORDINANCE OF POLK COUNTY, FLORIDA ADOPTING LDCPAS-2025-19, AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN, ORDINANCE 92-36, AS AMENDED, MODIFYING THE FUTURE LAND USE MAP DESIGNATION ON 9.91± ACRES FROM RESIDENTIAL LOW-X (RLX) TO INSTITUTIONAL-X (INSTX). THE SUBJECT PROPERTY IS LOCATED EAST OF HOLLY HILL ROAD AND SUGARWOOD STREET, WEST OF DEL WEBB BOULEVARD AND CASTELLON COURT, NORTH OF FOREST LAKE DRIVE AND NAVARRA LANE, NORTH OF THE HAINES CITY, NORTH OF THE TOWN OF DAVENPORT IN SECTION 32, TOWNSHIP 26, RANGE 27; 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 April 1, 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 May 5, 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 9.91-acre site from Residential Low-X (RLX) to Institutional (INST) on the parcel listed below and graphically depicted on the parcel map in Attachment "A".

Parcel 272632-709500-020231

Tracts 23 and 24, in the Southeast ¼ of Section 32, Township 26 South, Range 27 East, Polk County, Florida, as shown on the map of FLORIDA DEVELOPMENT CO. TRACT, recorded in Plat Book 3, at Page 6- through 63, Public Records of Polk County, Florida together with that certain 15-foot right-of-way lying east of said Tract 24 vacated by Amended Resolution No. 09-001 recorded in O.R. Book 7794 at Pages 959 through 960, Public Records of Polk County.

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 June 6, 2025 (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:

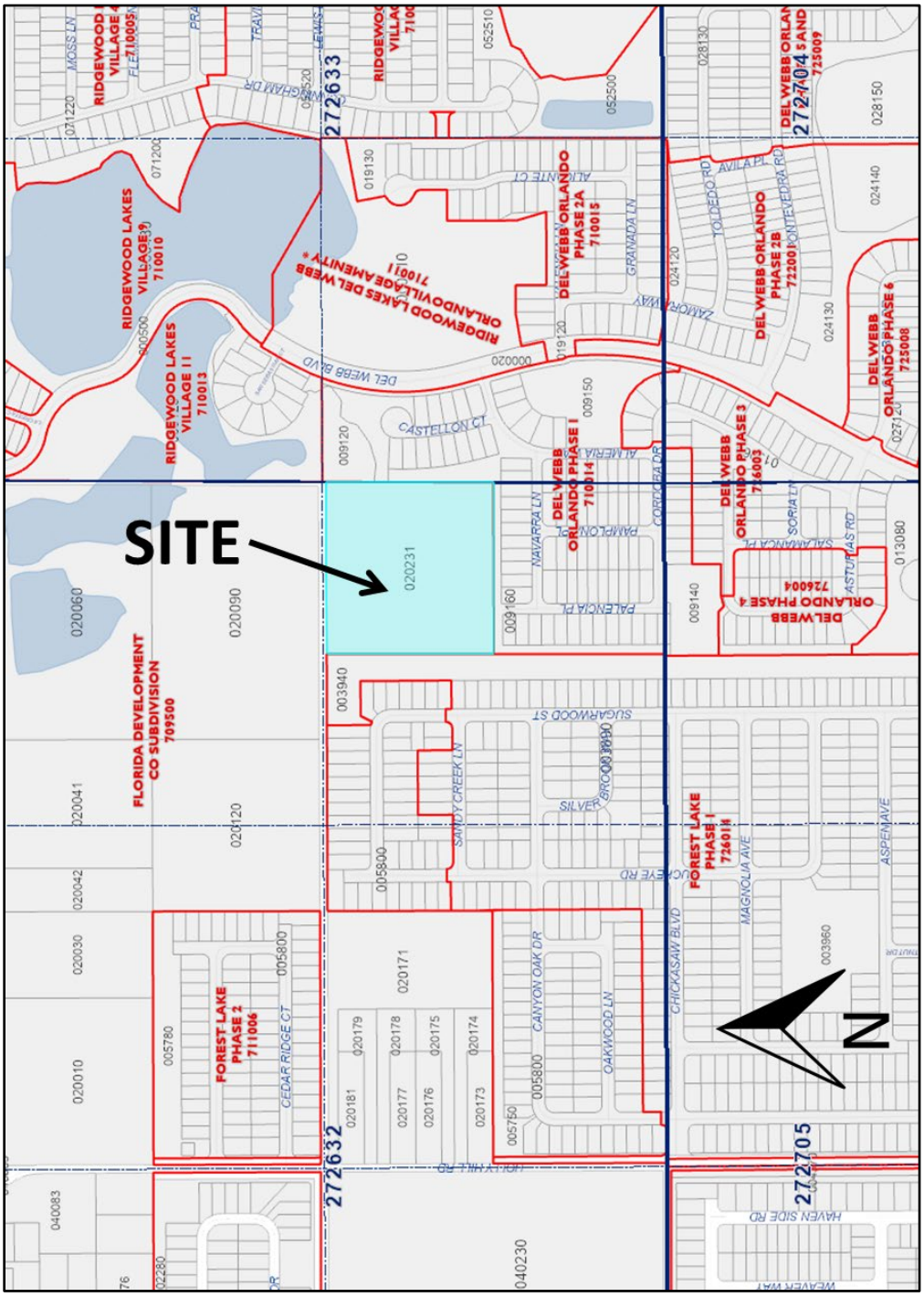
The Clerk and Auditor to the Board of County Commissioners of Polk County, Florida, shall file a certified copy of this ordinance with the Department of State, through the Secretary of State, upon adoption by the Board of County Commissioners of Polk County, Florida.

ADOPTED, in open session of the Polk County Board of County Commissioners with a quorum present and voting this 5th day of May 2026.

LDCPAS 2025-19

Location: east of Holly Hill Road and Sugarwood Street, west of Del Webb Boulevard and Castellon Court, north of Forest Lake Drive and Navarra Lane, north of the Haines City, north of the Town of Davenport

Section-32 Township-26 Range-27

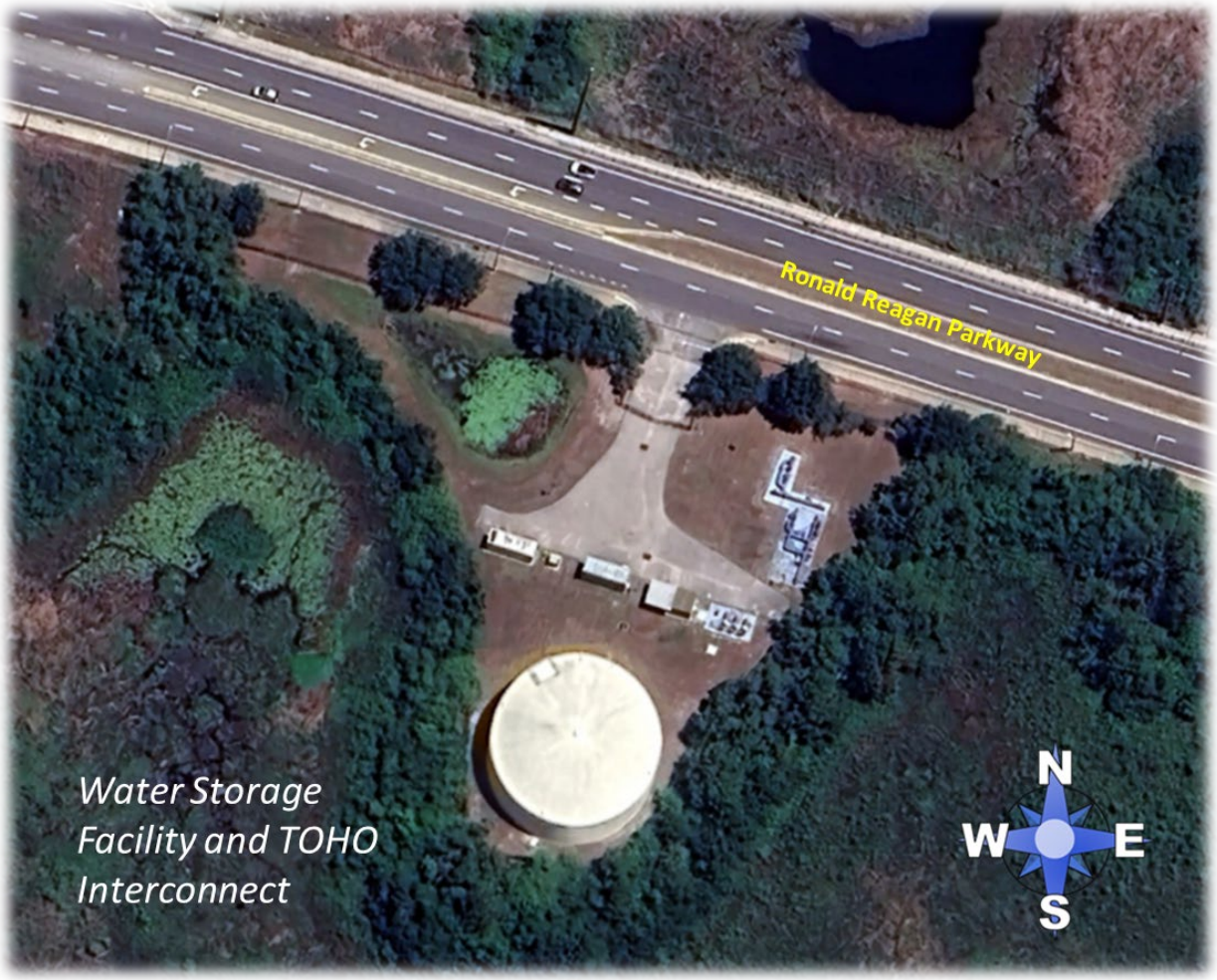


PARCEL DETAIL

Note: Not to Scale

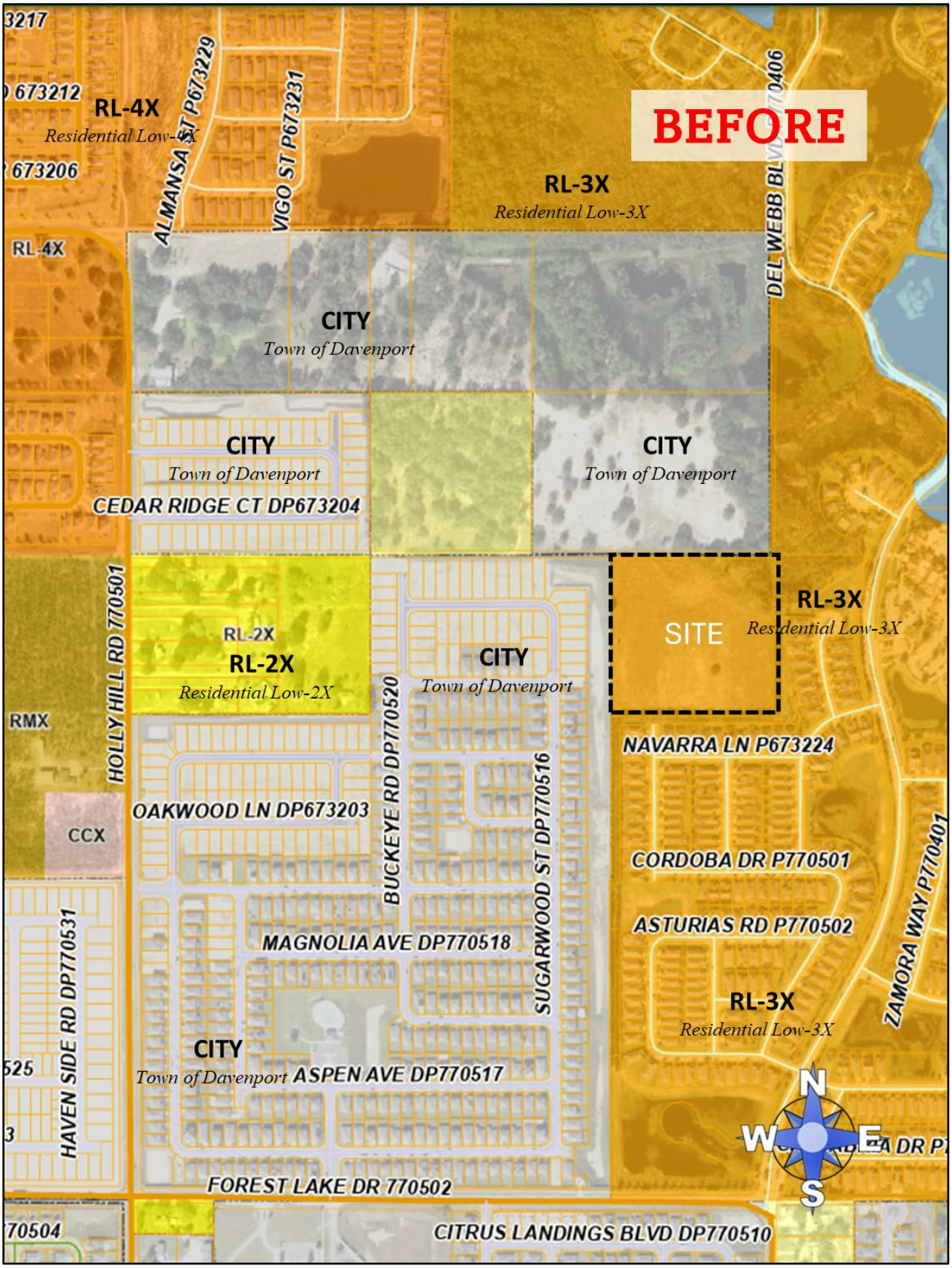
PRWC Receiving Site CPA
Project Narrative

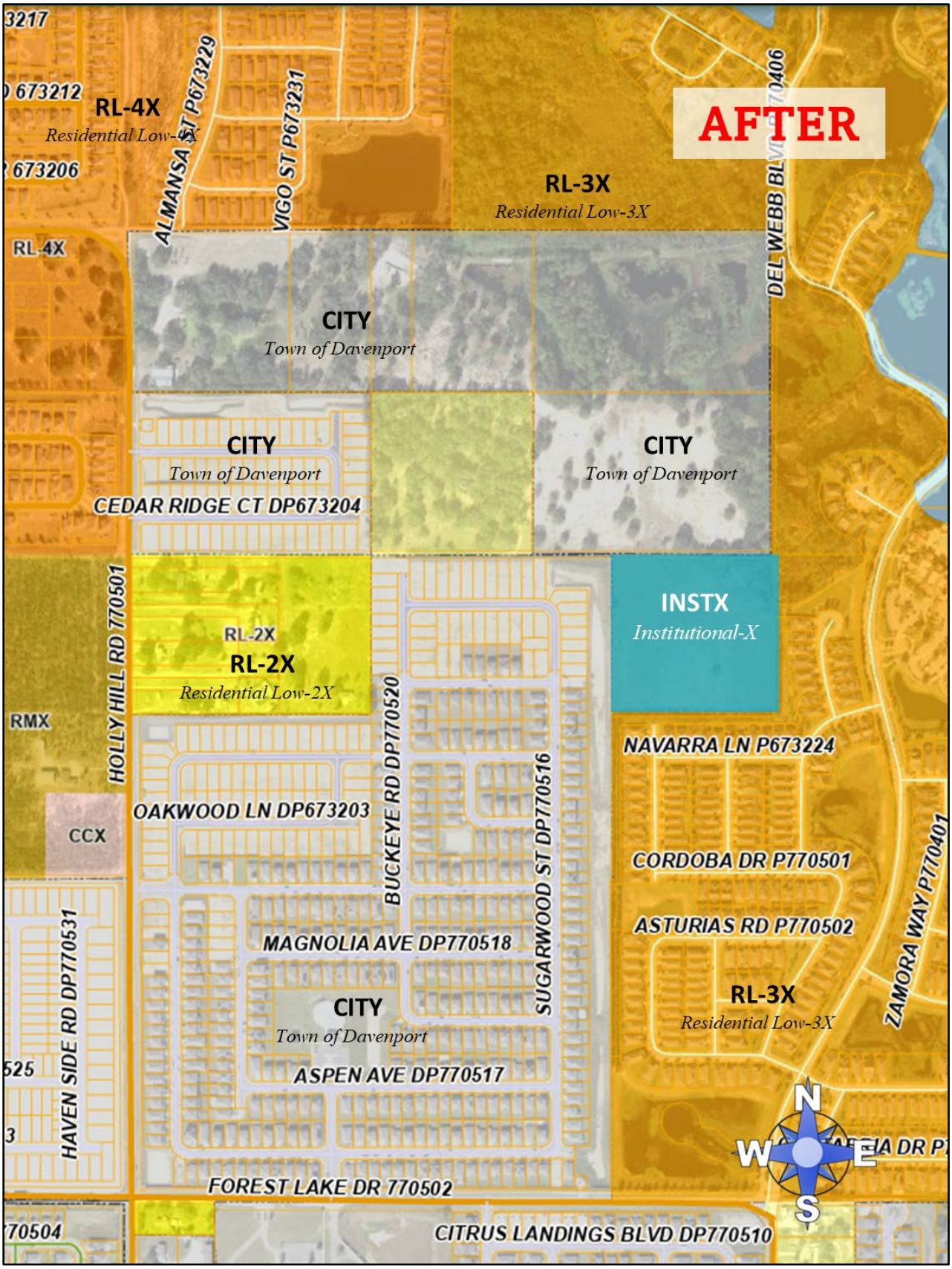
On October 1, 2024, Polk County purchased parcel #272632-709500-020231 from Walton Acquisitions, LLC for the purpose of a potable water interconnect facility to blend water acquired from the Polk Regional Water Cooperative (PRWC) facility east of Lake Wales with the water in the Northeast Utility Service Area potable water system. This facility will have multiple water pumps and ground storage tanks. It will most resemble a similar facility on Ronal Reagan Parkway near Champions Gate. However, this **9.91-acre site** will have some excess property. With the excess property, Polk County may locate other government services facilities in the future.



Staff choses to seek a change from **RL to the INST** district because of the following reasons:

- The property is predicted to remain under County ownership beyond the 30-year planning horizon.
- Water interconnect and storage facility should be recognized on the Future Land Use Map for planning purposes.
- The site design has not been finalized. It is too soon in the planning process to commit to a binding site plan.


BEFORE
RL-4X
Residential Low-4X
RL-3X
Residential Low-3X
CITY
Town of Davenport
SITE
RL-2X
Residential Low-2X
RMX
CCX
ALMANSA ST P673229
VIGO ST P673231
DEL WEBB BLVD P770406
CEDAR RIDGE CT DP673204
HOLLY HILL RD 770501
BUCKEYE RD DP770520
SUGARWOOD ST DP770516
OAKWOOD LN DP673203
MAGNOLIA AVE DP770518
ASPEN AVE DP770517
HAVEN SIDE RD DP770531
FOREST LAKE DR 770502
CITRUS LANDINGS BLVD DP770510
NAVARRA LN P673224
CORDOBA DR P770501
ASTURIAS RD P770502
ZAMORA WAY P770401
673212
673206
3217
525
70504
N
W
E
S


AFTER
RL-4X
Residential Low-4X
RL-3X
Residential Low-3X
CITY
Town of Davenport
CITY
Town of Davenport
CITY
Town of Davenport
INSTX
Institutional-X
RL-2X
RL-2X
Residential Low-2X
RMX
CCX
RL-3X
Residential Low-3X
CITY
Town of Davenport
ALMANSA ST P673229
VIGO ST P673231
DEL WEBB BLVD P770406
CEDAR RIDGE CT DP673204
HOLLY HILL RD 770501
BUCKEYE RD DP770520
SUGARWOOD ST DP770516
NAVARRA LN P673224
OAKWOOD LN DP673203
CORDOBA DR P770501
ASTURIAS RD P770502
ZAMORA WAY P770401
MAGNOLIA AVE DP770518
ASPEN AVE DP770517
HAVEN SIDE RD DP770531
FOREST LAKE DR 770502
CITRUS LANDINGS BLVD DP770510
673212
673206
3217
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S

PRWC Receiving Facility IAS

Land and Neighborhood Characteristics

1. How and why is the location suitable for the proposed uses?

The site is strategically located where Polk County's Northeast Utility service area, Haines City service area and town of Davenport's service areas come together. It is a site that is ideal for utility infrastructure because it is an isolated tract set far from a major roadway and adjacent to a future city park.

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?

The site abuts existing residential development on three sides. Not likely to be incompatible with neighboring residential development. There will be the 50' compatibility setbacks and the stormwater and landscaping buffers of the residential developments lie in between.

3. How will the request influence future development of the area?

It will help support more of it. Without the PRWC water supply, the County and cities will have to cease development approvals when they run out of water capacity.

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)? Please provide a detailed methodology and calculations.

Table 5

Subject Property	**Estimated Impact Analysis**		
9.91 ± acres	**Demand as Currently Permitted**	**Maximum Permitted in the PD**	**Proposed Plan**
Permitted Density	RL-3 3 du/ac SF = 29 units	INST-1 400 Student Elementary School	Water Interconnect and Ground Storage Reservoirs
Average Annual Daily Trips (AADT)	228	908	6
PM Peak Hour Trips	29	57	3

Source: Polk County Concurrency Manual

2. What modifications to the present transportation system will be required as a result of the proposed development?

None.

3. What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code?

3

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

There is no public road frontage. Staff is negotiating with Town of Davenport for an entrance through the new city park.

Sewage

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

Table 4

Subject Property	**Estimated Impact Analysis**		
9.91 ± acres	**Demand as Currently Permitted**	**Maximum Permitted in the PD**	**Proposed Plan**
Permitted Density	RL-3 3 du/ac SF = 29 units	INST-1 400 Student Elementary School	Water Interconnect and Ground Storage Reservoirs
Potable Water Consumption (GPD)	10,440	6,000	360
Wastewater Generation (GPD)	7,830	4,800	270

Source: Polk County Concurrency Manual

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?

Septic Tank or share facilities with Davenport's park.

3. If offsite treatment, who is the service provider?

n/a

4. Where is the nearest sewer line (in feet) to the proposed development?

Manhole abutting the south side. 8" gravity line.

5. What is the provider's general capacity at the time of application?

1.23 MGD

6. What is the anticipated date of connection?

When an office is constructed onsite. Early phases may be unmanned.

7. What improvements to the providers system are necessary to support the proposed request

Very few if connection can be made to the gravity line.

Water Supply

1. What is the proposed source of water supply and/or who is the service provider? **This request is for a water supply improvement.**

2. What is the estimated volume of consumption in gallons per day (GPD)? **360 GPD**

3. Where is the nearest potable water connection and re-claimed water connection, including

the distance and size of the line?

Abutting the site:



4. Who is the service provider?

Polk County

5. What is the anticipated date of connection?

When it gets built.

6. What is the provider's general capacity at the time of application?

2.286 MGD

7. Is there an existing well on the property(ies)?

No.

Surface Water Management and Drainage

1. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding issues);

Site drains to the northeast into a wetland. 8½ acres is well drained. Only ¼ acre is wetlands and 100-year flood.

2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?

Detention will be needed to filter stormwater from impervious surfaces prior to discharge into the wetlands.

Environmental Analysis

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.

85% Candler Sand very few limitations. No impacts necessary to wetlands or floodplains.

2. What are the wetland and floodplain conditions?

Minor and avoidable.

3. Discuss location of potable water supplies, private wells, public well fields?

Not near them.

4. Discuss the location of Airport Buffer Zones (if any)

Over 10 miles away

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.

85% Candler Sand, <10% Tavares Fine Sand, 2.4% Samsula Muck. Development will be on sand and avoid the muck.

Infrastructure Impact Information

1. Parks and Recreation – **Will be next door in the future.**

2. Educational Facilities – **Horizons Elementary, Davenport School of the Arts Middle and Ridge Community High School**

3. Health Care – **Heat of Florida Hospital**

4. Fire Protection – **Cottonwood Station**

5. Police Protection and Security – **Dunson Road NE Command Center**

6. Emergency Medical Services (EMS) – **Cottonwood Station**

7. Solid Waste (collection and waste generation) – **County picks it up.**

8. How may this request contribute to neighborhood needs? – **Provides them more services.**

PRWC Receiving Facility CPA

Demonstration of Need

An **Analysis of Economic Issues** *[Minimum population support and market area radius (where applicable)]* is required when requesting a Land Use amendment from Residential to a Non-Residential Land Use designation.

This site has low visibility and low accessibility which is ideal for utility infrastructure. This way it does not consume more valuable land for employment or commerce. It is also abutting another government facility, a city park for the town of Davenport.

Urban Sprawl Analysis

1. Could the proposed amendment promote substantial amounts of low-density, low intensity, or single use development in excess of demonstrated need?

No. Why do you ask?

2. Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?

The Northeast Utility Service Area is not rural.

3. Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?

Isn't everything either radial, strip, isolated, or ribbon in pattern? This is a square property. Will that help?

4. Does the proposed amendment fail to adequately protect adjacent agriculture areas?

No, this area has not been agricultural since the Clinton administration.

5. Could the proposed amendment fail to maximize existing public facilities and services?

Not likely. It is a public facility and service.

6. Could the proposed amendment fail to minimize the need for future public facilities and services?

Probably not.

7. Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?

No. It should pay for itself over time in benefit to the public.

8. Does the proposed amendment fail to provide clear separation between urban and rural uses?

Nope. It's surrounded by urban uses.

9. Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods?

No, but it will enable more development.

10. Does the proposed amendment fail to encourage an attractive and functional mixture of land uses?

Well, it is blue next to orange. That could be trouble.

11. Could the proposed amendment result in poor accessibility among linked or related land uses?

Doubt it.

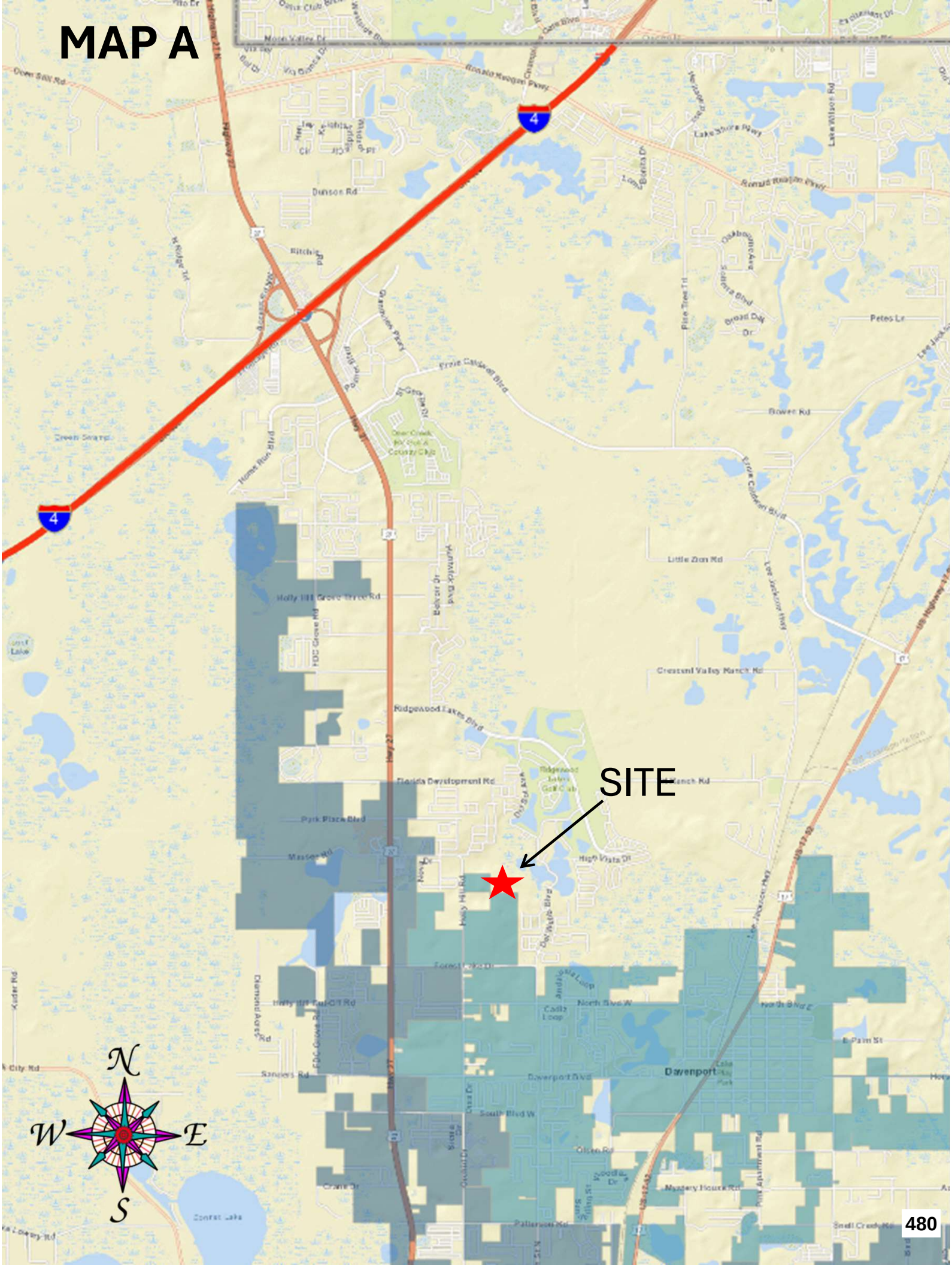
12. As a result of approval of this amendment, how much open space will be lost?

The rest of it.

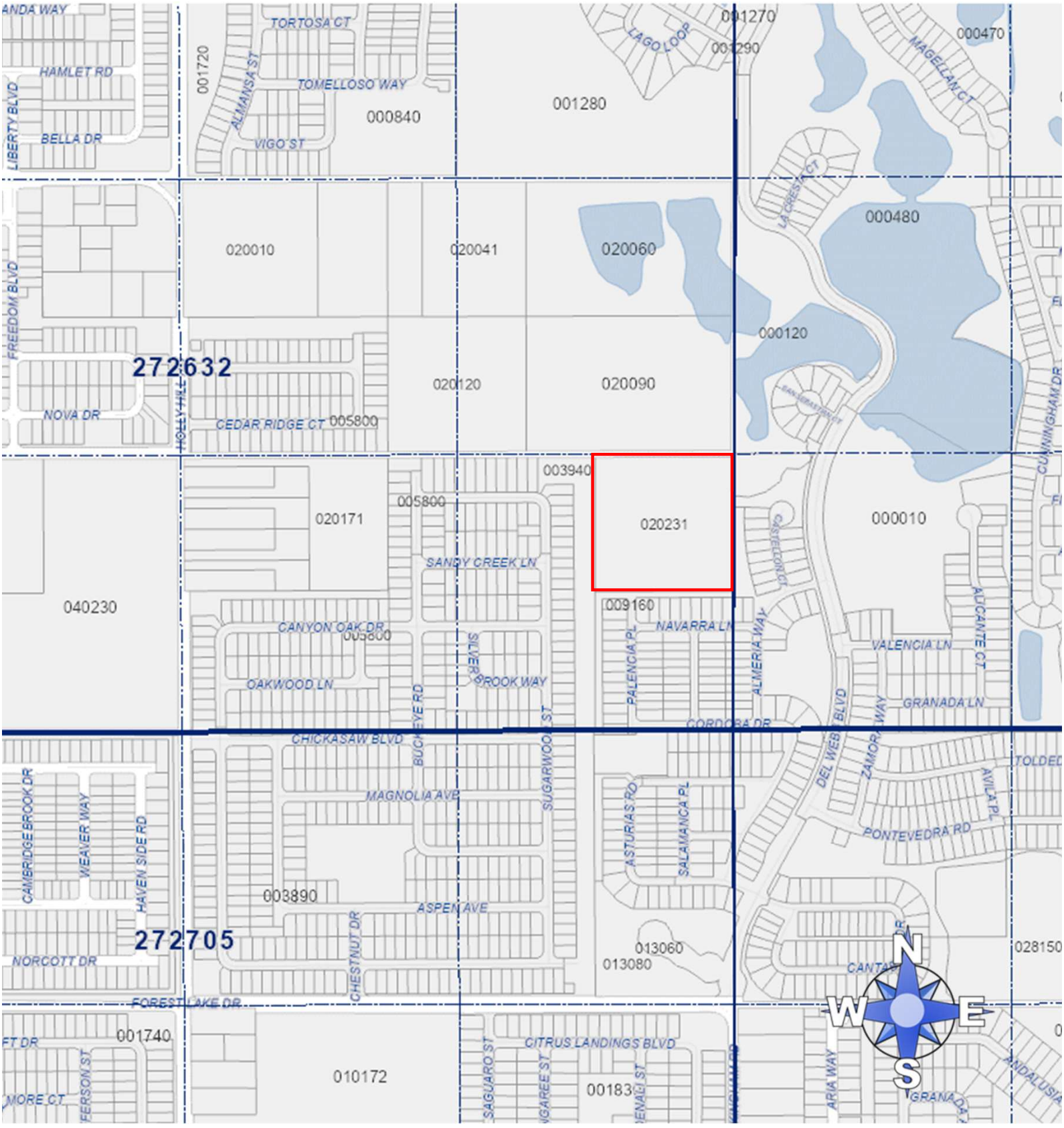
PRWC Receiving Facility

Application Maps

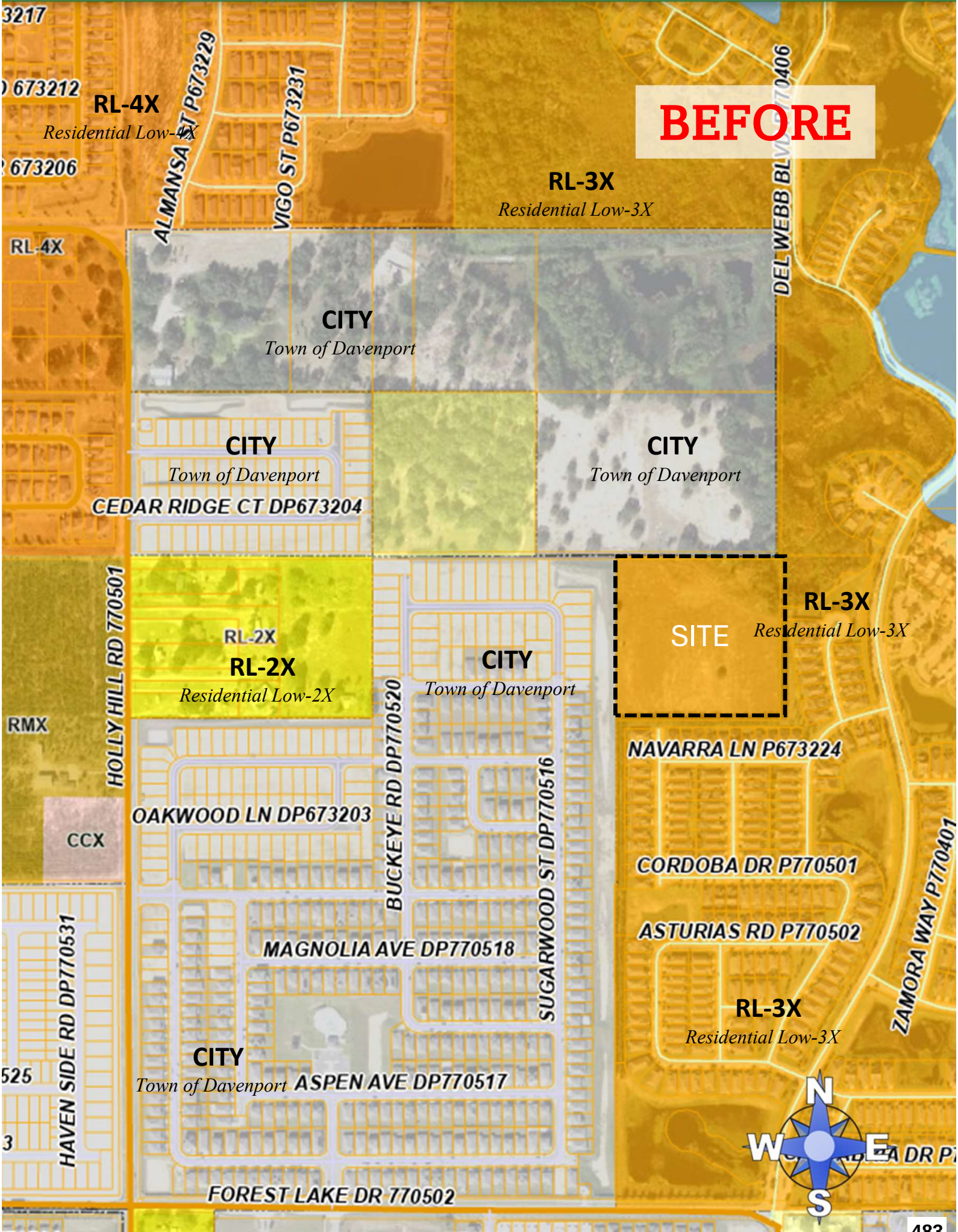
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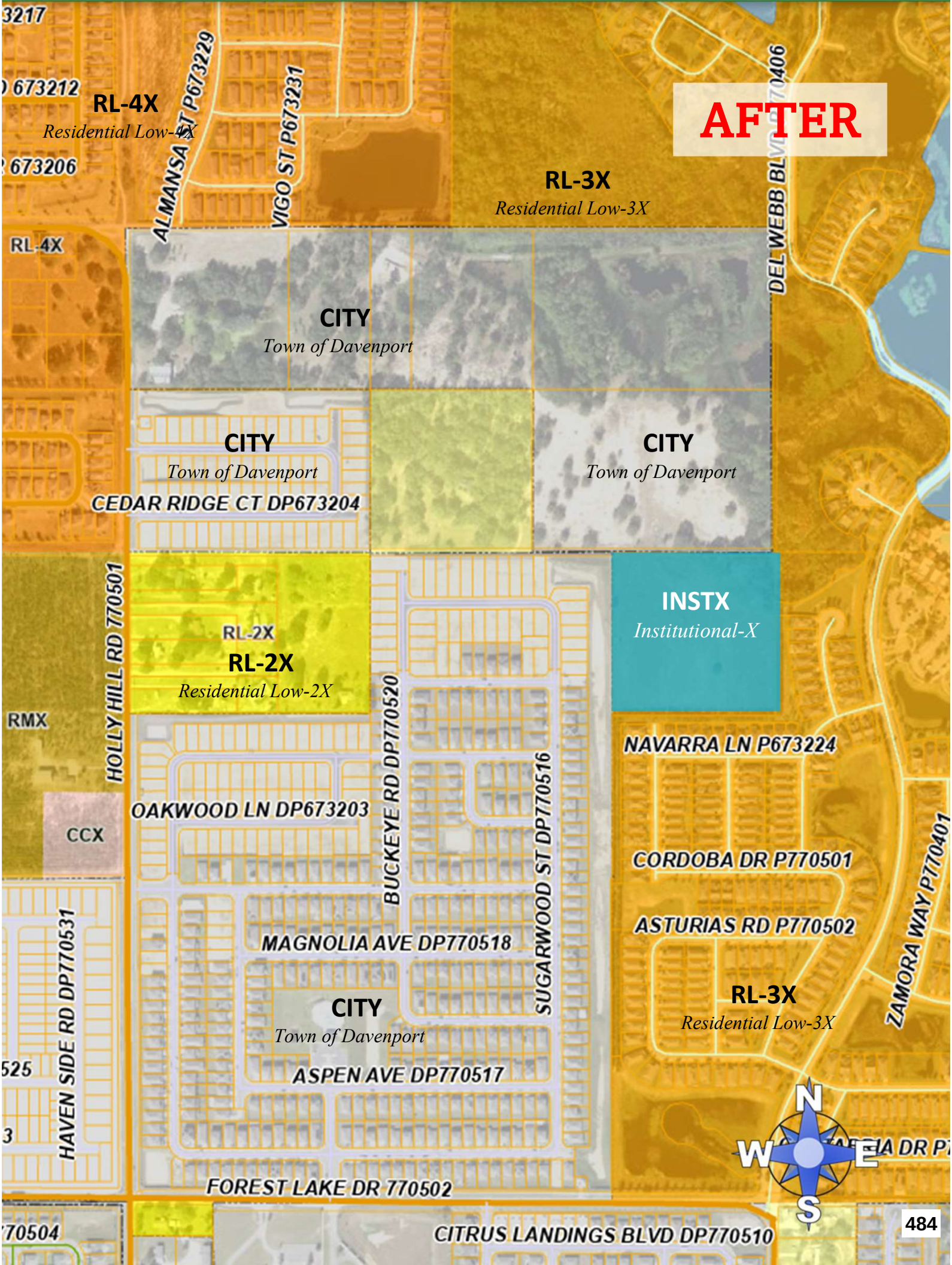

MAP A
SITE
N
W
E
S
480

MAP B


ANDA WAY
HAMLET RD
LIBERTY BLVD
BELLA DR
TORTOSA CT
001720
ALMANSA ST
TOMELLOSO WAY
VIGO ST
000840
001280
LAGO LOOP
001270
001290
MAGELLAN CT
000470
LA CRESTA CT
000480
020010
020041
020060
FREEDOM BLVD
272632
020120
020090
000120
NOVA DR
HOLLY HILL
CEDAR RIDGE CT
005800
003940
020171
020231
000010
CUNNINGHAM DR
SANDY CREEK LN
040230
009160
NAVARRA LN
ALMERIA WAY
VALENCIA LN
ALICANTE CT
CANYON OAK DR
OAKWOOD LN
SILVER BROOK WAY
PALENCIA PL
GRANADA LN
CORDOBA DR
CHICKASAW BLVD
BUCKEYE RD
SUGARWOOD ST
DEL WEBB BLVD
ZAMORA WAY
AVILA PL
TOLEDO
MAGNOLIA AVE
ASTURIAS RD
SALAMANCA PL
PONTEVEDRA RD
CAMBRIDGE BROOK DR
WEAVER WAY
HAVEN SIDE RD
003890
ASPEN AVE
272705
013060
013080
028150
NORCOTT DR
CHESTNUT DR
FOREST LAKE DR
001740
CITRUS LANDINGS BLVD
010172
001830
SAGUARO ST
ARIA WAY
ANDALUSIA
GRANADA
N
W
E
S


MAP C
Holly Hill Road
SITE
Holly Hill Road
Buckeye Road
Sugarwood Street
Chickasaw Boulevard
Ridgewood Lakes Boulevard
Forest Lake Drive
Image © 2025 Airbus
N
W
E
S
482


BEFORE
RL-4X
Residential Low-4X
RL-3X
Residential Low-3X
CITY
Town of Davenport
CITY
Town of Davenport
CITY
Town of Davenport
SITE
RL-3X
Residential Low-3X
RL-2X
RL-2X
Residential Low-2X
CITY
Town of Davenport
RMX
CCX
CITY
Town of Davenport
ASPEN AVE DP770517
RL-3X
Residential Low-3X
ALMANSA ST P673229
VIGO ST P673231
DEL WEBB BL
HOLLY HILL RD 770501
CEDAR RIDGE CT DP673204
BUCKEYE RD DP770520
SUGARWOOD ST DP770516
NAVARRA LN P673224
OAKWOOD LN DP673203
CORDOBA DR P770501
ASTURIAS RD P770502
MAGNOLIA AVE DP770518
ZAMORA WAY P770401
HAVEN SIDE RD DP770531
FOREST LAKE DR 770502
CITRUS LANDINGS BLVD DP770510
673212
673206
3217
525
770504
N
W
E
S


AFTER
RL-4X
Residential Low-4X
RL-3X
Residential Low-3X
CITY
Town of Davenport
CITY
Town of Davenport
CITY
Town of Davenport
INSTX
Institutional-X
RL-2X
RL-2X
Residential Low-2X
RL-3X
Residential Low-3X
CITY
Town of Davenport
ALMANSA ST P673229
VIGO ST P673231
DEL WEBB BLVD P770406
CEDAR RIDGE CT DP673204
HOLLY HILL RD 770501
BUCKEYE RD DP770520
SUGARWOOD ST DP770516
OAKWOOD LN DP673203
NAVARRA LN P673224
CORDOBA DR P770501
ASTURIAS RD P770502
ZAMORA WAY P770401
MAGNOLIA AVE DP770518
ASPEN AVE DP770517
HAVEN SIDE RD DP770531
FOREST LAKE DR 770502
CITRUS LANDINGS BLVD DP770510
RL-4X
RMX
CCX
673212
673206
3217
525
770504
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Ronald Reagan Parkway
Water Storage Facility and TOHO Interconnect
N
W
E
S

Agenda Item 11. 4/1/2026

SUBJECT

LDCD-2025-4 (PRWC Receiving Facility District Change)

DESCRIPTION

Polk County Utilities requests a Land Development Code (LDC) Sub-district Map change from Insitutional-1X (INST-1X) to Institutional-2X (INST-2X) on ±9.91 acres for a future County potable water storage and interconnect facility. The property is located east of Holly Hill Road and Sugarwood Street, west of Del Webb Boulevard and Castellon Court, north of Forest Lake Drive and Navarra Lane, north of the Haines City, north of the town of Davenport in Section 32, Township 26, Range 27.

RECOMMENDATION

Approval

FISCAL IMPACT

No fiscal impact.

CONTACT INFORMATION

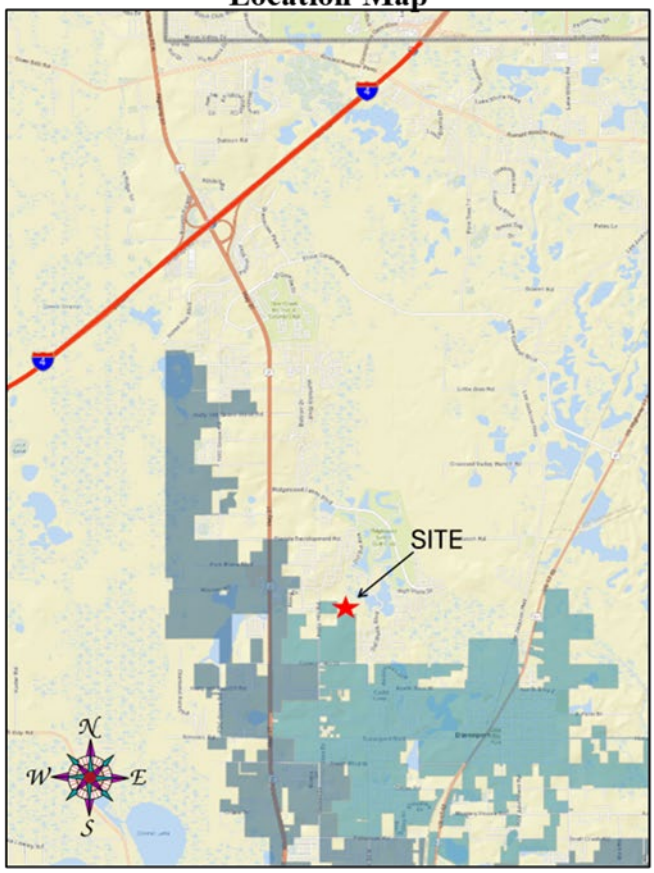
Erik Peterson, AICP
Planning Administrator
Land Development Division
(863) 534-6470
erikpeterson@polkfl.gov <mailto:erikpeterson@polkfl.gov>

POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

DRC Date:	June 26, 2025	**Level of Review:**	Level 4 Review
PC Date:	August 6, 2025	**Type:**	Land Development Code Sub-district Map Amendment
BoCC Date:	September 2, 2025	**Case Numbers:**	**LDCD-2025-4**
		Case Name:	PRWC Receiving Facility District Change
Applicant:	Polk County Utilities	**Case Planner:**	Erik Peterson, AICP

Request:	Land Development Code (LDC) Sub-district Map change from Insitutional-1X (INST-1X) to Institutional-2X (INST-2X) on ±9.91 acres for a future County potable water storage and interconnect facility.
Location:	East of Holly Hill Road and Sugarwood Street, west of Del Webb Boulevard and Castellon Court, north of Forest Lake Drive and Navarra Lane, north of the Haines City, north of the town of Davenport in Section 32, Township 26, Range 27.
Property Owners:	Polk County
Parcel Size (Number):	±9.91 acres (272632-709500-020231)
Future Land Use:	Residential Low-3 (RL-3X) North Ridge SAP
Development Area:	Urban Growth Area (UGA)
Nearest Municipality:	Town of Davenport (abutting) Haines City (2/3 miles)
DRC Recommendation:	Approval
Planning Commission Vote:	Pending Public Hearing

Location Map



2024 Satellite Photo



Summary:

This request is in addition to the County's request to change the Future Land Use Map designation on this property from Residential Low to Institutional under case number LDCPAS-2025-19. This site will primarily be used for a potable water interconnect facility to blend water acquired from the Polk Regional Water Cooperative (PRWC) facility east of Lake Wales with the water in the Northeast Utility Service Area potable water system. This facility will have multiple water pumps and ground storage tanks. However, this 9.91-acre site will have some excess property. Polk County Utilities plans to use some of the excess property for the parking of utility vehicles and storage of utility infrastructure items such as pipe, manhole chambers, pumps, valves and lift station components. This is not permitted in the INST-1 district; therefore, the County is requesting an INST-2 designation where it is permitted through administrative review.

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-1X or INST-2X should be considered compatible with any other land use district, according to the Comprehensive Plan. Section 220 of the Land Development Code (LDC) requires a 50-foot setback of non-residential uses from neighboring residential land uses or districts. Additionally, the neighboring properties have developed independently with additional landscaping and buffering for their residents to mitigate any adverse effects from what future development may occur on this property. The buffer tracts range from 35 to 100 feet in width abutting the subject property. They are mostly tree lined except for the development to the west which sits higher above the subject property.

Findings of Fact

- *On October 1, 2024, Polk County purchased this property from Walton Acquisitions LLC for the purpose of a potable water interconnect facility to blend water acquired from the Polk Regional Water Cooperative (PRWC) with the water in the Northeast Utility Service Area potable water system. This Comprehensive Plan Future Land Use Map amendment request was presented to the Development Review Committee (DRC) in a pre-application meeting under case# LDDRC-2025-103.*

- *A County-initiated request for a Small-Scale Future Land Use designation change from Residential Low (RLX) to Institutional (INSTX) on approximately 9.91 acres in the Urban Growth Area (UGA) is under review for potential final approval on September 2, 2025. If approved the LDC Sub-District Map will default to INST-1X*

- *This request is to change approximately 9.91 acres of INST-1X to INST-2X*

- *The property is located within the North Ridge Selected Area Plan which gives it an "X" suffix on the Future Land Use Map.*

- *Difference in uses allowed between INST-1 and INST-2 include outdoor storage and vehicle maintenance uses in INST-2 and High Schools in addition to the ability to seek conditional use approvals for Airports, Correctional Facilities, Power Plants under 75 megawatts, and Solid Waste Management Facilities.*

- *The property was part of the Ridgewood Lakes Development of Regional Impact (DRI).*

- *The neighboring land uses to the east, south and west are single-family residential developments. To the north, the property is currently vacant but is planned for a park within the town of Davenport.*

- *The closest public school is Horizons Elementary, approximately one mile travel distance from the site.*

- *The current fire response to this project is from Polk County Rescue Station 38, located at 126 Cottonwood Drive, just under three (3) miles travel distance from the site.*

- *The current ambulance response is from Polk County Rescue Station 38, located at 126 Cottonwood Drive, just under three (3) miles travel distance from the site.*

- *The site is served by the Polk County Sheriff's Office Northeast District Command at 1100 Dunson Road, six (6) miles driving distance from the site.*

- *Polk County provides potable water, reclaimed water, and wastewater service to this area through its Northeast Regional Utility Service Area (NERUSA). This site will become a part of the potable water system.*

- *The site's access will be on Holly Hill Road from a 30-foot-wide unopened right-of-way. Holly Hill Road is a two-lane, 20-foot wide, urban major collector roadway.*

- *According to the Polk Transportation Planning Organization, there are capacity deficiencies on U.S. Highway 27. All other supporting roadways have available capacity. The designation of the property for Institutional land uses has a low probability of significantly increasing current traffic demands.*

- *There is a sidewalk system along Holly Hill Road, but it is incomplete to provide connections to transit and commercial services.*

- *The closest fixed route transit stop is at Heart of Florida Hospital at U.S. Highway 27 and Holly Hill Road, just over a mile from the site.*

- *The nearest public park will be developed in the future on the norther boundary of the site within the town of Davenport. The closest County recreation facility is Loughman Park approximately 11 miles away from the north in Loughman.*

- *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 facility 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 requires water storage tanks to be setback one times the height from neighboring residential development.*

- *The Polk County Land Development Code Section 303 has no standard conditions for Government Facilities.*

Development Review Committee (DRC)

Based upon the information provided by the applicant and a recent site visit, the DRC finds that with the recommended conditions the request **IS COMPATIBLE** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Comprehensive Plan and the Land Development Code, and therefore, the DRC recommends **APPROVAL of LDCD-2025-4.**

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: City of Davenport vacant Future Park	**North:** City of Davenport vacant Future Park	**Northeast:** RL-3X, PUD 85-08 Ridgewood Lakes DRI Village 11 Wetlands/100-year Floodplain
West: City of Davenport Forest Lake subdivision Single-family ±3.5 dwelling units per acre	**Subject Property:** RL-3X, PD 14-08 Ridgewood Lakes DRI approved for 32 single-family units ±9.91 total acres	**East:** RL-3X, PUD 85-08 Ridgewood Lakes DRI Del Webb Phase 1 subdivision Single-family ±3.5 dwelling units per acre
Southwest: City of Davenport Forest Lake subdivision ±3.5 dwelling units per acre	**South:** RL-3X, PUD 85-08 Ridgewood Lakes Del Webb Phase 1 subdivision Single-family ±3.5 dwelling units per acre	**Southeast:** RL-3X, PUD 85-08 Ridgewood Lakes DRI Del Webb Phase 1 subdivision Single-family ±3.5 dwelling units per acre

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

The subject property is approved for a 32-unit single-family development that was supposed to connect to the terminus of Palencia Place on the south side of the property as a future phase of the Ridgewood Lakes Development or Regional Impact (DRI). This action will remove it from the DRI. This site will no longer take access where it was originally approved rather through a 30-foot-wide unopened right-of-way connecting directly with Holly Hill Road to the west. It is also likely that future access may come through a park that is planned within the town of Davenport.

Compatibility with Infrastructure and Surrounding Land Uses:

This change from INST-1X to INST-2X will be compatible with the surrounding land uses through the County's standard Land Development Code (LDC) design requirements for landscaping, buffering, and setbacks. All three abutting residential developments included additional landscaping and buffering features to enhance compatibility with the inevitable future development of this property. There

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.*"

are very few environmental limitations with the property and the intended use will become vital in the future for other infrastructure investments in the area. The outdoor storage and vehicle parking will be screened from offsite view in addition to the buffering required for the water treatment facilities.

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-1X or INST-2X should be considered compatible with any other land use district. Section 220 of the LDC requires a 50-foot setback of non-residential uses from neighboring residential land uses or districts. Additionally, the neighboring properties have developed independently with additional landscaping and buffering for their residents from what future development may occur on this property. The buffer tracts range from 35 to 100 feet in width abutting the subject property.

B. Environment:

There are few environmental limitations with this site. Surface waters have a positive outfall. There is a small portion (<5% of the site) in the northeast corner of the property with wetlands, flood hazard area, and marginal soils which can be easily avoided. The area is nearly built out and as a result there have been no species sightings nearby in over twenty years. However, the County will do a species walkover prior to development as required by state and local funding sources. This change in land use will not adversely impact nearby wells or airports, and there have been no findings of historical resources in the area. All but the wetland/floodplain area has been cultivated for citrus in the recent past. This change from INST-1X to INST-2X will not change the regulations with regard to any environmental limitations.

C. Infrastructure:

This request is to expand the infrastructure capabilities of the Northeast Regional Utility Service Area (NERUSA) by infusing water from the Lower Floridan Aquifer supplied through the Polk Regional Water Cooperative (PRWC). This site may also be used temporarily for a long term or permanently to house a satellite office for Polk County Utilities (PCU) administration and operations staff. This change from INST-1X to INST-2X will allow their vehicles, supplies, and equipment for maintaining and improving the Northeast Utility Service Area. This facility will have no adverse impacts on schools. It will ensure that there is adequate water supplies and pressure for fire hydrants in the system. It will add water to the system and need very little wastewater treatment. Unless the rest of the site is used for offices, there will be no impact on the roadways after construction is completed. Drainage will outfall into a wetland system that connects to Horse Creek and into the Kissimmee River chain. The site is adjacent to a future park for the town of Davenport.

Nearest and Zoned Elementary, Middle, and High School

School capacity is not a concern for non-residential uses. Proximity and traffic conflicts are a concern. Fortunately, the activity on this site is benign and will have no potential conflicts with any school's operation. Listed in the table to follow are the three closest schools to the site.

Table 2

Name of School	Average driving distance from subject site
Horizons Elementary	±1 mile driving distance
Davenport School of the Arts Middle School	±9 miles driving distance
Ridge Community High School	±2 miles driving distance

Source: Polk County School Board GIS

This potable water interconnect and storage facility will pose no potential adverse impacts upon any nearby schools. One of the three schools along with five others in the utility service area will be served by this future facility. Two more schools are planned within the service area over the next five years.

Nearest Sheriff, Fire, and EMS Station

Fire and EMS response to this project is from Polk County Fire Rescue Station 38, located at 126 Cottonwood Drive. The travel distance is just under three (3) miles from the site and response times can average six or more minutes depending on the type of call. There will be fire hydrants constructed onsite with ample water pressure since it will be a water interconnect and storage facility. Demand for services will be low since the facility will be sparsely manned and there are very little flammable equipment items. Needs for emergency medical services will increase slightly if offices are added.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Northeast District Command (1100 Dunson Road)	±6 miles	6 minutes
Fire	Station 38 (126 Cottonwood Drive, Davenport)	±2.86 miles	6 minutes
EMS	Station 38 (126 Cottonwood Drive, Davenport)	±2.86 miles	6 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.*

The nearest Sheriff's substation is the Northeast Command Center on Dunson Road, six (6) miles to the north. 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. However, the closer to the command center increases the number of patrol officers available in the area.

The change from INST-1X to INST-2X will result in both the Polk County Regional Water Cooperative (PRWC) and Polk County Utilities (PCU) having the ability to park large vehicles and equipment and store materials onsite.

Water and Wastewater Demand and Capacity:

There are adequate water and wastewater capacities to accommodate a change from an INST-1X district to an INST-2X district. The water consumed and wastewater generated by either district is the same. The different uses allowed in INST-2X are not the heaviest consumers of utilities in the INST Future Land Use Map designation. In particular, Polk County Utilities is seeking the district change to enable commercial vehicle parking and equipment storage. Neither vehicles nor storage of materials and equipment need water or wastewater capacity at all. Whether it is for

INST-1X or INST-2X, the most government office space that the PRWC or PCU may need at this site is approximately 4,000 square foot office for utility control and operations staff which is permitted in INST-1X just as INST-2X. Additionally, this facility will bring in 2,610,000 gallons per day to the NERUSA over the next eight years. Table 4, to follow, provides generalized estimates of the anticipated water and wastewater demands for comparison between the districts and the amount anticipated with the property's intended use.

Table 4

Subject Property	**Estimated Impact Analysis**		
±9.91 acres *RL-3X*	**Maximum Permitted In INST-1X**	**Maximum Permitted In INST-2X**	**Future Plan** Government Facility
Permitted Intensity	Office building (323,760 sq.ft @ 75% FAR)	Office building (323,760 sq.ft @ 75% FAR)	Unmanned Potable Water Interconnect and Storage Facility and 4,000 sq.ft. Government office
Potable Water Consumption (GPD)*	11,520	77,702	960
Wastewater Generation (GPD)*	8,640	62,162	768

Source: Polk County Concurrency Manual & Polk County Utilities estimates
**Offices = 0.24 gallons per square foot, 20% less for wastewater*

The NERUSA is the fastest growing utility system in all of Polk County. Over the last year, the water system has been growing at 5.7 new connections per day. The wastewater system has been growing at 3.06 new connections per day.

B. Available Capacity:

The NERUSA potable water system has a permitted capacity of 12,940,000 gallons per day (GPD). Current usage is approximately 10,654,000 GPD with 83,000 GPD of committed capacity. This leaves 2,286,000 GPD of remaining capacity which is enough to serve nearly 6,350 single-family residential units. There are approximately 57,211 customers being served. The system growth rate is 1,427 GPD which equates to over 2,000 new connections per year. At the current rate of growth, expansion of the system is needed in approximately four (4) years.

The NERUSA wastewater system has a permitted capacity of 6,000,000 gallons per day (GPD). Current usage is approximately 5,459,000 GPD. This leaves 541,000 GPD of remaining capacity which is enough to serve nearly 2,004 single-family residential units. The plant will be expanding to 7,000,000 GPD within a year and to 9,000,000 GPD by June of 2029.

C. Planned Improvements:

The facility planned for this site will bring in 410,000 GPD from the PRWC Southwest Lower Floridan Aquifer Wellfield east of Lake Wales, 1,200,000 from the Cypress Lakes Lower Floridan Aquifer system in Osceola County, and by June of 2033, a new Lower Floridan Aquifer well will be operational in the NERUSA Holly Hill Plant on Sand Mine Road.

The NERUSA wastewater treatment facility on Homerun Boulevard has been enabled to increase treatment to a permitted capacity of 7,000,000 GPD. The plant is undergoing an expansion that will raise the capacity to 9,000,000 GPD. This is to be completed by June of 2029. While under construction, the subject property may be utilized for storage of vehicles, materials, and

equipment that would be located at the Homerun Boulevard facility were it not for the construction.

The change from INST-1X to INST-2X will enable this site to be used for storage of utility distribution materials and equipment used in minor and major Community Investment Program (CIP) planned improvements.

Roadways/ Transportation Network

There are more than adequate transportation facilities to accommodate a change from an INST-1X district to an INST-2X district. The traffic generated by either district is the same. The different uses allowed in INST-2X are rather low traffic volume generators. In particular, Polk County Utilities is seeking the district change to enable commercial vehicle parking and equipment storage. The surrounding roadway network has ample capacity remaining despite the increases in demand over the past five years. There is a growing but incomplete sidewalk network and there are mass transit services in the area. The northeast area of the County is experiencing growth that is outpacing investments into the roadway network. The difference in INST-1X and INST-2X is primarily for the ability to store vehicles and equipment onsite. It will not change the amount of roadway usage significantly.

A. Estimated Demand

Whether the district is INST-1X or INST-2X, the maximum demand is still the same. Realistically, the most government office space that may actually occur at this site is an approximately 4,000 square foot satellite office for utility control and operations staff. Current estimated multipliers are 22.59 AADT per 1,000 square feet and 1.71 PM peak hour trips per 1,000 square feet with an estimate of 89% new trips. This maximum typical scenario will result in 91 AADT with six (6) PM peak hour trips.

Table 5

Subject Property	**Estimated Impact Analysis**		
±9.91 acres *RL-3X*	**Maximum Permitted In INST-1X**	**Maximum Permitted In INST-2X**	**Future Plan** Government Facility
Permitted Intensity	Office building (323,760 sq.ft @ 75% FAR)	Office building (323,760 sq.ft @ 75% FAR)	Unmanned Potable Water Interconnect and Storage Facility and 4,000 sq.ft. Government office
Average Annual Daily Trips (AADT)	7,314	7,314	91
PM Peak Hour Trips	493	493	6

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

B. Available Capacity

Although the request will have a limited impact on the transportation system, it is still pertinent to be aware of available capacity when making land use decisions. Table 6, to follow, provides a good snapshot of the capacity on the surrounding road network. U.S. Highway 27 is a constrained facility.

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
8316N	Holly Hill Road From: County Road 547 To: U.S. Highway 27	C	539	E
8316S	Heller Brothers Road From: U.S. Highway 27 To: County Road 547	C	528	E
4053E	County Road 547 From: U.S. Highway 27 To: Lee Jackson Highway	C	287	E
4053W	FDC Grove Road/Park Place Boulevard From: Lee Jackson Highway To: U.S. Highway 27	C	267	E
5110N	U.S. Highway 27 From: CR 547 To: I-4	F	-363	D
5110S	U.S. Highway 27 From: I-4 To: CR 547	F	-230	D
8222E	Interstate-4 From: CR 557 To: Osceola County Line	C	1,524	D
8222W	Interstate-4 From: Osceola County Line To: CR 557	C	1,351	D

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database January 17, 2025

Recent travel lane additions on I-4 have provided a temporary solution while work begins on the ultimate widening to 10 lanes. Polk County Roads and Drainage Division cannot control these facilities, but it can control the roadways that feed into them and improve alternative routes such as Holly Hill Road to lessen the local demand on the state thoroughfares.

C. Roadway Conditions:

Polk County uses the Pavement Surface Evaluation and Rating (PASER) method established by the Transportation Information Center at the University of Wisconsin-Madison. The roadway conditions are displayed in the table to follow under the Pavement Condition Index (PCI) rating.

Table 7

Road Name	Roadway Classification	Pavement Width	Pavement Condition Index (PCI)
Holly Hill Road	Urban Major Collector	20’	“very good” (8)
County Road 547	Urban Major Collector	22’	“very good” (8)

The property does not have frontage on Holly Hill Road. But it connects to it through a 30-foot wide unopened and currently unmaintained right-of-way platted by the Florida Land Development Company at the turn of the 20th century. The County will use this access for construction and early operation. Eventually the site may take access through the town of Davenport’s future park for which they have acquired land to the north of the site. Holly Hill Road is a two-lane, 20-foot wide, urban major collector roadways with a PCI rating of “very good” (8) along the project frontage. U.S. Highway 27 is not rated under the County’s Road Inventory but appears to be in excellent condition since it was recently re-surfaced earlier this year. The Florida Department of Transportation (FDOT) maintains it.

D. Planned Improvements:

There are no transportation improvements planned for the immediate area of the facility. However, there are many roadway projects in the Northeast Utility Service Area (NERUSA). With new roadway projects comes new development and new development needs water. This site is vital to the growth of the area.

E. Mass Transit



Mass transit service is provided along U.S. Highway 27. The closest fixed route transit stop is at Heart of Florida Hospital at U.S. Highway 27 and Holly Hill Road. This is just over a mile from the site which is not a convenient walking distance and there are gaps in the sidewalk network. The route has 40 minute headways, but only nine cycles on weekdays and six on Saturday. The proposed uses are not likely to be conducive to use of mass transit.

F. Sidewalks

The sidewalk network along Holly Hill Road is less than 60% complete. But that is not a concern for the development of this site. Most of the operations will be conducted remotely thought the system control and data acquisition (SCADA) network. In the future, a satellite operations center may be located onsite. If that happens, there will be approximately 20 employees coming and going from the facility. They will be driving vehicles with equipment predominantly.

Park Facilities and Environmental Lands:

The closest County recreation facility is Loughman Park approximately 11 miles away from the north in Loughman. The town of Davenport will be constructing a park immediately to the north. The request will not adversely affect either the park or its operations. The proposed facility will most likely provide potable water to park.

A. Location:

Loughman Park is located at 6302 Old Kissimmee Road approximately 11 miles from the site. The Northeast Regional Park is located 12½ miles to the north of on U.S. Highway 27.

B. Services:

Loughman has soccer, basketball, multi-purpose fields, picnic tables, pavilion, and a playground. The Northeast Regional Park has six lighted soccer/football fields, five lighted baseball fields, basketball, tennis, and racquetball courts, concession facilities, boat access, as well as playground facilities for children and dog walks.

C. Environmental Lands:

Lake Bonnet Marsh is on the west side of U.S Highway 27. There is public access at the end of Sanders Road to the southwest within two miles of the site.

D. Planned Improvements

There are no planned improvements to park facilities in this area in the County's 5-year capital improvements plan. However, the town of Davenport is likely to begin construction of their park abutting the site within the next three years.

Environmental Conditions

There are no significant environmental limitations to the development of this property. It has good soil, is connected through a wetland system to surface waters, minimal wetland and flood hazard area, no recent endangered species sightings, or archeological resources.

A. Surface Water

The site naturally flows northeasterly to a wetland system connected to the Ridgewood Lakes development. Their wetlands connect to Horse Creek which is a manmade canal that funnels water through creeks that reach Lake Marion and Reedy Creek. Reedy Creek connects to the Kissimmee River which flows to the Gulf.

B. Wetlands/Floodplains

The very tip of northeast corner of the site is comprised of both wetlands and 100-year floodplain. This is approximately 3% of the total site (0.298 acres). It is a small portion of a former lakebed that silted in after mining was conducted within the Ridgewood Lakes development. It will be easy for all development within the site to avoid any disturbance or alteration.

C. Soils:

The usable portion of the site has very good soil for development. The potion that has soil with severe limitations is a wetland that will be avoided. No development will occur within a minimum of 25 feet from the wetland boundary.

Table 8

Soil Name	**Septic Tank Absorption Field Limitations**	**Limitations to small commercial buildings**	**% of Site** *(approximate)*
Candler Sand	Slight	Slight	90%
Tavares Fine Sand	Moderate: wetness	Slight	7%
Samsula Muck	Severe: ponding, poor filter	Severe: ponding, low strength	3%

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

There may be some need for offsite soil. Candler sand is so porous that it often needs some augmentation or heavy compaction to achieve foundational stability.

D. Protected Species

The area is very urbanized. There are not many locations of tracts of undeveloped land in the vicinity of the site. There have been no sightings within one mile of the proposed wastewater treatment plant site according to the Florida Natural Areas Inventory surveys in 2002, 2006, and 2011. A more in-depth protected species study will be required for both the Environmental Resource Permit (ERP) from the Florida Department of Environmental Protection as well as the federal agency providing the funding for the project.

E. Archeological Resources:

There are no protected archeological resources in Section 32, Township 26, and Range 27, that the site of these proposed ground storage tanks would adversely impact, according to the Florida Department of State, Division of Historical Resources.

F. Wells (Public/Private)

PCU's Edghill well site is 1.8 miles to the north. Davenport's water treatment facility is ¾ mile to the south.

G. Airports:

The site is over 2½ miles from the edge of the runway for Gore Airport. A private airfield west of Hanes City. Wastewater Treatment Plants are typically close to grade and pose no threat to aircraft. The water tanks will not exceed 35 feet in height. A system control and data acquisition communication tower will be included. It will be approximately 80 feet high. Not enough to pose any threats to aviation. INST-2 allows for outdoor storage and large vehicle parking and INST-1 does not. However, the height limit increases from 50 feet to 160 feet. Anything above 100 feet will require FAA approval.

Economic Factors:

This land for which this LDC Sub-district Map change is requested will primarily serve as an interconnection with the Polk Regional Water Cooperative (PRWC) Lower Floridan Aquifer well water supplies. This new source of water will enable development growth to continue in the utility service area for years to come. The facility itself does not necessarily need any uses that are exclusive to the INST-2 subdistrict. However, this facility is not likely to consume all of the nearly 10-acre property. Polk County Utilities Division (PCU) may need a portion of the site for parking utility vehicles and storing utility system components as the PCU undergoes a process of decentralization to better serve the different utility service areas. This property is isolated from most of public view and central to much of the service area.

Consistency with the Comprehensive Plan, LDC, and Other County Ordinances:

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 or inconsistent** with the Comprehensive Plan is listed below:

- Section 2.102 – General Growth Management policies
- Section 2.104 – Transit Supportive Development Area (TSDA) policies
- Section 2.116 – Institutional

The table to follow provides a brief breakdown of Section 2.102 policies that are most pertinent to this request.

Table 8

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 request is for a Subdistrict Map change from an INST-1 to an INST-2 district which can enable slightly more intensive uses needed to serve existing and future residents and businesses. Certain amounts of infrastructure must be present to enable their use.
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 properties have developed independently with additional landscaping and buffering for their residents from what future development may occur on this property. The buffer tracts range from 35 to 100 feet in width abutting the subject property. The property to the north will soon become park for the town of Davenport.
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.	This facility will bring more water supplies into the Northeast Regional Utility Service Area (NERUSA). By June of 2028, an additional 410,000 will come from the Polk Regional Water Cooperative (PRWC) through the facility that will be developed on this site. Additional water supplies will follow.
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.	Changing from INST-1 to INST-2 is not an issue of timing. Both subdistricts are needed to support population growth by providing infrastructure and services.
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).	Public safety response to this area is from Polk County Fire Rescue Station 38 located at 126 Cottonwood Drive. The travel distance is just under three (3) miles. The nearest Sheriff's substation is the Northeast Command Center on Dunson Road, six (6) miles to the north.

The site is located in the Urban Growth Area (UGA), which is the area "*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*" according to POLICY 2.105-A1 of the Comprehensive Plan. This site is near all of the necessary infrastructure and services mentioned in the policy.

The Institutional (INST) Future Land Use Map designation is a broad multiuse district. For that reason, INST was separated into two sub-categories in the LDC. POLICY 2.116-A1 illustrates the broadness of the INST district in the statement of characteristics: "*Institutional areas are primarily characterized by private and public-service structures.* This could be anything from a public school or church to a jail or private landfill. For that reason, the Board of County Commissioners needed to separate INST land uses into at least two categories and then even establish a conditional use review for the most concerning land uses. This request is not intended to avail this property for the more intensive INST uses. It is sought to enable outdoor storage of utility system parts and materials such as pipes, manhole vaults, pumps, etc. and park large maintenance vehicles such as vacuum trucks, backhoes, and excavators.

The LDC separates the INSTX Future Land Use Map designation into two categories, INST-1X and INST-2X. INST-1X is the district for government facilities that are more desirable such as elementary schools and community facilities. INST-2X allows some more intrusive land uses, but most of them require an additional level of permitting and binding site plan approved by the Board of County Commissioners. While High Schools require INST-2X, they do not require an additional hearing process.

Table 10

	Standard Comparison	
Standard	**INST-1X**	**INST-2X**
Different Land Uses	Government Facilities Elementary and Middle Schools Religious Institutions	High Schools, Vehicle Maintenance, Outdoor Storage, Vocational Schools Power Plants *(non-certified),* Airports
Density	Not permitted	Not permitted
Minimum Lot Size	No minimum	No minimum
ROW Setbacks	30 feet from Local Roads	30 feet from Local Roads
Interior Side	15' Primary, 15' Accessory	15' Primary, 15' Accessory
Interior Rear	15' Primary, 15' Accessory	15' Primary, 15' Accessory
Height Limit	50 feet	160 feet
Prohibited Uses	Residential	Residential
Outdoor Storage	prohibited	Permitted with screening

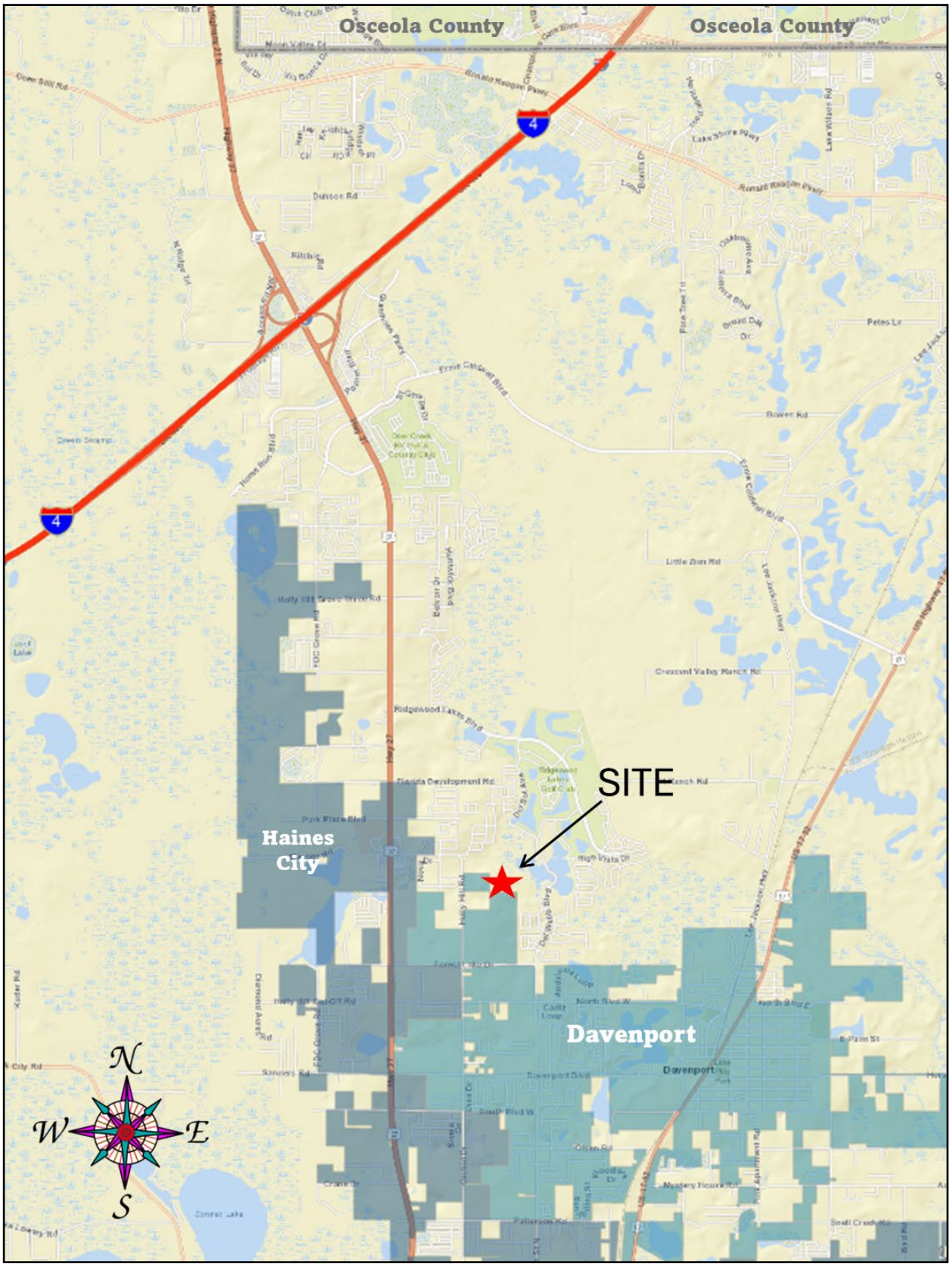
Although outdoor storage is permitted in INST-2, it is for only finished goods and must be screened from offsite view. While Power Plants and Airports are listed, they also require conditional use approval. Solid Waste facilities are not permitted in the North Ridge Selected Area Plan.

Section 220 of the Land Development Code requires additional separations for commercial properties that abut residential districts and residential land uses. These include a 50-foot setback from all residential land use districts for commercial buildings, dumpsters, outdoor sales, storage or display, air conditioning units, loading facilities/structures, drive-thru, grease traps, wastewater lift stations, and gasoline pump islands.

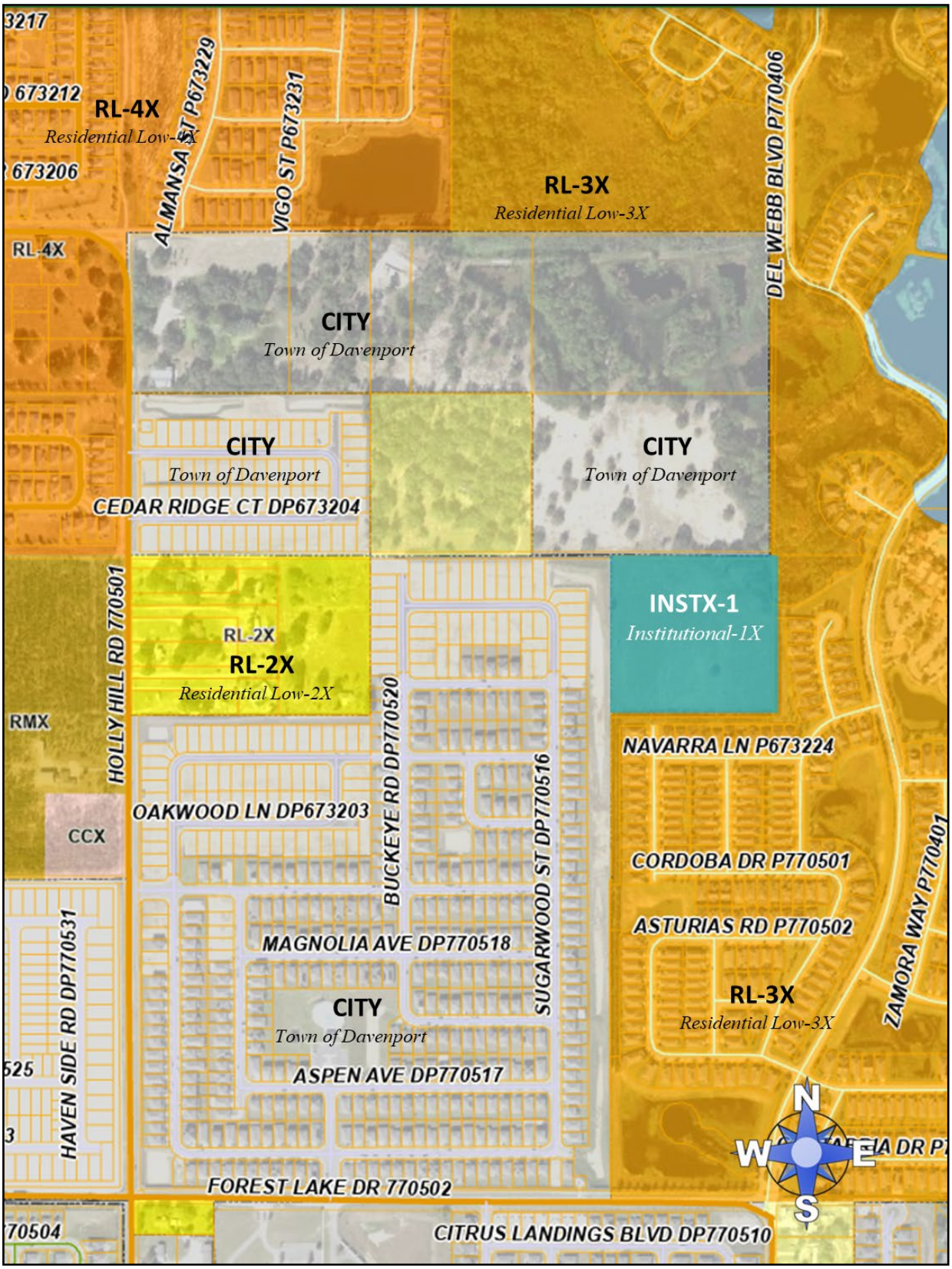
Comments from other Agencies: None.

Exhibits:

Exhibit – 1 Location Map
Exhibit – 2 Future Land Use Map
Exhibit – 3 2024 Satellite Photo (Context)
Exhibit – 4 2024 Satellite Photo (Close-up)
Exhibit – 5 District Use Comparison Table



Location Map



Future Land Use Map



2024 Satellite Photo (Context)



2024 Satellite (Close Up)

Comparison of Permitted and Conditional Uses*

District	Permitted Uses	Administrative Review	Public Hearing(s) Required
INST-1X *Institutional-1*	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
INST-2X *Institutional-1*	Childcare Center **Government Facility** Lodges and Retreats Elementary School Middle School Leisure/Special Interest School Production Studio Transit Facility **Vo-Tech, College or University**	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 **High School** **Vehicle Service (mechanical)** Solar Power Generation Facility	Multifamily Housing (dormitories) **Airport** **Correctional Facility** Gas Station (fleet) Hospital Lime Stabilization Facility **Power Plants** ***(not certified through PURPA)*** Residential Treatment Facility Residential Treatment Facility **Solid Waste Management Facility**

**Uses with the same level of review in both categories such as mining or agricultural uses which is preempted by State Law.*

Section 206.O. Outdoor Storage

Outdoor storage shall be allowed as an accessory use in accordance with the following:

1. Bona fide agricultural uses are permitted outdoor storage of equipment, supplies and other items customary to an agricultural operation;
2. Outdoor storage shall be allowed in the following land use districts as an accessory use: LCC, CE, HIC, **INST-2**, BPC-2, IND and PM (non-residential use only). Outdoor storage shall be screened from off-site view in LCC, CE, **INST-2** and BPC-2.
3. All outdoor storage shall be a minimum of 50 feet from any residential use or residential land use district;
4. Additional restrictions regarding outdoor storage are found within this Code. The more restrictive provisions shall apply.

ORDINANCE NO. 26 -_____

AN ORDINANCE OF POLK COUNTY, FLORIDA ADOPTING LDCD-2025-4, AN AMENDMENT TO THE POLK COUNTY LAND DEVELOPMENT CODE SUB-DISTRICT MAP (ORDINANCE 01-69), AS AMENDED, MODIFYING THE DESIGNATION ON 9.91± ACRES FROM INSTITUTIONAL-1X (INST-1X) TO INSTITUTIONAL-2X (INST-2X). THE SUBJECT PROPERTY IS LOCATED EAST OF HOLLY HILL ROAD AND SUGARWOOD STREET, WEST OF DEL WEBB BOULEVARD AND CASTELLON COURT, NORTH OF FOREST LAKE DRIVE AND NAVARRA LANE, NORTH OF THE HAINES CITY, NORTH OF THE TOWN OF DAVENPORT IN SECTION 32, TOWNSHIP 26, RANGE 27; 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 Land Development Regulations consistent with the Polk County Comprehensive Plan; and

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

WHEREAS, the Board of County Commissioners adopted an LDC Sub-district Map on September 26, 2001; and

WHEREAS, Chapter 9, Section 903 of the LDC provides the approval process for amending the LDC Sub-district Map as a Level 4 Review; and

WHEREAS, LDCD-2025-4 is an County-initiated application (the "Application") to amend the LDC Sub-district map for approximately 9.91 acres east of Holly Hill Road and Sugarwood Street, west of Del Webb Boulevard and Castellon Court, north of Forest Lake Drive and Navarra Lane, north of the Haines City, north of the town of Davenport in Section 32, Township 26, Range 27 from Institutional-1X (INST-1X) to Institutional-2X (INST-2); and

WHEREAS, pursuant to Section 163.3174 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 Sub-district Map Amendment on April 1, 2026; and

WHEREAS, pursuant to Section 125.66 of the Florida Statutes, the Board of County Commissioners conducted an adoption public hearing, with due public notice having been provided, on the proposed Land Development Code Sub-district Map Amendment May 5, 2026; and

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

SECTION 1: FINDINGS The findings set forth in the recitals to this Ordinance are true and correct and hereby adopted. In addition, the Board hereby adopts and incorporates herein the staff report and makes the following findings based upon the staff report, testimony, and exhibits presented during the hearing:

a) The Planning Commission, acting in its capacity as the Local Planning Agency for the County, held a public hearing on April 1, 2026, to consider the LDC Sub-district map amendment contained within the Application and found it to be consistent with the Comprehensive Plan and recommended that the Board adopt the LDC Sub-district Map Amendment contained within the Application.

b) Pursuant to section 907D.10 of the LDC, the Board shall, in the review of the Application, consider the following factors:

   a. Whether the proposed development is consistent with all relevant requirements of the 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. Any other matter which the BoCC may deem appropriate and relevant to the specific development proposal.

c) The Application is consistent with all relevant requirements of the Comprehensive Plan.

d) The Application is consistent with all relevant requirements of the LDC, including without limitation, section 907.

e) The Application is compatible with surrounding uses and the general character of the area.

SECTION 2: AREA AMENDED.

Polk County Ordinance No. 01-69 as amended (the "Polk County Land Development Code Sub-district Map"), of Polk County Ordinance No. 00-09, as amended (the "Polk County Land Development Code") is hereby amended to reflect a change in the Sub-district of Parcels, legally described below and graphically depicted in Attachment "A" of this ordinance, Institutional-1X (INST-1) to Institutional-2X (INST-2X) as:

Parcel 272632-709500-020231

Tracts 23 and 24, in the Southeast ¼ of Section 32, Township 26 South, Range 27 East, Polk County, Florida, as shown on the map of FLORIDA DEVELOPMENT CO. TRACT, recorded in Plat Book 3, at Page 6- through

63, Public Records of Polk County, Florida together with that certain 15-foot right-of-way lying east of said Tract 24 vacated by Amended Resolution No. 09-001 recorded in O.R. Book 7794 at Pages 959 through 960, Public Records of Polk County.

SECTION 3: SEVERABILITY.

If any portion of this Ordinance is for any reason held unconstitutional or otherwise invalid by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4: EFFECTIVE DATE.

This Ordinance shall become effective upon filing of a certified copy of the Ordinance with the Department of State.

SECTION 5: FILING WITH THE DEPARTMENT OF STATE:

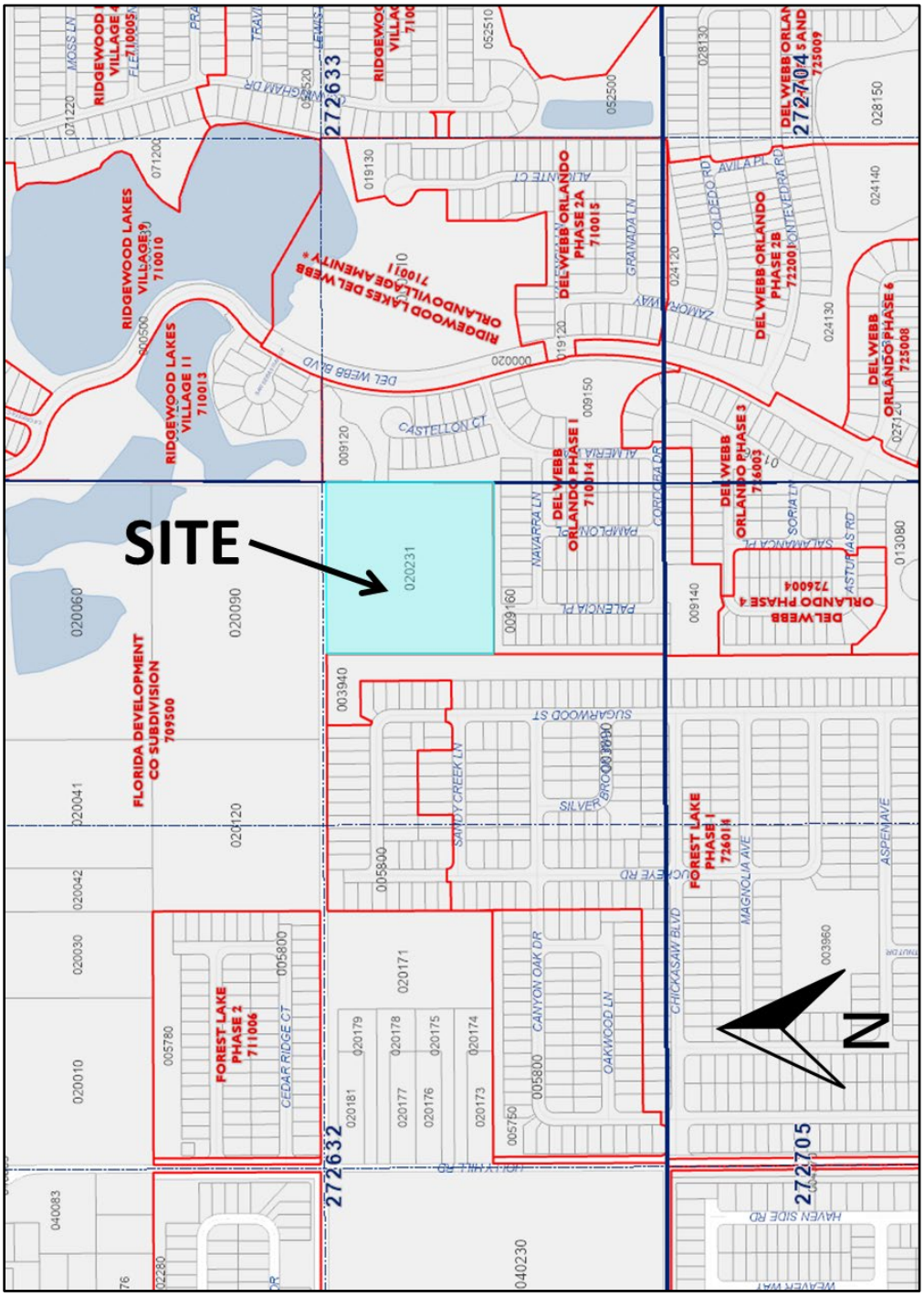
The Clerk and Auditor to the Board of County Commissioners of Polk County, Florida, shall file a certified copy of this ordinance with the Department of State, through the Secretary of State, upon adoption by the Board of County Commissioners of Polk County, Florida.

ADOPTED, in open session of the Polk County Board of County Commissioners with a quorum present and voting this 5th day of May 2026.

LDCD-2025-4

Location: east of Holly Hill Road and Sugarwood Street, west of Del Webb Boulevard and Castellon Court, north of Forest Lake Drive and Navarra Lane, north of the Haines City, north of the Town of Davenport

Section-32 Township-26 Range-27

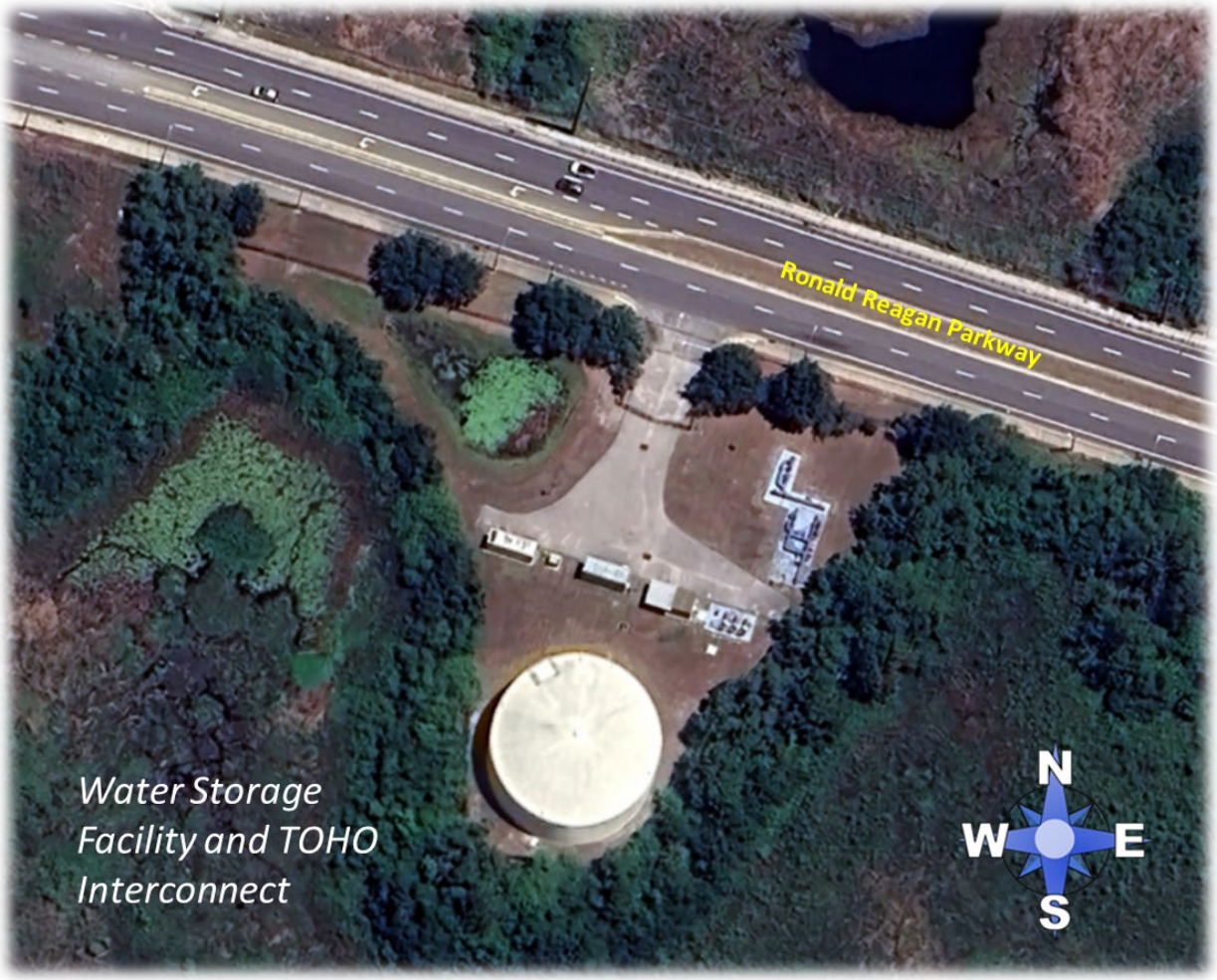


PARCEL DETAIL

Note: Not to Scale

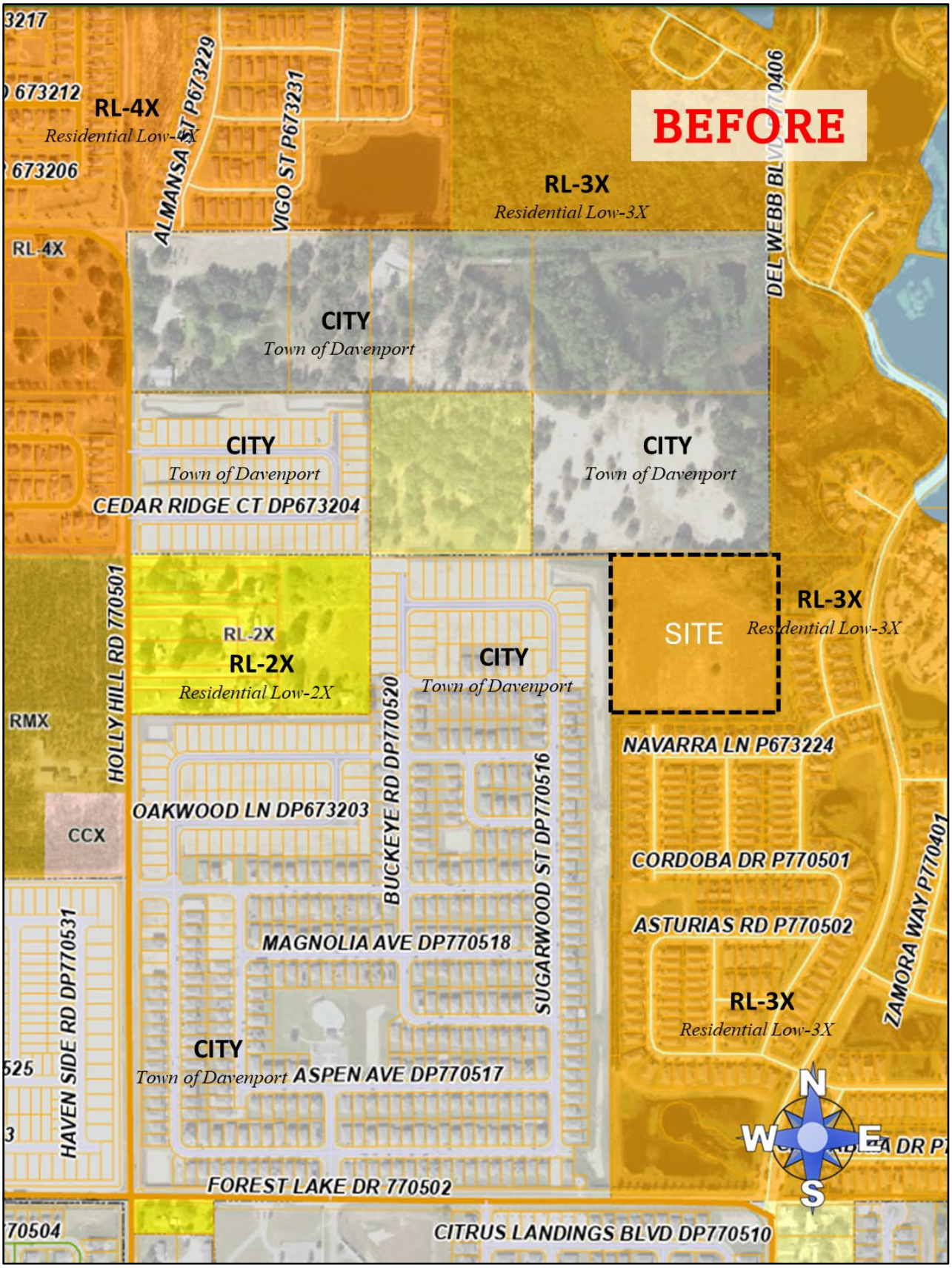
PRWC Receiving Site CPA
Project Narrative

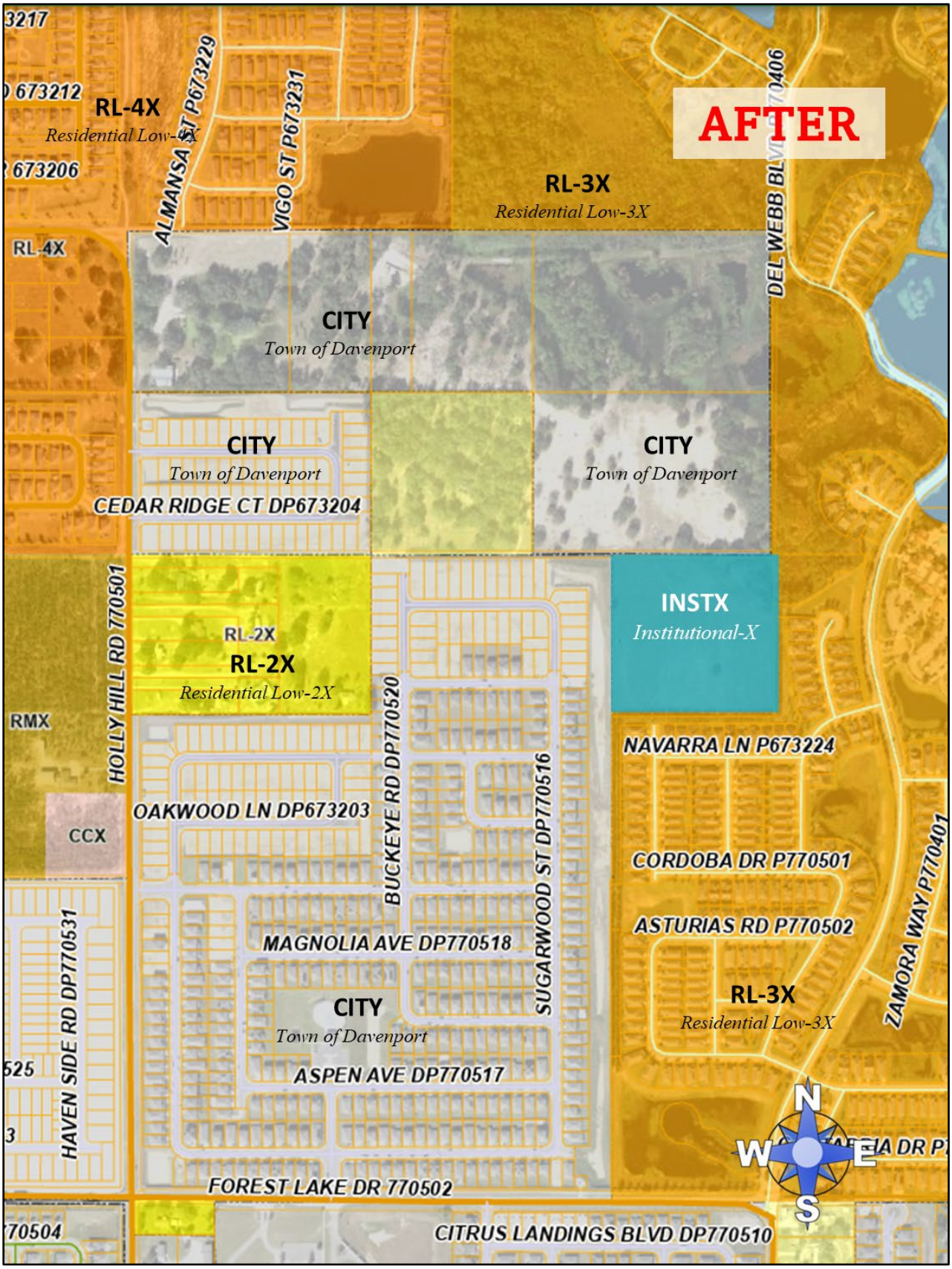
On October 1, 2024, Polk County purchased parcel #272632-709500-020231 from Walton Acquisitions, LLC for the purpose of a potable water interconnect facility to blend water acquired from the Polk Regional Water Cooperative (PRWC) facility east of Lake Wales with the water in the Northeast Utility Service Area potable water system. This facility will have multiple water pumps and ground storage tanks. It will most resemble a similar facility on Ronal Reagan Parkway near Champions Gate. However, this **9.91-acre site** will have some excess property. With the excess property, Polk County may locate other government services facilities in the future.



Staff choses to seek a change from **RL to the INST** district because of the following reasons:

- The property is predicted to remain under County ownership beyond the 30-year planning horizon.
- Water interconnect and storage facility should be recognized on the Future Land Use Map for planning purposes.
- The site design has not been finalized. It is too soon in the planning process to commit to a binding site plan.


BEFORE
RL-4X
Residential Low-4X
RL-3X
Residential Low-3X
CITY
Town of Davenport
SITE
RL-2X
Residential Low-2X
RMX
CCX
ALMANSA ST P673229
VIGO ST P673231
DEL WEBB BLVD P770406
CEDAR RIDGE CT DP673204
HOLLY HILL RD 770501
BUCKEYE RD DP770520
SUGARWOOD ST DP770516
OAKWOOD LN DP673203
MAGNOLIA AVE DP770518
ASPEN AVE DP770517
HAVEN SIDE RD DP770531
FOREST LAKE DR 770502
CITRUS LANDINGS BLVD DP770510
NAVARRA LN P673224
CORDOBA DR P770501
ASTURIAS RD P770502
ZAMORA WAY P770401
673212
673206
3217
525
70504
N
W
E
S


AFTER
RL-4X
Residential Low-4X
RL-3X
Residential Low-3X
CITY
Town of Davenport
CITY
Town of Davenport
CITY
Town of Davenport
INSTX
Institutional-X
RL-2X
RL-2X
Residential Low-2X
RL-3X
Residential Low-3X
ALMANSA ST P673229
VIGO ST P673231
DEL WEBB BLVD P770406
CEDAR RIDGE CT DP673204
HOLLY HILL RD 770501
BUCKEYE RD DP770520
SUGARWOOD ST DP770516
OAKWOOD LN DP673203
NAVARRA LN P673224
CORDOBA DR P770501
ASTURIAS RD P770502
ZAMORA WAY P770401
MAGNOLIA AVE DP770518
ASPEN AVE DP770517
HAVEN SIDE RD DP770531
FOREST LAKE DR 770502
CITRUS LANDINGS BLVD DP770510
RMX
CCX
N
W
E
S

PRWC Receiving Facility IAS

Land and Neighborhood Characteristics

1. How and why is the location suitable for the proposed uses?

The site is strategically located where Polk County's Northeast Utility service area, Haines City service area and town of Davenport's service areas come together. It is a site that is ideal for utility infrastructure because it is an isolated tract set far from a major roadway and adjacent to a future city park.

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?

The site abuts existing residential development on three sides. Not likely to be incompatible with neighboring residential development. There will be the 50' compatibility setbacks and the stormwater and landscaping buffers of the residential developments lie in between.

3. How will the request influence future development of the area?

It will help support more of it. Without the PRWC water supply, the County and cities will have to cease development approvals when they run out of water capacity.

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)? Please provide a detailed methodology and calculations.

Table 5

Subject Property	**Estimated Impact Analysis**		
9.91 ± acres	**Demand as Currently Permitted**	**Maximum Permitted in the PD**	**Proposed Plan**
Permitted Density	RL-3 3 du/ac SF = 29 units	INST-1 400 Student Elementary School	Water Interconnect and Ground Storage Reservoirs
Average Annual Daily Trips (AADT)	228	908	6
PM Peak Hour Trips	29	57	3

Source: Polk County Concurrency Manual

2. What modifications to the present transportation system will be required as a result of the proposed development?

None.

3. What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code?

3

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

There is no public road frontage. Staff is negotiating with Town of Davenport for an entrance through the new city park.

Sewage

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

Table 4

Subject Property	**Estimated Impact Analysis**		
9.91 ± acres	**Demand as Currently Permitted**	**Maximum Permitted in the PD**	**Proposed Plan**
Permitted Density	RL-3 3 du/ac SF = 29 units	INST-1 400 Student Elementary School	Water Interconnect and Ground Storage Reservoirs
Potable Water Consumption (GPD)	10,440	6,000	360
Wastewater Generation (GPD)	7,830	4,800	270

Source: Polk County Concurrency Manual

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?

Septic Tank or share facilities with Davenport's park.

3. If offsite treatment, who is the service provider?

n/a

4. Where is the nearest sewer line (in feet) to the proposed development?

Manhole abutting the south side. 8" gravity line.

5. What is the provider's general capacity at the time of application?

1.23 MGD

6. What is the anticipated date of connection?

When an office is constructed onsite. Early phases may be unmanned.

7. What improvements to the providers system are necessary to support the proposed request

Very few if connection can be made to the gravity line.

Water Supply

1. What is the proposed source of water supply and/or who is the service provider? **This request is for a water supply improvement.**

2. What is the estimated volume of consumption in gallons per day (GPD)? **360 GPD**

3. Where is the nearest potable water connection and re-claimed water connection, including

the distance and size of the line?

Abutting the site:



4. Who is the service provider?

Polk County

5. What is the anticipated date of connection?

When it gets built.

6. What is the provider's general capacity at the time of application?

2.286 MGD

7. Is there an existing well on the property(ies)?

No.

Surface Water Management and Drainage

1. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding issues);

Site drains to the northeast into a wetland. 8½ acres is well drained. Only ¼ acre is wetlands and 100-year flood.

2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?

Detention will be needed to filter stormwater from impervious surfaces prior to discharge into the wetlands.

Environmental Analysis

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.

85% Candler Sand very few limitations. No impacts necessary to wetlands or floodplains.

2. What are the wetland and floodplain conditions?

Minor and avoidable.

3. Discuss location of potable water supplies, private wells, public well fields?

Not near them.

4. Discuss the location of Airport Buffer Zones (if any)

Over 10 miles away

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.

85% Candler Sand, <10% Tavares Fine Sand, 2.4% Samsula Muck. Development will be on sand and avoid the muck.

Infrastructure Impact Information

1. Parks and Recreation – **Will be next door in the future.**

2. Educational Facilities – **Horizons Elementary, Davenport School of the Arts Middle and Ridge Community High School**

3. Health Care – **Heat of Florida Hospital**

4. Fire Protection – **Cottonwood Station**

5. Police Protection and Security – **Dunson Road NE Command Center**

6. Emergency Medical Services (EMS) – **Cottonwood Station**

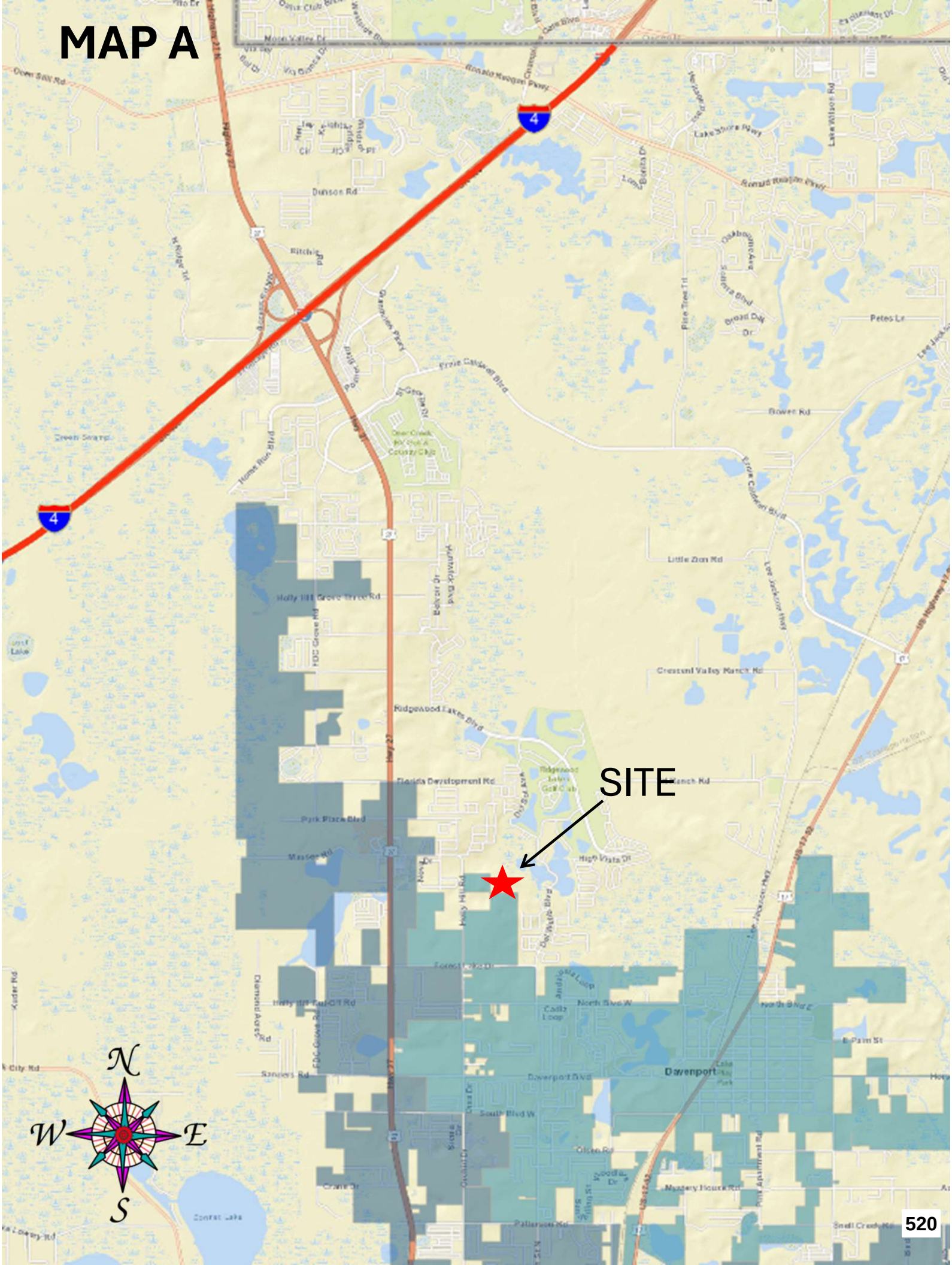
7. Solid Waste (collection and waste generation) – **County picks it up.**

8. How may this request contribute to neighborhood needs? – **Provides them more services.**

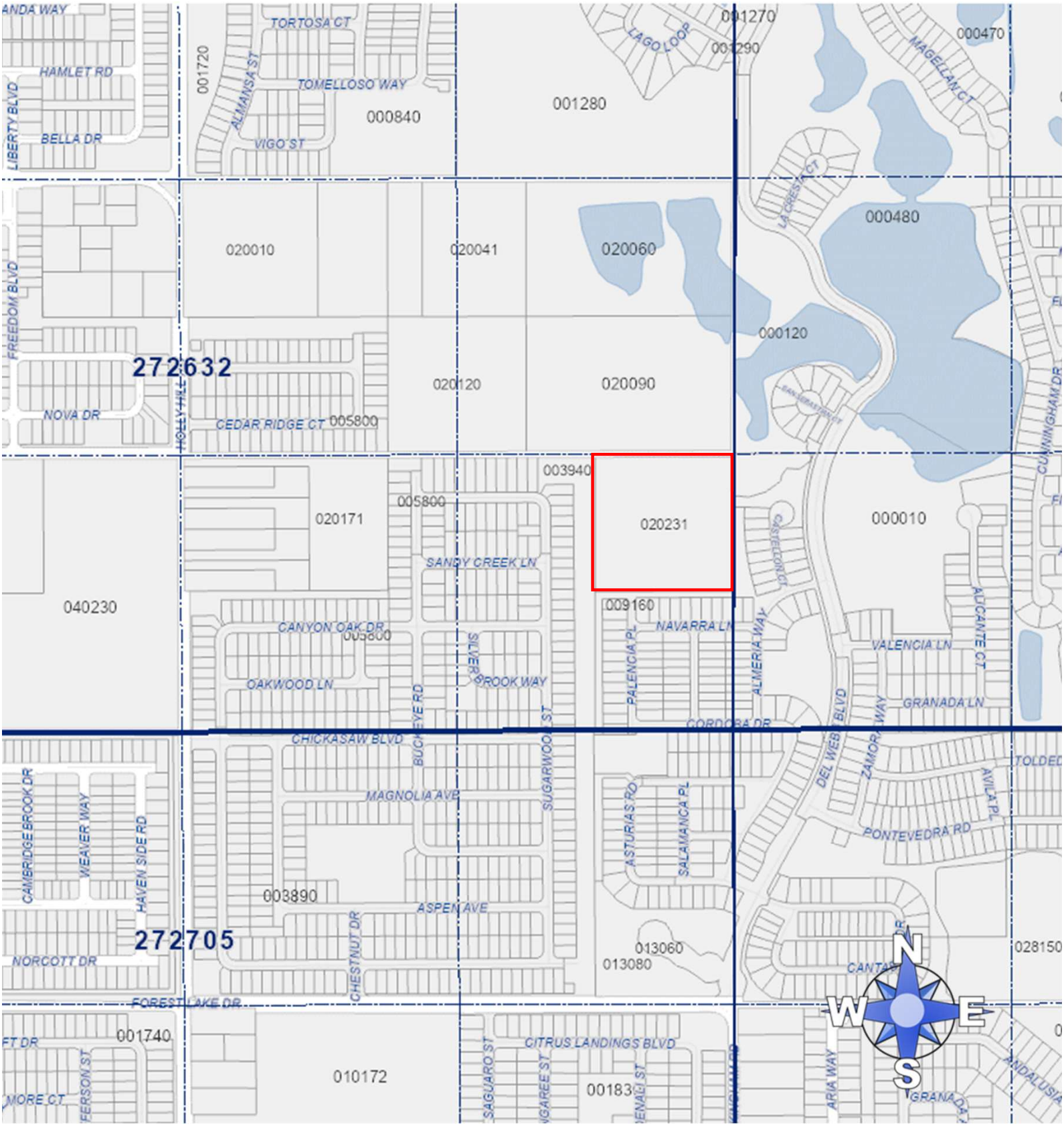
PRWC Receiving Facility

Application Maps

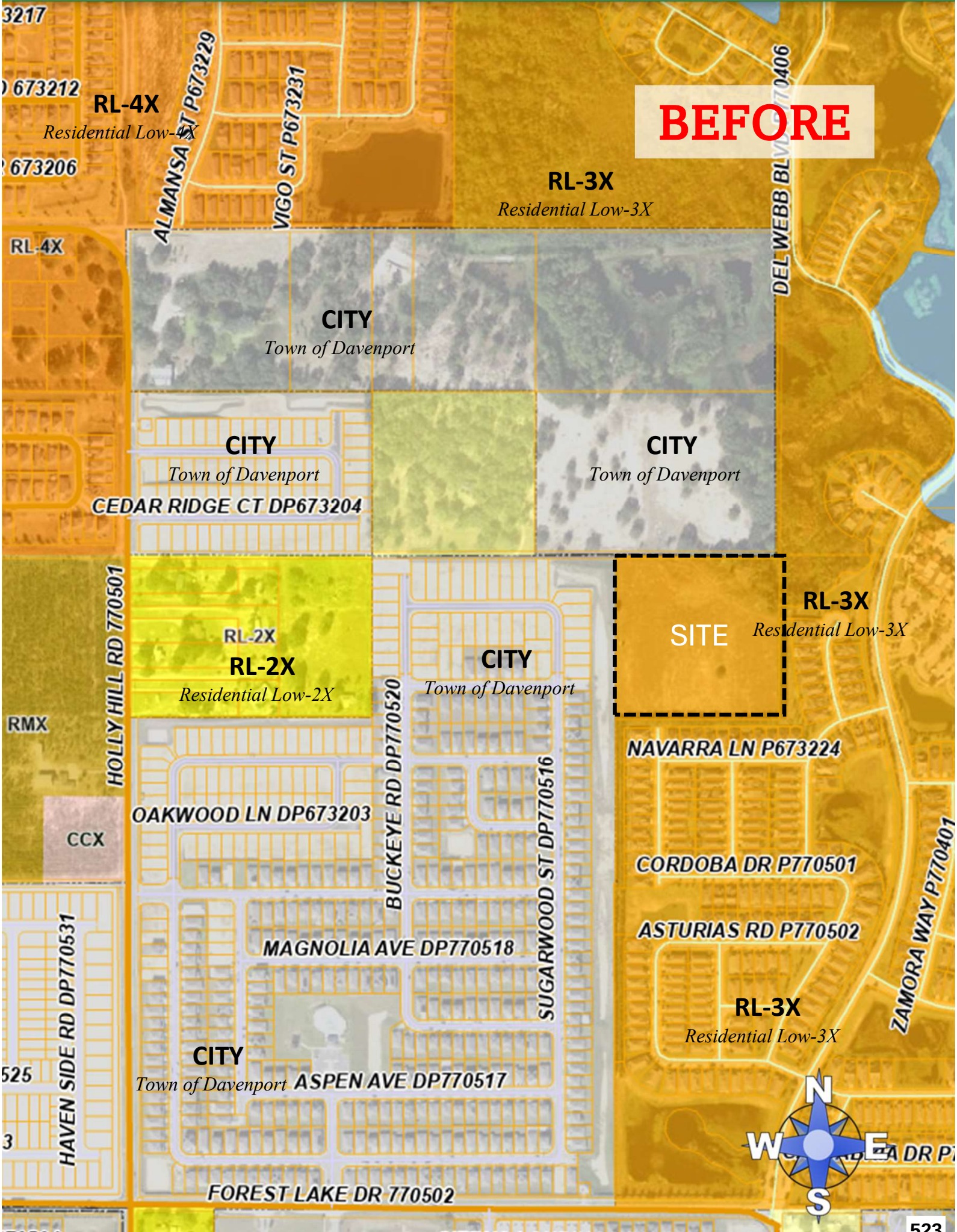
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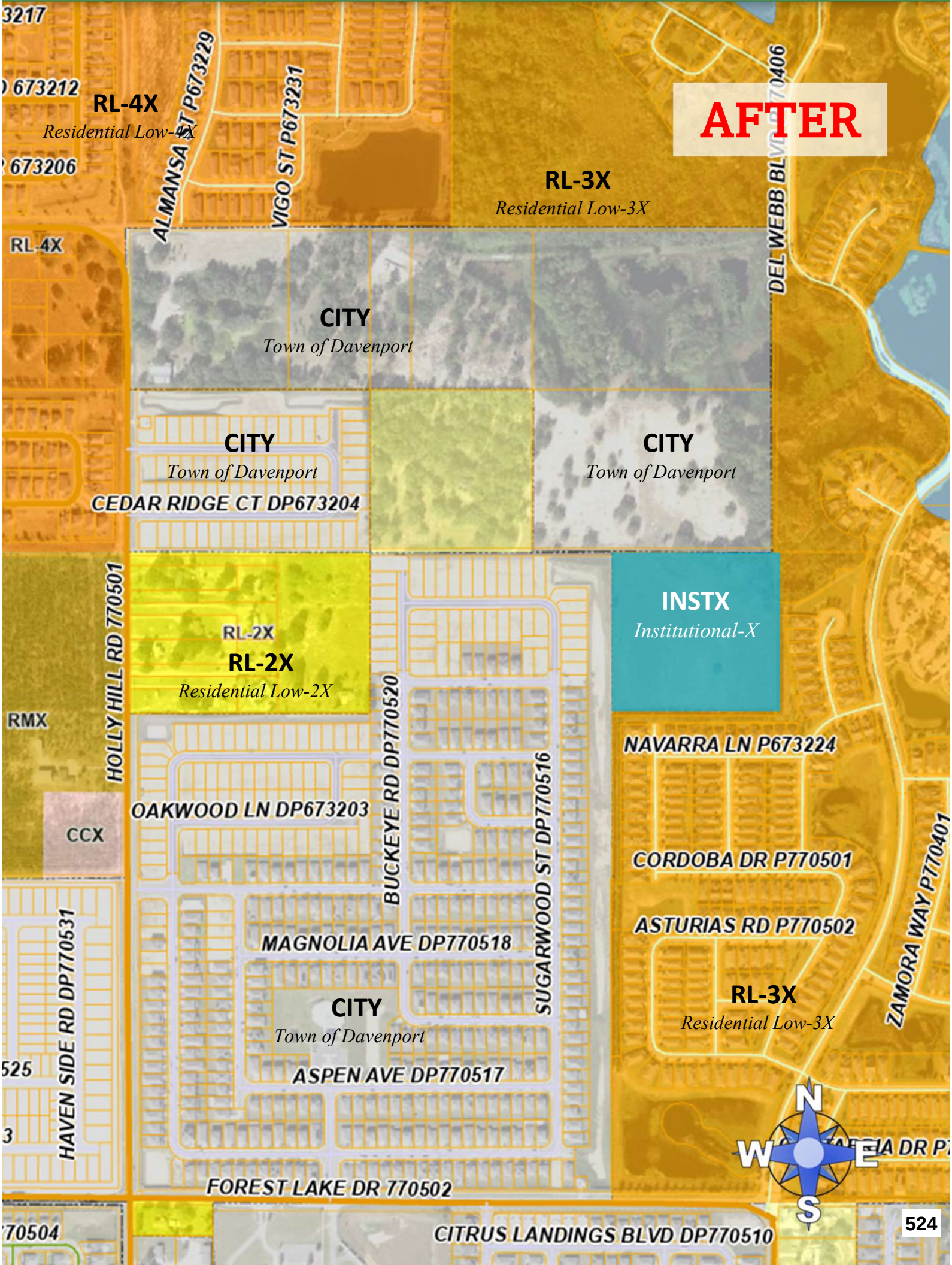

MAP A
SITE
N
W
E
S
520

MAP B


001270
003290
000470
001720
TORTOSA CT
LAGO LOOP
MAGELLAN CT
HAMLET RD
TOMELLOSO WAY
001280
LIBERTY BLVD
ALMANSA ST
000840
BELLA DR
VIGO ST
LA CREST CT
000480
020010
020041
020060
FREEDOM BLVD
000120
272632
020120
020090
NOVA DR
CEDAR RIDGE CT
005800
003940
005800
020171
020231
000010
SANDY CREEK LN
040230
009160
CANYON OAK DR
005800
NAVARRA LN
VALENCIA LN
ALICANTE CT
OAKWOOD LN
BROOK WAY
PALENCIA PL
ALMERIA WAY
GRANADA LN
CORDOBA DR
CHICKASAW BLVD
DEL WEBB BLVD
ZAMORA WAY
MAGNOLIA AVE
SUGARWOOD ST
ASTURIAS RD
SALAMANCA PL
AVILA PL
PONTEVEDRA RD
CAMBRIDGE BROOK DR
WEAVER WAY
HAVEN SIDE RD
003890
ASPEN AVE
272705
013060
013080
028150
NORCOTT DR
CHESTNUT DR
FOREST LAKE DR
001740
CITRUS LANDINGS BLVD
010172
001830
ARIA WAY
GRANADA
N
W
E
S


MAP C
Holly Hill Road
SITE
Holly Hill Road
Buckeye Road
Sugarwood Street
Chickasaw Boulevard
Ridgewood Lakes Boulevard
Forest Lake Drive
Image © 2025 Airbus
N
W
E
S
522


BEFORE
RL-4X
Residential Low-4X
RL-3X
Residential Low-3X
CITY
Town of Davenport
CITY
Town of Davenport
CITY
Town of Davenport
SITE
RL-3X
Residential Low-3X
RL-2X
RL-2X
Residential Low-2X
CITY
Town of Davenport
CITY
Town of Davenport
RL-3X
Residential Low-3X
ALMANSA ST P673229
VIGO ST P673231
DEL WEBB BL
CEDAR RIDGE CT DP673204
HOLLY HILL RD 770501
BUCKEYE RD DP770520
SUGARWOOD ST DP770516
NAVARRA LN P673224
OAKWOOD LN DP673203
CORDOBA DR P770501
ASTURIAS RD P770502
MAGNOLIA AVE DP770518
ZAMORA WAY P770401
HAVEN SIDE RD DP770531
ASPEN AVE DP770517
FOREST LAKE DR 770502
CITRUS LANDINGS BLVD DP770510
RMX
CCX
673212
673206
3217
525
770504
N
W
E
S
523


AFTER
RL-4X
Residential Low-4X
RL-3X
Residential Low-3X
CITY
Town of Davenport
CITY
Town of Davenport
CITY
Town of Davenport
INSTX
Institutional-X
RL-2X
RL-2X
Residential Low-2X
RL-3X
Residential Low-3X
CITY
Town of Davenport
ALMANSA ST P673229
VIGO ST P673231
DEL WEBB BLVD P770406
CEDAR RIDGE CT DP673204
HOLLY HILL RD 770501
BUCKEYE RD DP770520
SUGARWOOD ST DP770516
OAKWOOD LN DP673203
NAVARRA LN P673224
CORDOBA DR P770501
ASTURIAS RD P770502
ZAMORA WAY P770401
MAGNOLIA AVE DP770518
ASPEN AVE DP770517
HAVEN SIDE RD DP770531
FOREST LAKE DR 770502
CITRUS LANDINGS BLVD DP770510
RL-4X
RMX
CCX
673212
673206
3217
525
770504
N
W
E
S
524


Ronald Reagan Parkway
Water Storage Facility and TOHO Interconnect
N
W
E
S

Agenda Item 12. 4/1/2026

SUBJECT

LDCPAL-2026-1 (Office Center Text Amendment CPA)

DESCRIPTION

This is a County-initiated Comprehensive Plan text amendment to modify policies under Objective 2.113-C to add Personal Services as an allowable use, allow Office Centers adjacent to multiple non-residential Future Land Use designations and existing non-residential legally established development, remove a reference to Policy 2.404-A1, remove the limitations on offices within a two-mile radius, and remove development criteria regarding frontage on local roads.

RECOMMENDATION

Approval

FISCAL IMPACT

None

CONTACT INFORMATION

Chanda Bennett, AICP, Comprehensive Planning Administrator

Land Development Division

863.534.6484

chandabennett@polkfl.gov

POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

DRC Date:	February 12, 2026
Planning Commission Date:	April 1, 2026
BoCC Dates:	April 21, 2026, and June 16, 2026
Applicant:	Polk County Land Development Division
Level of Review:	Level 4 Review, Comprehensive Plan Map Amendment
Case Number and Name:	LDCPAL-2026-1; Office Center Text Amendment CPA
Request:	Modify policies under Objective 2.113-C Office Centers to add Personal Services as an allowable use, allow Office Centers adjacent to multiple non-residential Future Land Use designations and existing non-residential legally established development, remove a reference to Policy 2.404-A1, remove the limitations on offices within a two-mile radius, and remove development criteria regarding frontage on local roads.
Location:	N/A
Property Owner:	N/A.
Parcel Size:	N/A
Development Area/Overlays:	N/A
Future Land Use:	N/A
Nearest Municipality	N/A
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Case Planner:	Chanda Bennett, AICP, Comprehensive Planning Administrator

The changes to the Comprehensive Plan Section 2.113-C are:
The request is a Comprehensive Plan text amendment as follows:

- Policy 2.113-C1 Characteristics - to add Personal Services;
- Policy 2.113-C3. b Location Criteria -to add more Future Land Use designations that Office Center can be located adjacent including Linear Commercial Corridor, Rural Cluster Center, Tourist Commercial Center, High Impact Center, Business Park Center, Industrial, Institutional, Employment Center, Mixed Use, Professional Institutional, Interchange Activity Center, and Town Center;
- Policy 2.113-C. c Location Criteria – to remove reference to Policy 2.404-A1 in the Economic Element, and to add adjacent to existing legally established non-residential development.
- Policy 2.113-C. d Location Criteria – remove limitation on percent of office within a two-mile radius;
- Policy 2.113-C. d Location Criteria – clarify current list of items when considering a new Office Center or an expansion.

Summary:

This is a County-initiated Comprehensive Plan text amendment to Section 2.113-C Office Centers (OC). OCs were originally adopted into the Comprehensive Plan in 2000 with mid-block location criteria for low-volume non-residential uses which reserved intersections for more high-volume uses in commercial activity centers. However, the Board directed staff to reevaluate the OC location criteria due to a few OC requests along County Road (CR) 540-A. After a community involvement effort with residents and business along CR 54-A, the OC policies were amended in 2012 as directed by the Board of County Commissioners to have a different set of criteria for locating Office Centers (CPA 12A-03). OCs are currently permitted at the intersections of roadways or adjacent to Activity Centers such as Convenience Centers (CC), Neighborhood Activity Centers (NAC), Community Activity Centers (CAC), Regional Activity Centers (RAC) and Commercial Enclaves CE).

Since this time, staff have been asked over the years about mid-block Future Land Use designations for non-residential uses including legally established non-conforming non-residential uses. With the update to the Comprehensive Plan, staff is recommending this amendment to allow OC designations adjacent to legally established non-residential uses at mid-block locations. Potential location examples include adjacent public safety offices, religious institutions, or older agricultural related structures.

Data and Analysis Summary

Staff considered the current Location Criteria for OCs and situations where offices adjacent to existing legally established non-residential uses are consistent with other Comprehensive Plan policies. The Comprehensive Plan directs development in nodal patterns. In addition, offices, as part of Transitional Areas (Section 2.125-C) are allowable use within 660 feet adjacent to all Activity Centers except Convenience Centers (CC) and Rural Cluster Centers (RCC), Linear Commercial Corridors (LCC), Commercial Enclaves except in the SDA, Industrial and Utilities.

Staff have reviewed the Comprehensive Plans of 12 similar or abutting counties and Polk's two largest cities to identify which jurisdictions have a Future Land Use designation with "office" in the title. Only two (2) of the jurisdictions surveyed have a Future Land Use designation with "office" in the title, and they are for larger office parks with mixed uses but may be permitted in non-intersection locations. However, staff did not evaluate engineering land development regulations that would impact mid-block. In all jurisdictions, offices were always allowed in mixed use districts.

Findings of Fact

- *The request is a Comprehensive Plan text amendment as follows:*
  - *Policy 2.113-C1 Characteristics - to add Personal Services;*
  - *Policy 2.113-C3. b Location Criteria - to add more Future Land Use designations that Office Center can be located adjacent including Linear Commercial Corridor, Rural Cluster Center, Tourist Commercial Center, High Impact Center, Business Park Center, Industrial, Institutional, Employment Center, Mixed Use, Professional Institutional, Interchange Activity Center, and Town Center;*
  - *Policy 2.113-C. c Location Criteria – to remove reference to Policy 2.404-A1 in the Economic Element, and to add adjacent to existing legally established non-residential development.*
  - *Policy 2.113-C. d Location Criteria – remove the limitation on percent of office within a two-mile radius;*
  - *Policy 2.113-C. d Location Criteria – to clarify current list of items when considering a new Office Center or an expansion.*

- *Office Centers are permitted the Transit Supportive Development Area (TSDA), the Urban Growth Area (UGA), Suburban Development Area (SDA), Utility Enclave Area (UEA), Rural Development Area (RDA), and the Neighborhood Utility Service Area (NUSA).*

- *Section 2.125-C Transitional Areas of the Comprehensive Plan permits offices as a transitional use with approval of a Planned Development within 660 feet adjacent to all Activity Centers except Convenience Centers (CC) and Rural Cluster Centers (RCC), Linear Commercial Corridors (LCC), Commercial Enclaves except in the SDA, Industrial and Utilities.*

- *The Office Center policies were amended in 2012 as directed by the Board of County Commissioners to have a different plan for locating Office Centers (CPA 12A-03) which at that time permitted isolated or spot zones of OC along collector or arterial roads based on a community involvement effort with residents and business owners along CR 540-A.*

- *Planning staff have reviewed the Comprehensive Plan of 12 central Florida counties that bear commonalities with Polk and the two largest municipalities in the County. Staff found that two (2) of the 14 jurisdictions had Future Land Use categories with Office in the title with none specifically permitting the category in isolated or spot patterns. All jurisdictions permitted offices as part of mixed-use categories and as transitional uses.*

Development Review Committee Recommendation:

The Land Development Division, based on the information provided with the proposed text amendment application, 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 LDCPAL-2026-1.

Analysis

Demonstration of Need for the Amendment

Office Centers (OC) were created after the adoption of the Comprehensive Plan in 2000. At that time it permitted isolated or mid-block zones of OC but only along collector or arterial roadways. Since 2012, Office Centers (OC) have been required adjacent to activity centers. This was the result of input from a community planning effort directed by the Board of County Commissioners with residents and business owners along CR 540-A. This led to changes in Activity Center expansions beyond the current acreage limits in the corresponding Activity Center policies and the current location criteria for OC. The current location criteria is as follows:

> *POLICY 2.113-C3: LOCATION CRITERIA - The establishment of a new Office Center designation shall be located according to the following:*
>
> *a. at the intersection of a local and collector/arterial road, or at the intersection of two collector roads; or at the intersection of two arterial roads;*
>
> *b. Along a collector or arterial roadway adjacent to and existing Activity Center or Commercial Enclave that contains 10% or less in land area developed with professional offices.*
>
> *c. Policy 2.404-A1; and*
>
> *d. the total acreage for Office Center Districts within a two mile radius shall not exceed ten (10) acres unless one of the following can be met:*
>
> *1. the total land area of the existing Office Centers within the two mile radius are 60 percent (60%) developed and the total land area of the existing Activity Centers within the two miles radius are also at least 60 percent (60%) developed with less than 10 percent (10%) of the land area developed as professional office uses; or*
> *2. the remaining undeveloped acreage of the Office Centers within the two mile radius are owned by a single interest or have final, valid engineered construction plans (with building-permit application) or have a valid CU/PD approval; or*
> *3. when item b above is met.*
>
> *When considering the establishment of a new Office Center designation or the expansion of an existing Office Center consideration shall be given to maximizing access to a collector or arterial road and to the guidelines outlined in Policy 2.404-A1. Polk County shall seek to minimize the routing of office traffic through residential areas.*

There are many non-residential mid-block uses throughout the County including public safety structures such as fire stations, religious institutions and long age constructures associated with the agricultural industry. Due to the current location requirements for Office Centers, an OC Future Land Use designation is not consistent with these isolated locations and cannot be located adjacent to an existing legally established non-residential use.

This is something staff have noticed since 2012. This staff initiate text amendment is to address this issue as well as add additional location criteria for OC adjacent to existing non-residential Future Land Use designations. Since offices are considered transitional uses (Section 2.125-C), offices adjacent to existing legally established non-residential uses can add to the compatibility of these nodes of uses. In addition, allowing the clustering of non-residential uses is consistent with the direction of the Comprehensive Plan to plan for non-residential nodal development especially Activity Centers.

Recommended Changes

Based on the current example along CR 540-A, staff recommend that OC be permitted adjacent to existing legally established non-residential uses as well as other Future Land Use designations including - Linear Commercial Corridor, Rural Cluster Center, Tourist Commercial Center, High Impact Center, Business Park Center, Industrial, Institutional, Employment Center, Mixed Use, Professional Institutional, Interchange Activity Center, and Town Center. Moreover, the OC policies are also recommended to add personal services as permitted uses and to make offices located within two miles of a proposed OC Future Land Use designation a consideration for the approval rather than a requirement. These changes allow more locations for OC throughout Polk County and add more flexibility in the consideration of the change.

Limits of the Proposed Ordinance

This amendment applies to only the Office Center (OC) Future Land Use designations in unincorporated Polk County including some Selected Area Plans and the Green Swamp Area of Critical State Concern. This amendment will be reviewed by the State Department of Florida Commerce as a coordinated large scale comprehensive plan amendment.

Comparisons to other Jurisdictions

Staff commonly survey counties along the I-4 corridor for regulatory comparisons because they are most closely similar to Polk. Some of the abutting counties are reviewed along with the two largest cities within the County (Lakeland and Winter Haven). Alachua and Duval counties are also reviewed because of similar demographic and urban-rural mixtures to Polk County. This method of selection creates a survey of 14 total local jurisdictions. Polk County has a rare form of land use regulation with its direct connection between the Comprehensive Plan Future Land Use Map and the zoning of use and structure types.

Table 1

Jurisdiction *(Code citation)*	**Which jurisdictions have Office in the title of their Future Land Use designations in their Comprehensive Plan?**	**How does any Comprehensive Plan Development Criteria permit offices?**
Alachua County *Objective 3.9*	There are no Future Land Use designations with Office in the title.	All office uses are allowed in the Future Land Use designations that permit multiple uses.
Brevard County *Policy 2.5; 2.7; 2.11.B*	There are no Future Land Use designations with Office in the title.	All office uses are allowed in the Future Land Use designations that permit multiple uses.
Duval County	There are no Future Land Use designations with Office in the title.	All office uses are allowed in the Future Land Use designations that permit multiple uses.
Hardee County	There are no Future Land Use designations with Office in the title.	All office uses are allowed in the Future Land Use designations that permit multiple uses.
Highlands County *Policy 1.2. D*	There are no Future Land Use designations with Office in the title.	All office uses are allowed in the Future Land Use designations that permit multiple uses.
Hillsborough County *Objective 2.2*	The Future Land Use categories with Office in the title include Office Commercial (OC).	Many of Future Land Use categories permit offices as part of the allowable mixture of uses.

Table 1

Jurisdiction *(Code citation)*	Which jurisdictions have Office in the title of their Future Land Use designations in their Comprehensive Plan?	How does any Comprehensive Plan Development Criteria permit offices?
Lake County	Only two Future Land Use categories with office in the title include Regional Office and Office Employment Center.	The mention of office throughout the Lake County Comprehensive Plan is intended for categories permitting multiple uses.
Manatee County *Table 2-1*	The categories with Office in the title include Low Intensity Office, Medium Intensity Office, and Retail/office/residential.	The Low Intensity Office includes a mixture of uses including medium density residential and public/semi-public, recreation and schools. The other categories are high intensity uses.
Orange County *Policies under Goal FLU1*	The Future Land Use category with Office in the title is Office (O).	This category is meant for individual offices and office parks. Siting criteria is lead by the general commercial and office criteria which is at nodes and along major roadways with compatibility standards.
Osceola County	There are no Future Land Use designations with Office in the title.	Offices are uses within other Future Land Use designations.
Seminole County *Policy FLU 1.3.3*	The Future Land Use designation with Office in the title is Office.	This category permits residential development as a support function to the office development, allows schools, with special exceptions for hospitals, funeral homes, medical clinics, banks, and public utilities and to encourage the conversation of existing homes into office uses. It is to be located along collector and aerial roadways.
Volusia County Future Land Use Element, E.	There are no Future Land Use designations with Office in the title.	Office development is to conform with commercial use guidelines and locate at intersections of major roads developed with commercial uses and provide for a mixture of uses.
City of Lakeland Table FLU-3	There are no Future Land Use designations with Office in the title.	Offices are uses within other Future Land Use designations.
City of Winter Haven	There are no Future Land Use designations with Office in the title.	Offices are uses within other Future Land Use designations.
NOTE: 1) A table or policy is listed where the Future Land Use designations were listed together. No policy number is provided where the designations where spread throughout the Comprehensive Plan. 2) Some jurisdictions have special area plans for specific developments with office as a land use category. This was not considered due to the this request not directly applicable to a specific development.		

Planning staff have reviewed the Comprehensive Plan of 12 central Florida counties that bear commonalities with Polk and the two largest municipalities in the County. Staff found that two (2) of the 14 jurisdictions had Future Land Use categories with Office in the title with none specifically permitting the category in isolated or spot patterns. All jurisdictions permitted offices as part of mixed-use categories and as transitional uses.

Consistency with the Comprehensive Plan

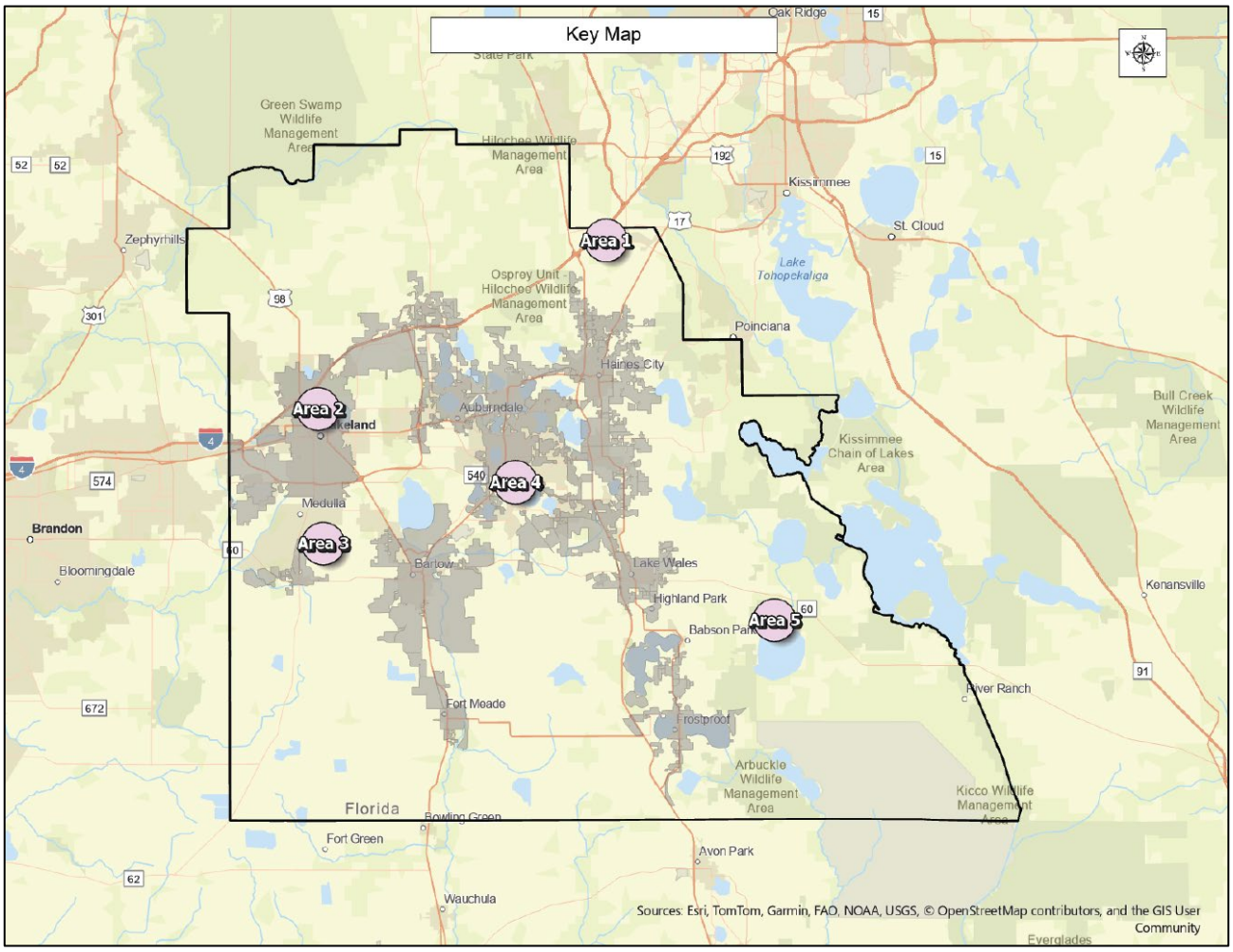
This amendment is consistent with the first level of the Comprehensive Plan as stated in Section 2.101 where Polk County uses "multi-nodal, urban-cluster" concepts for development in the sense that locating OC adjacent to an existing legally established non-residential development creates a node of development is similar to locating Activity Centers and other FLU designations at intersections. In addition, this text amendment is consistent with Section 2.125-C Transitional Uses that allow offices to be adjacent to more intense non-residential uses in certain designations.

Comments from Other Agencies: None.

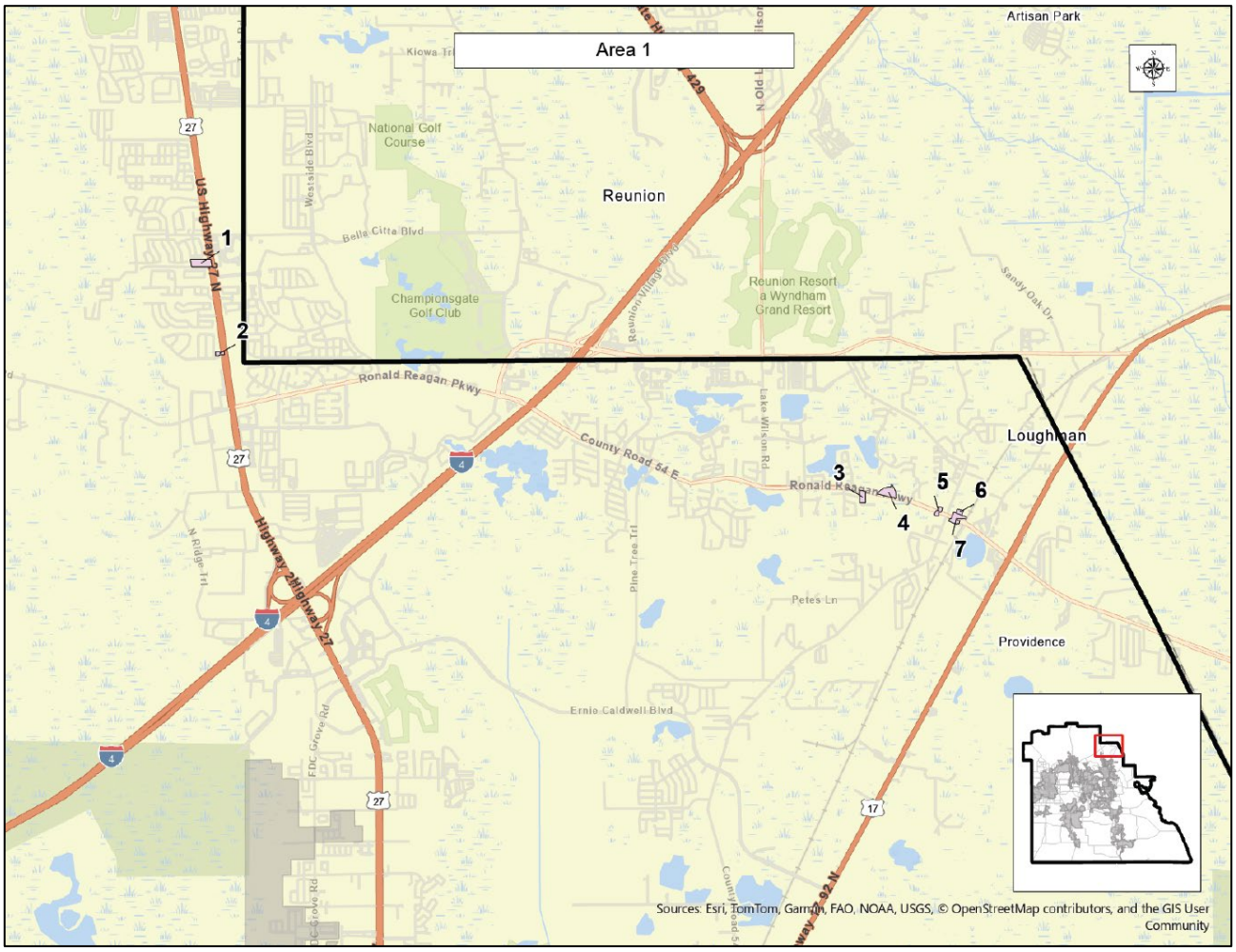
Exhibits

Exhibit 1a – 1e – Office Center locations in incorporated Polk County

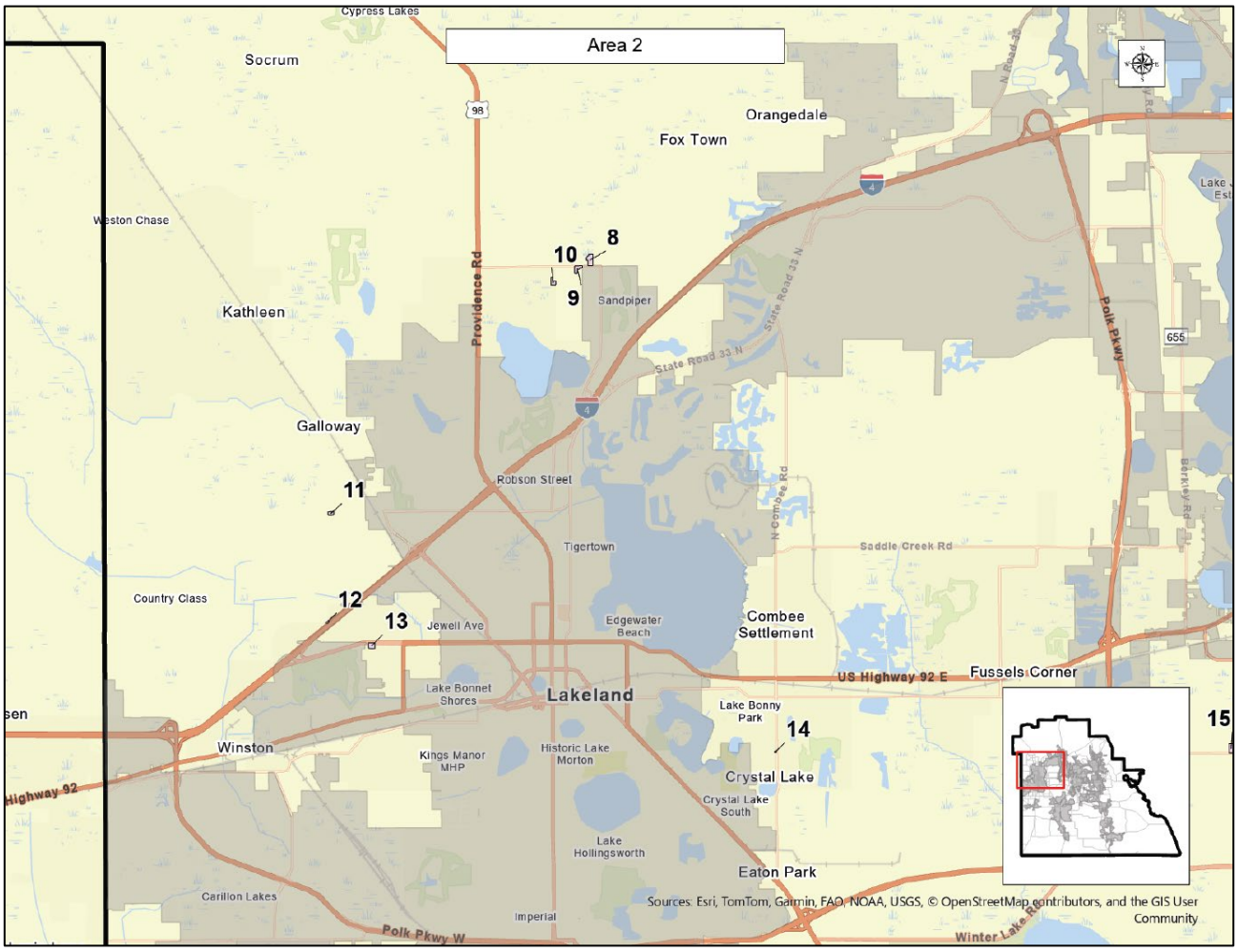
Draft Ordinance: under separate attachment



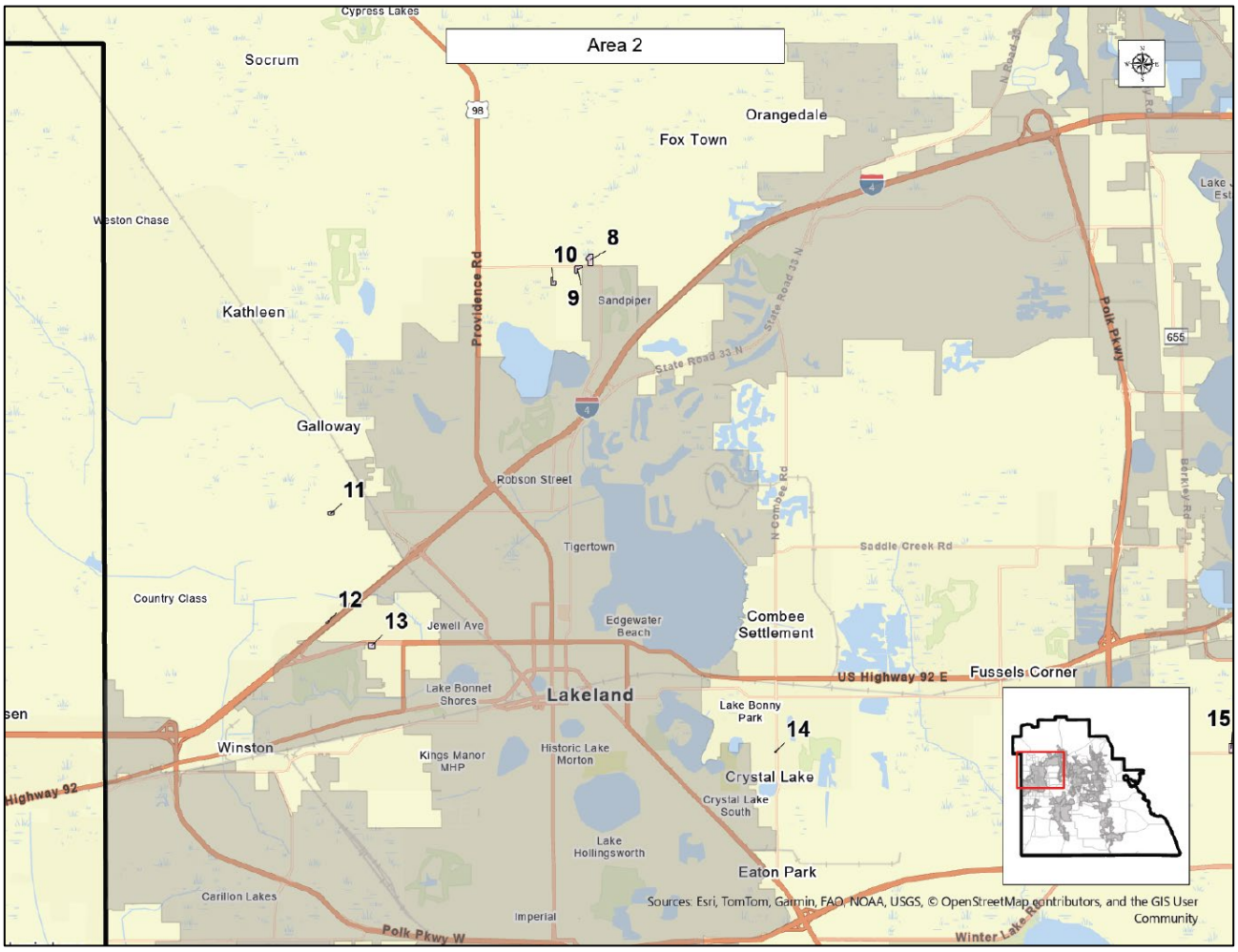
Office Center Future Land Use Designations



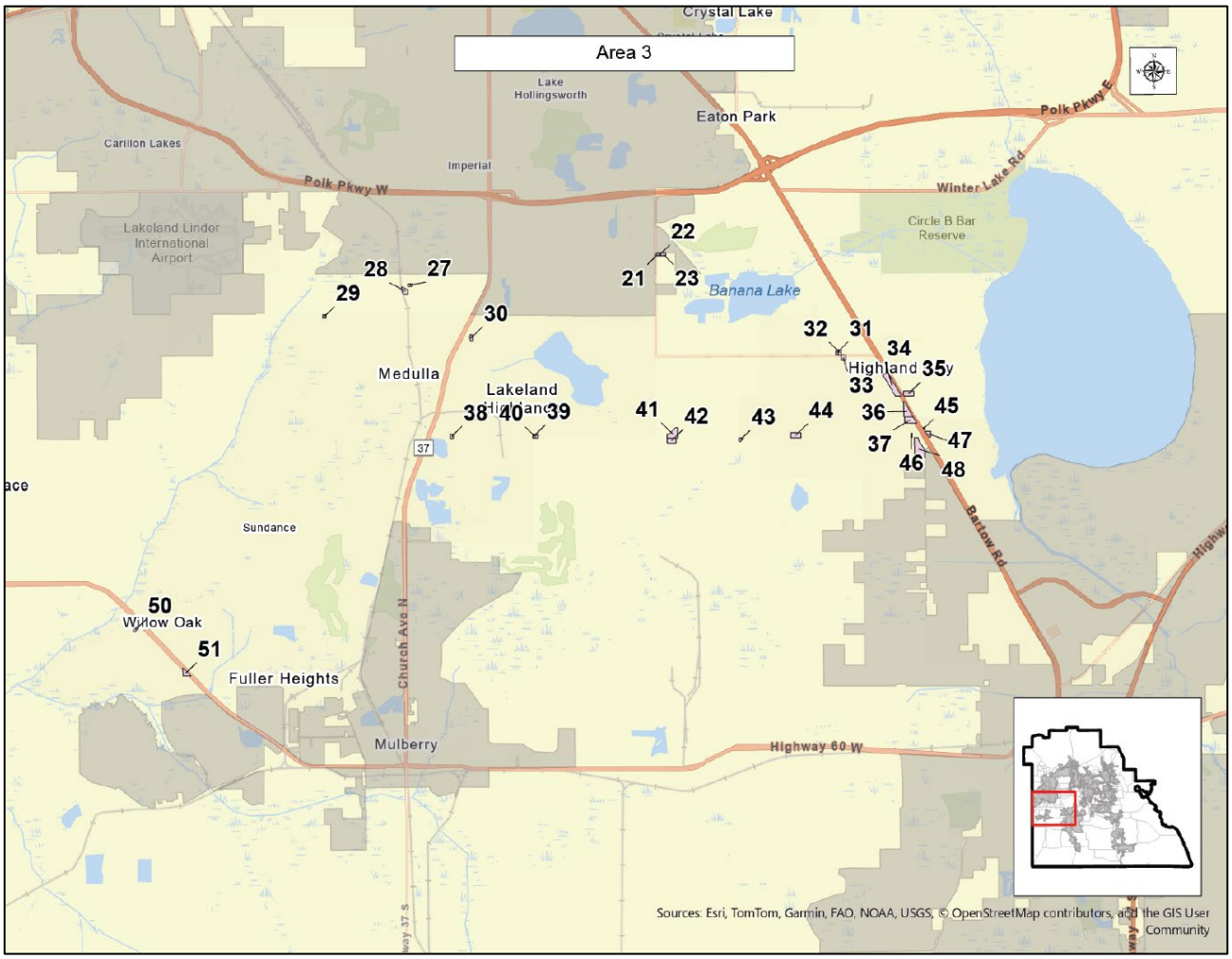
Area 1 Office Center Designations



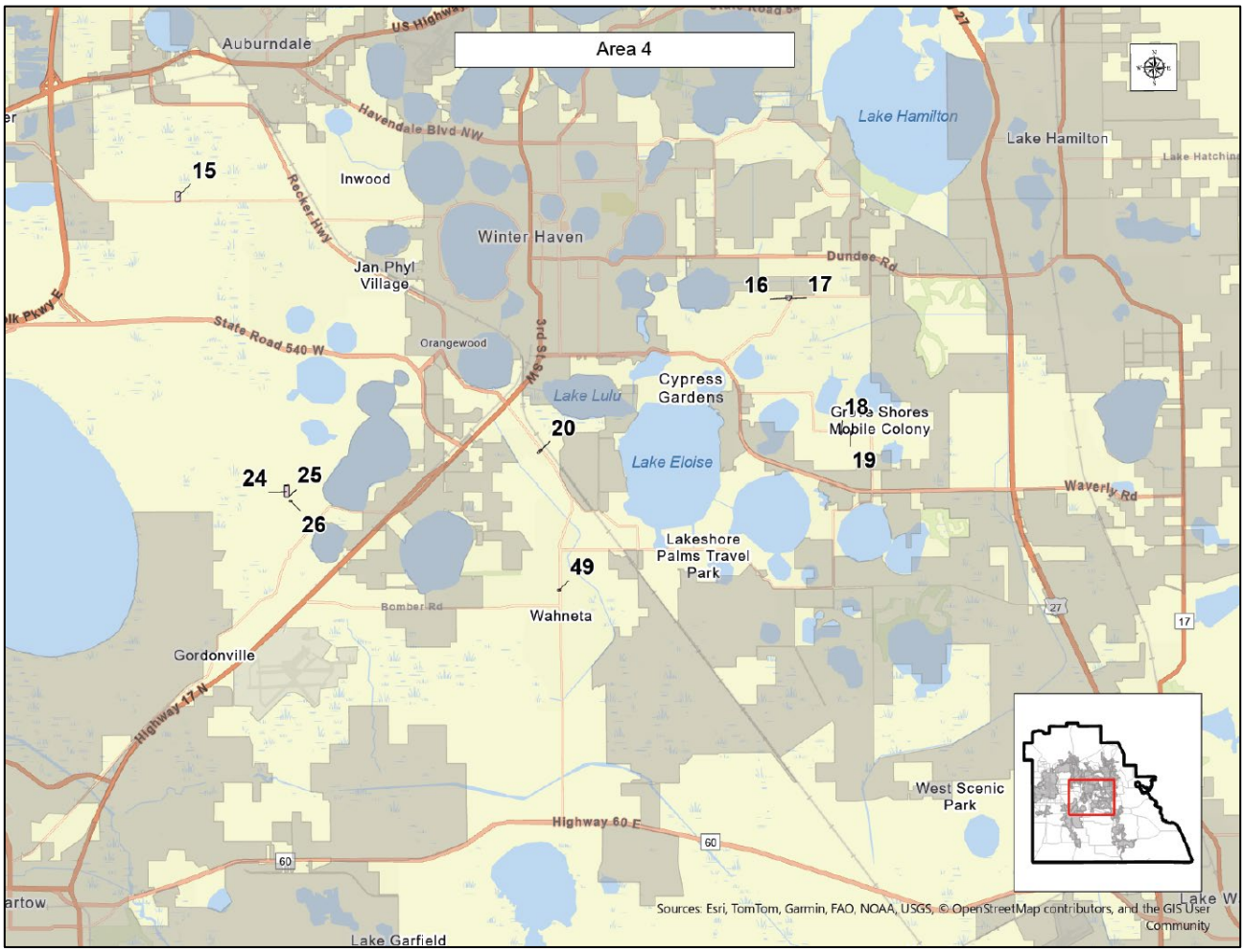
Area 2 Office Center Designations



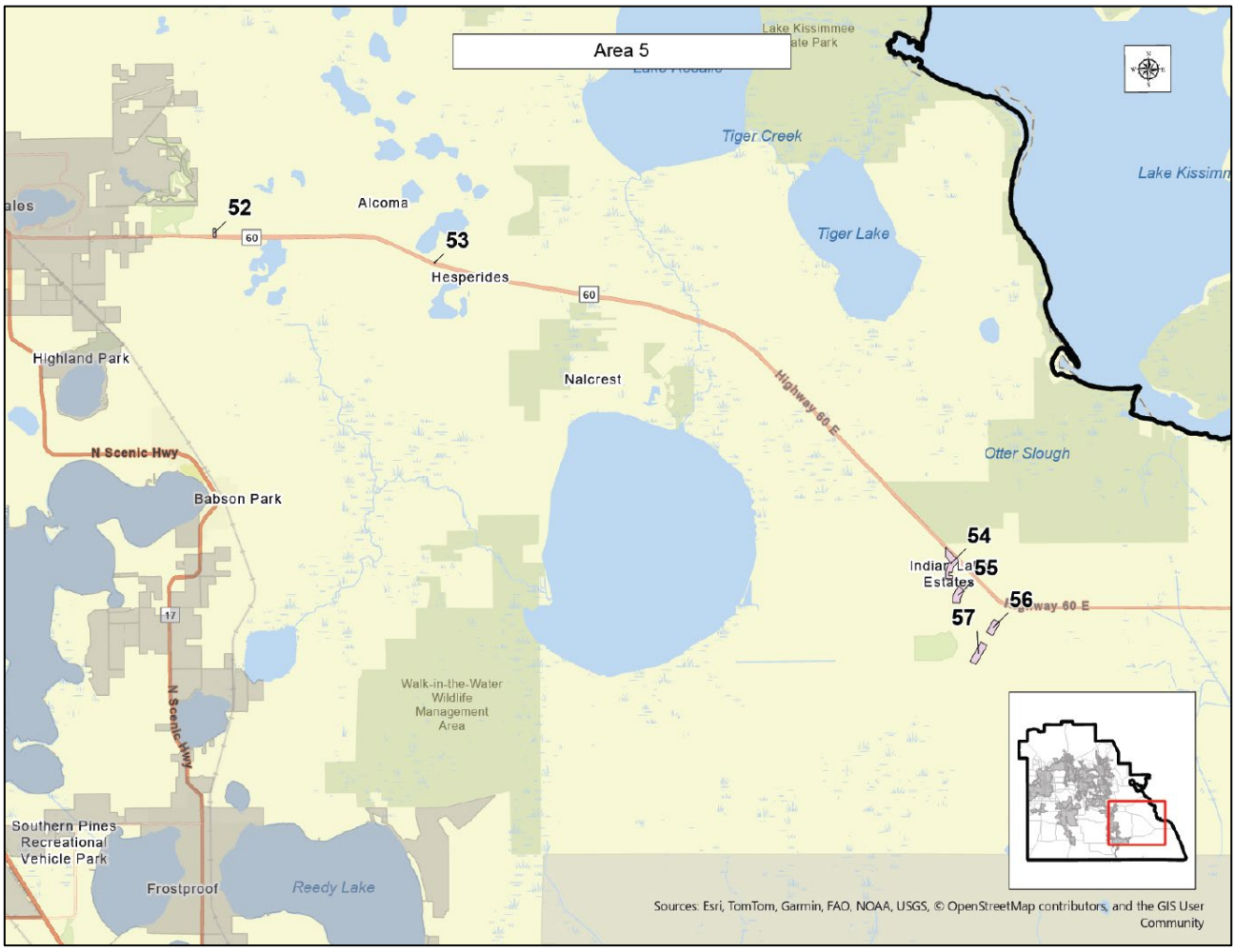
Area 2 Office Center Designations



Area 3 Office Center Designations



Area 4 Office Center Designations



Area 5 Office Center Designations

ORDINANCE NO. 20 -____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING **LDCPAL-2026-1;** AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN; ORDINANCE 92-36, AS AMENDED MODIFYING THE POLICIES UNDER OBJECTIVE 2.133-C OFFICE CENTERS TO ADD PERSONAL SERVICES AS AN ALLOWABLE USE, ALLOW OFFICE CENTERS ADJACENT TO MULTIPLE NON-RESIDENTIAL FUTURE LAND USE DESIGNATIONS AND EXISTING NON-RESIDENTIAL LEGALLY ESTABLISHED DEVELOPMENT, REMOVE A REFERENCE TO POLICY 2.404-A1, REMOVE THE LIMITATIONS ON OFFICES WITHIN A TWO-MILE RADIUS, AND REMOVE DEVELOPMENT CRITERIA REGARDING FRONTAGE ON LOCAL ROADS, 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 2026-1 is a county-initiated application to modify Policy 2.113-C1 to add "personal services" to the Characteristics and to add "adjacent to existing non-residential development" to Policy 2.113-C3 Location Criteria and remove a reference to Policy 2.404-A1 and the limitation on offices in a two-mile radius (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 April 1, 2026; and

WHEREAS, pursuant to Section 163.3184, FS, the Board of County Commissioners on April 21, 2026, held an initial public hearing and authorized transmittal of the Amendment to the Department of Economic Opportunity (DEO) 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 June 2, 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 text of the COmprehesive Plan as depicted in Attachment "A".

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 the Department of 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. 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 the Department of 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 2nd day of June, 2026.

OBJECTIVE 2.113C OFFICE CENTERS

OBJECTIVE 2.113-C: OFFICE CENTERS -The Polk County Plan shall provide for needs of residents through:

a.the designation and mapping of Office Centers on the Future Land Use Map Series; and

b.the establishment of criteria applicable to the location and development of land within Office Centers.

POLICY 2.113-C1: CHARACTERISTICS - Office Centers are intended to accommodate the office needs of the community they serve. They generally contain lawyer, real estate, engineering, and other professional offices. Medical offices, personal services, and support offices are also allowable in this category.

Usable Area: 10 acres or less

Gross Leasable Area (GLA): 1,000 to 30,000 square feet

Minimum Population Support: 2,500 people

Service-Area Radius: 2 miles or more

Typical Leading Tenant: Professional offices

Other Typical Tenants: Medical offices

POLICY 2.113-C2: DESIGNATION AND MAPPING - Office Centers shall be located throughout Polk County as designated on the Future Land Use Map Series as "Office Centers" (OC).

POLICY 2.113-C3: LOCATION CRITERIA - The establishment of a new Office Center designation shall be located according to the following:

a. at the intersection of a local and collector/arterial road, or at the intersection of two collector roads; or at the intersection of two arterial roads; or

b. Along a collector or arterial roadway adjacent to an~~d~~ existing developed or undeveloped Activity Center, ~~or~~ Commercial Enclave; Linear Commercial Corridor, Rural Cluster Center, Tourist Commercial Center, High Impact Center, Business Park Center, Industrial, Institution, Employment Center, Mixed Use, Professional Institutional, Interchange Activity Center, and Town Center. ~~that contains 10% or less in land area developed with professional offices.~~; or

c. Adjacent to existing legally established non-residential development ~~Policy 2.404-A1; and~~

~~d. the total acreage for Office Center Districts within a two mile radius shall not exceed ten (10) acres unless one of the following can be met:~~

~~1. the total land area of the existing Office Centers within the two mile radius are 60 percent (60%) developed and the total land area of the existing Activity Centers within the two miles radius are also at least 60 percent (60%) developed with less than 10 percent (10%) of the land area developed as professional office uses; or~~

~~2. the remaining undeveloped acreage of the Office Centers within the two mile radius are owned by a single interest or have final, valid engineered construction plans (with building permit application) or have a valid CU/PD approval; or~~

~~3. when item b above is met.~~

d. When considering the establishment of a new Office Center designation or the expansion of an existing Office Center consideration shall be given to the following:

1. maximizing access to a collector or arterial road and to the guidelines outlined in Policy 2.404-A1.~~;~~

2. ~~Polk County shall seek to~~ minimize the routing of office traffic through residential areas.~~;~~

3. The amount of existing office uses within a two mile radius.

POLICY 2.113-C4: DEVELOPMENT CRITERIA - Development within an Office Center shall conform to the following criteria:

a. Development in Office Centers shall have frontage on, or direct access to, a collector or arterial roadway, or a frontage road or service drive which directly serves these roadways. Development within Office Centers shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical;

b. ~~Office Center expansions, new locations for Office Centers and development within Office Centers may front on or accessed via local roads if the subject parcel(s) is within a quarter mile of a collector or arterial road. If the local road is classified as residential then traffic from the OC shall not be permitted on the local road if there is residential traffic between the driveway for the OC and the collector roadway and until a waiver, per the requirements and standards in the LDC, is approved;~~

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, 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; and

e. Retail uses within an Office Center shall not exceed ten (10) percent of the total land area of the Office Center as the OC is meant for professional employment and personal service businesses.

POLICY 2.113-C5: ADJACENT DEVELOPMENT - Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to an Office Center may include the following uses: Medium and High Residential, Neighborhood Activity Centers, Institutional, and Recreation and Open Space.

LDCPAL-2026-1 - Text Amendment Change to Section 2.113

Menu Reports Help

Application Name: Text Amendment Change to Section 2.113

File Date: 01/15/2026

Application Type: BOCC-CPA Large

Application Status: In Review

Application Comments:

View ID	Comment	Date

Description of Work: County-initiated Comprehensive Plan text amendment to modify the policies for the Office Center Future Land Use designation to allow them to be adjacent to more non-residential uses and permit Personal Services. There is a companion Land Development Code text amendment.

Application Detail: Detail

Address: 330 W CHURCH ST, BARTOW, FL 33830

Parcel No: 253006393000000172

Owner Name: POLK COUNTY

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
POLK COUNTY		Applicant	Mailing, 330 W Church ...	Active
POLK COUNTY		Engineer	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

Variance Type
–

Brownfields Request
–

Affordable Housing

Type of Acreage
–

GENERAL INFORMATION

Expedited Review

Number of Lots
–

Will This Project Be Phased

Acreage
0

DRC Meeting
02/12/2026

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
Board of County Commissioners

MEETING DATES

Community Meeting
–

Planning Commission Date
04/01/2026

Land Use Hearing Officer 3
–

1st BOCC Date
04/21/2026

2nd BOCC Date
06/16/2026

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

Open

PLAN REVIEW FIELDS

TMPRecordID	DocumentGroupforDPC	RequiredDocumentTypes
POLKCO-REC26-00000-001NL	DIGITAL PROJECTS LD	
RequiredDocumentTypesComplete	**AdditionalDocumentTypes**	**Activate DPC**
Yes	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	Yes
Activate FSA	**DigitalSigCheck**	
Yes	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**

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	01/15/2026	Lyndsay Rathke
Engineering Review				
Surveying Review	Mike Benton	Not Required	01/30/2026	Mike Benton
Roads and Drainage Review	Phil Irven	Approve	01/15/2026	Phil Irven
Fire Marshal Review	Kim Turner	Not Required	01/16/2026	Kim Turner
Planning Review	Chanda Bennett			
School Board Review	School District	Not Required	01/16/2026	School District
Review Consolidation	Lyndsay Rathke			
Public Notice				
Staff Report				
Planning Commision				
BOCC Hearing				
Final Letter				
DEO Review				
Second BOCC Hearing				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Agenda Item 13. 4/1/2026

SUBJECT

LDCT-2026-2 (Office Center Consistency)

DESCRIPTION

An LDC text amendment to Chapter 2, Section 204, Standard Land Use Districts and Section 205, Table 2.1, Use Table for Standard Land Use Districts of the Polk County Land Development Code; Chapter 4, Section 401.02, Table 4.3, Use Table for Standard Land Use Districts for the Ronald Reagan Selected Area Plan; Chapter 4, Section 401.03, Table 4.8, Use Table for U.S. 27 Selected Area Plan Land Use Districts; Chapter 4, Section 401.04, Table 4.12, Allowable Uses for US Highway 98 SAP; and Chapter 4, Section 401.08, Table 401.08.01 Use Table for Southeast Polk SAP to achieve consistency with the Office Center (OC) and (OCX) Future Land Use Map designations in the Comprehensive Plan; amending Chapter 3, Conditional Uses, Section 303, Criteria for Conditional uses for Off-Site Agricultural Support Activities, Childcare Center, Financial Institutions, Governmental Facility, Research and Development, Sit-Down/Take-Out Restaurant, Leisure/Special Interest School, Technical/Vocational/Trade & Training School, and Veterinary Service to achieve consistency with the Office Center Future Land Use Map designation and Development Criteria in the Comprehensive Plan; providing for severability; providing an effective date.

RECOMMENDATION

Approval

FISCAL IMPACT

No fiscal impact.

CONTACT INFORMATION

Erik Peterson, AICP
Planning Administrator
Land Development Division
(863) 534-6470
erikpeterson@polkfl.com <mailto:erikpeterson@polkfl.com>

POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

DRC Date:	February 12, 2026	**Level of Review:**	4
PC Date:	April 1, 2026	**Type:**	LDC Text Amendment
BoCC Date:	April 21, 2026 June 16, 2026	**Case Numbers:**	LDCT-2026-2
		Case Name:	Office Center Consistency
Applicant:	Polk County	**Case Planner:**	Erik Peterson, AICP

Request:	An LDC text amendment to Chapter 2, Section 204, Standard Land Use Districts and Section 205, Table 2.1, Use Table for Standard Land Use Districts of the Polk County Land Development Code; Chapter 4, Section 401.02, Table 4.3, Use Table for Standard Land Use Districts for the Ronald Reagan Selected Area Plan; Chapter 4, Section 401.03, Table 4.8, Use Table for U.S. 27 Selected Area Plan Land Use Districts; Chapter 4, Section 401.04, Table 4.12, Allowable Uses for US Highway 98 SAP; and Chapter 4, Section 401.08, Table 401.08.01 Use Table for Southeast Polk SAP to achieve consistency with the Office Center (OC) and (OCX) Future Land Use Map designations in the Comprehensive Plan; amending Chapter 3, Conditional Uses, Section 303, Criteria for Conditional uses for Off-Site Agricultural Support Activities, Childcare Center, Financial Institutions, Governmental Facility, Research and Development, Sit-Down/Take-Out Restaurant, Leisure/Special Interest School, Technical/Vocational/Trade & Training School, and Veterinary Service to achieve consistency with the Office Center Future Land Use Map designation and Development Criteria in the Comprehensive Plan; providing for severability; providing an effective date.
Location:	n/a
Property Owner:	n/a
Parcel Size (Number):	n/a
Development Area:	n/a
Nearest Municipality:	n/a
DRC Recommendation:	Approval
Planning Commission Vote:	Pending Hearing

The change to Chapter 2, Section 204, Standard Land Use Districts of the Polk County Land Development Code is:

- Remove the statement in Section 204.B.6 that "*all development within the OC requires a Level 3 Review*."
- Move Office Center (OC) from Section 204.B, Non-residential Districts/Activity Centers to Section 204.C, Other Standard Land Use Districts.
- Expand on Office Center description to include medical offices, clinics, personal services, and other uses consistent with the Comprehensive Plan.

The changes to Chapter 2, Section 205, Table 2.1, Use Table for Standard Land Use Districts of the Polk County Land Development Code are to the following uses in the Office Center (OC) district:

- Multi-family – not permitted
- Agricultural, Off-site – change from C3 to C2 conditional use

- Funeral Home and Related Facilities – add C3 conditional use
- Government Facility - change from C3 to C2 conditional use
- Hospitals – not permitted
- Research and Development - change from C3 to C2 conditional use
- Restaurant, Sit-down/Take out – add C2 conditional use
- Retail 10,000 – 34,999 sq. ft. – not permitted
- Retail, Less than 10,000 sq. ft - change from C3 to C2 conditional use
- School, Leisure/Special Interest - add C2 conditional use

The changes to Chapter 3, Conditional Uses, Section 303, Criteria for Conditional Uses, of the Polk County Land Development Code are:

- Adding conditions to conform to POLICY 2.113-C4 Office Center Development Criteria for the following uses: Agricultural Support Activities, Off-site; Childcare Center; Financial Institutions; Governmental Facility; Research and Development; Restaurant, Sit-down/Take-out; School, Leisure/Special Interest; School, Technical/Vocational/Trade & Training; and Veterinary Service.

The changes to Chapter 4, Special Districts are to the Office Center (OCX) districts for:

- Ronald Reagan Selected Area Plan
- US 27 Selected Area Plan
- US 98 Selected Area Plan
- Southeast Polk Selected Area Plan

Summary:

Non-residential uses vary significantly in property needs based on visibility and accessibility. Activity Centers form at high volume intersections and are intended for the types of non-residential uses that need high visibility and high accessibility. However, there are many non-residential land uses that do not need high accessibility and thrive on moderate visibility. These are termed midblock non-residential uses. Staff are introducing changes to the Office Center (OC) Future Land Use Map category in the Comprehensive Plan under LDCPAL-2026-1 to restore the designation to its intended characteristics and location requirements as it was originally established in 2001. In 2012, the OC policies were amended based on limited input and analysis. The results of this change have significantly curtailed the amount of OC district establishments throughout the County which forced low-volume and typically midblock uses into properties intended for higher volume commercial. The proposed Comprehensive Plan amendment broadens the possible locations for OC districts.

This Land Development Code (LDC) text amendment is a follow-up to the broadening of locations to adjust the review requirements for specific uses enabled by the Comprehensive Plan policies to further reduce the constraints on utilization of the OC district. Each of the uses listed are considered to be low volume uses that do not need to be located at high volume intersections. Reducing the development burdens on these uses will incentivize their entrepreneurs to seek less costly midblock locations that fulfill their market needs by having fewer burdens and barriers. This amendment also implements the Development Criteria in POLICY 2.113-C4 of the Comprehensive Plan that were not clarified accurately in the LDC.

Data and Analysis Summary

Staff have monitored development within the OC districts and evaluated their effectiveness pre-2012 and post 2012. Staff identified numerous instances where the location and development policies prevented nonresidential uses from forming in appropriate locations. Staff surveyed counties along the I-4 corridor for regulatory comparisons because they are most closely similar to Polk. Some of the abutting counties are reviewed along with the two largest cities within the County (Lakeland and Winter Haven). Alachua and Duval counties are also reviewed because of similar demographic and urban-rural mixtures to Polk County. This method of selection creates a survey of 14 total local jurisdictions.

Findings of Fact

1. *The request is a Land Development Code text amendment to amendment to Chapter 2, Section 204, Standard Land Use Districts and Section 205, Table 2.1, Use Table for Standard Land Use Districts of the Polk County Land Development Code, Chapter 4, Section 401.02, Table 4.3, Use Table for Standard Land Use Districts for the Ronald Reagan Selected Area Plan, Chapter 4, Section 401.03, Table 4.8, Use Table for U.S. 27 Selected Area Plan Land Use Districts, Chapter 4, Section 401.04, Table 4.12, Allowable Uses for US Highway 98 SAP, and Chapter 4, Section 401.08, Table 401.08.01 Use Table for Southeast Polk SAP to achieve consistency with the Office Center (OC) and (OCX) Future Land Use Map designations in the Comprehensive Plan; amending Chapter 3, Conditional Uses, Section 303, Criteria for Conditional uses for Off-Site Agricultural Support Activities, Childcare Center, Financial Institutions, Governmental Facility, Research and Development, Sit-Down/Take-Out Restaurant, Leisure/Special Interest School, Technical/Vocational/Trade & Training School, and Veterinary Service to achieve consistency with the Office Center Future Land Use Map designation and Development Criteria in the Comprehensive Plan.*

2. *This amendment applies to all properties in the unincorporated areas applying for land subdivision, including the Green Swamp Area of Critical State Concern.*

3. *Comprehensive Plan POLICY 2.113-C4: DEVELOPMENT CRITERIA states that "Development within an Office Center shall conform to the following criteria:*

    a. *Development in Office Centers shall have frontage on, or direct access to, a collector or arterial roadway, or a frontage road or service drive which directly serves these roadways. Development within Office Centers shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical;*
    b. *Office Center expansions, new locations for Office Centers and development within Office Centers may front on or accessed via local roads if the subject parcel(s) is within a quarter mile of a collector or arterial road. If the local road is classified as residential then traffic from the OC shall not be permitted on the local road if there is residential traffic between the driveway for the OC and the collector roadway and until a waiver, per the requirements and standards in the LDC, is approved;*
    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, 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; and*
    e. *Retail uses within an Office Center shall not exceed ten (10) percent of the total land area of the Office Center as the OC is meant for professional employment businesses."*

4. *Comprehensive Plan POLICY 2.113-C1: CHARACTERISTICS states that "Office Centers are intended to accommodate the office needs of the community they serve. They generally contain lawyer, real estate, engineering, and other professional offices. Medical offices and support offices are also allowable in this category."*

5. *Chapter 10 of the LDC defines **Agricultural Support, Off-Site** as "activities and uses related to the production of agricultural-related products, including, but not limited to, storage and maintenance of grove equipment and farm machinery, fertilizer application, grove installation and service, and farm-management services where such activities are off-site but accessory to a nearby general farming operation. Typical off-site Agricultural Support facilities may include, but are not limited to specialized agricultural service establishments performing storage and maintenance of grove equipment and farm machinery (not to include sales), fertilizer application, grove installation and service, and **farm management services."***

6. *Chapter 10 of the LDC defines **Childcare Center** as "a structure used to provide child care for any part of a day which receives a payment, fee, or grant for any of the children receiving care wherever operated whether or not operated for profit. The following are NOT included: public schools and nonprofit schools and their integral programs; summer camps having children in full-time residence; summer day camps, and Bible schools normally conducted during vacation periods."*

7. *Chapter 10 of the LDC defines **Funeral Home and Related Facilities** as "An establishment engaged in the preparation of human remains for burial or cremation, and ceremonies conducted both on and off site, for the dignified interment of deceased humans."*

8. *Chapter 10 of the LDC defines **Government Facility** as "A building or complex of buildings that houses public facilities, offices, or services. Typical uses include government-administration buildings, police, fire and emergency medical facilities."*

9. *Chapter 10 of the LDC defines **Research and Development** as "Activities typically involving processes or operations of an industrial nature, including establishments performing research and development on a contract basis as well as facilities performing proprietary research and development. Also permitted are testing centers, laboratories (including medical, dental, and other health service laboratories not accessory to a clinic or medical office), and business/industry training schools."*

10. *Chapter 10 of the LDC defines **Restaurant, Sit-down/Take out** as "An establishment whose principal business is the sale of food and beverages and where foods are: 1) served to customers at individual booths or tables, or 2) received by customers at a counter or bar. The customer may or may not consume the food on-site."*

11. *Chapter 10 of the LDC defines **School, Leisure/Special Interest** as "A facility engaged in the instruction of a particular leisure or special interest activity including, but not limited to, dance, karate, and crafts and arts schools. This provision excludes water ski schools."*

12. *Chapter 10 of the LDC defines **Financial Institutions** as "Institutions engaged in deposit banking and closely related functions such as the extension of credit by means of loans and underwriting, purchase, sale or brokerage of securities and other financial investments. Typically, the hours of a financial institution are between 8:00 AM and 5:00 PM Monday through Friday."*

13. *Chapter 10 of the LDC defines **School, Technical** as "The use of land, structures or buildings for the provision of training in various skills and may include but not be limited to business schools, trade schools and vocational schools."*

14. *Chapter 10 of the LDC defines **School, Vocational** as "An establishment which is offered, for compensation, instruction in a trade or craft, including, but not limited to, carpentry, masonry, metal working, machinery repair and operation, welding, fabrication and the like."*

15. *Chapter 10 of the LDC defines **School, Training** as "A facility engaged in the instruction of a particular discipline or skill including, but not limited to, auto driving instruction, aviation instruction, policeman instruction and firefighter instruction. This provision excludes water ski schools."*

16. *Chapter 10 of the LDC defines **Veterinary Service** as "Medical services, associated with a Doctor of Veterinary Medicine (D.V.M.), for animals kept as pets, or livestock."*

17. *Planning staff have reviewed the land development requirements of 12 central Florida counties that bear commonalities with Polk and the two largest municipalities in the County. Staff found that 10 out of the 14 jurisdictions have a separate and distinct office category in their zoning ordinance.*

18. *Of the 10 jurisdictions that had an office district or districts, all 10 listed professional offices, medical offices, and clinics in the permitted uses within the district. Eight permitted banks, seven permitted personal services, six permitted cultural facilities*

Development Review Committee Recommendation:

The Land Development Division, based on the information provided with the proposed text amendment application, finds that the proposed text change request is **CONSISTENT** with the Polk County Land Development Code and the Polk County Comprehensive Plan. Staff recommend **APPROVAL** of LDCT-2026-2.

Analysis

Introduction

Staff believe that the Office Center (OC) district is a vital land use classification for efficiently delivering needed services to residents within a community. The OC district can be located in close proximity to residential development and provide a step down in intensity between many other non-residential land uses and residential properties. Additionally, staff find that there are other uses besides professional offices that fit into the OC designation as listed in Policies 2.113-C1 through 2.113-C5 of the Comprehensive Plan. Staff also believe that lowering the barriers to development within OC districts delivers needed services to the public and incentivizes the efficient use of available properties.

This amendment combined with the changes to the Comprehensive Plan under case number LDCPAL-2026-1 will improve development within the OC district by providing a diversified spectrum of potential uses. With a wider variety of uses, individual businesses can complement other businesses within a given district.

Recommended Changes

The first step towards eliminating the barriers to development in the OC district is to remove the requirement that all developments undergo a Level 3 Review. This requires a change to Chapter 2, Section 204, Standard Land Use Districts, to remove the statement in Section 204.B.6 that "All development within the OC requires a Level 3 Review." Another change is for consistency. Activity Centers in the Comprehensive Plan require higher levels of review and analysis. Currently, OC is listed as an Activity Center, and it should not be. Activity Centers are located under SECTION 2.110 in the Comprehensive Plan. Office Centers are under SECTION 2.113B with Business Park Centers (BPC). This amendment will move Office Center (OC) from Section 204.B, Non-residential Districts/Activity Centers to Section 204.C, Other Standard Land Use Districts. The last change

recommended to LDC Section 204 is to expand the Office Center description to include medical offices, clinics, personal services, and other uses consistent with the Comprehensive Plan. This better describes the intentions for the district. Among the many other applications of this Section of the regulations, it is quoted in all Land Use Verification Letters. This broader explanation will provide sellers with more information that will increase an OC district property's appeal to prospective buyers.

Staff identified a number of uses listed in the OC district that require more scrutiny than is beneficial to the public. Staff is recommending changes to Chapter 2, Section 205, Table 2.1, Use Table for Standard Land Use Districts that reduce the requirements from Level 3 Planning Commission Review to Level 2 Administrative Review for the following uses in the Office Center (OC) district:

- Agricultural, Off-site – change from C3 to C2 conditional use
- Funeral Home and Related Facilities – add C3 conditional use
- Government Facility - change from C3 to C2 conditional use
- Research and Development - change from C3 to C2 conditional use
- Retail, less than 10,000 sq. ft - change from C3 to C2 conditional use

Staff also recommend that the following prohibited uses be added for Administrative Review:

- Restaurant, Sit-down/Take out – add C2 conditional use
- School, Leisure/Special Interest - add C2 conditional use

These uses are allowed within the parameters of OBJECTIVE 2.113-C: OFFICE CENTERS of the Comprehensive Plan and will complement other permitted uses in an OC district.

Multi-family, Hospitals, and Retail 10,000 – 34,999 sq. ft. are inconsistent with the Development Criteria for OC designations in POLICY 2.113-C4 and SECTION 2.109 - LAND USE CATEGORIES AND OVERLAY DISTRICTS of the Comprehensive Plan. Therefore, they must be removed from the Use Table for OC. It misleads the public to leave them in the table because the Plan's prohibition of them supersedes the Code.

Another change needed to bring the LDC into compliance with the Comprehensive Plan is the addition of certain standards pertaining to POLICY 2.113-C4. This policy directs the LDC to embody certain development standards that can only be addressed in LDC Chapter 3, Conditional Uses, Section 303, Criteria for Conditional Uses. These include

- Agricultural Support Activities (Off-site) – OC districts are only intended for farm offices.
- Childcare Centers - may be no more than 10% of an office building or 10% of the total building square footage of an office park.
- Financial Institutions – drive thru facilities are not appropriate in OC districts due to proximity to residential uses.
- Governmental Facility – limited to only government office buildings.
- Research and Development – eliminate erroneous standards but require activity to be contained within enclosed buildings.
- Restaurant, Sit-down/Take-out – limit to 10 percent of an OC district.
- School, Leisure/Special Interest - require activities to be contained within enclosed buildings
- School, Technical/Vocational/Trade & Training, - eliminate redundancy and require activities to be contained within enclosed buildings.
- Veterinary Service - require activities to be contained within enclosed buildings.

There are four Selected Area Plans that have OC districts within them. Ronald Reagan, North US 27, US 98, and Southeast Polk Selected Area Plans. These should be consistent with Table 2.1 for OC districts.

Benefit-cost Analysis of the Amendment

Who does it help?

This amendment combined with LDCPAL-2026-1 will provide better alternatives for entrepreneurs seeking locations for their offices, personal service establishments, and medical facilities. Additionally, it infuses some uses that are complementary to OC district uses. This amendment lowers many regulatory requirements and barriers for low volume non-residential land uses in the Office Center (OC and OCX) districts. The lowering of regulatory barriers along with increasing potential locations for office and office type uses makes these endeavors more feasible. It also prevents expensive high volume/high accessibility retail locations from being clogged with low volume uses that do not need the more accessible and visible sites.

Who does it hurt?

Office Center districts can fit well along collector roads on parcels isolated by surrounding subdivision developments or along corridors that are transitioning to major thoroughfares where single-family housing once lined the roadway. However, when lots are shallow or small there is concern that the non-residential development close to existing residents can create a nuisance due to an increase in intensity. This amendment is removing requirements for Planning Commission approval (Level 3 Review) for many of the conditional uses. This is why it is important that there be safeguards such as the Compatibility Standards in Section 220 and the individual use standards in Section 303 Criteria for Conditional Uses. Maintaining distances, screening and buffering, and keeping all activity within enclosed structures is essential for maintaining a good relationship between non-residential and residential uses.

What is the cost?

This amendment lowers development costs for uses that are not likely to cause detriment to nearby or abutting residential development as long as current compatibility standards and performance requirements for OC districts are met. It removes regulatory barriers that have been found to serve very little public service. The lowering of regulatory barriers along with increasing potential locations for office and office type uses will improve the tax base.

Regulatory History

The County's first zoning ordinance was adopted November 4, 1970 (Ord. 70-03). It had three non-residential districts: General Commercial (GC), Mixed Commercial/Industrial (MIC), and General Industrial (GI). On November 23, 1971, GC and MIC districts were replaced by six commercial districts: Neighborhood Service Centers (C-1), Area Service Centers (C-2), Regional Service Centers (C-3), General Commercial (C-4), Highway Service Commercial (C-5), and Commercial/ Recreation Resort Areas (C-6). It is not until 1983, with the adoption of Ordinance 83-02, that the Office (OF) district is introduced. It permitted Offices and Clinics by right. Financial Institutions, Day-Care Centers, Private Schools, Business and Trade Schools, and Studios for Artists, Dancers, and Photographers were conditional uses that required Board approval. It limited buildings to no greater than 3,000 square feet. Buffers were required when abutting single-family dwellings.

Neither the Comprehensive Plan nor the Land Development Code (LDC) had an Office category until after the LDC was effective. The LDC became effective on September 1, 2000. The Office Center category was not added to the Comprehensive Plan and LDC until July 25, 2001. This district had early success throughout the County providing alternatives for entrepreneurs seeking business

locations in mid-block areas rather than being obligated toward high-volume intersections with higher land costs. Dentists, doctors, and beauty salons found these locations very lucrative for meeting the needs of their clientele while not overpaying for locational attributes their business did not need. High-volume intersections are best occupied by uses that are needed on a daily or weekly basis. Businesses that are visited less frequently do not need such high accessibility properties.

The Board developed concerns for the OC land use category in 2012. It was feared by some that the use was becoming too prevalent in one portion of the County. The OC designation was altered in the Comprehensive Plan to significantly restrict the locational possibilities and the uses allowed within were reduced and curtailed. The basis for the Board's decision came from a very small and homogeneous area of the County. The community input came from a small group of citizens in that area, and their motives were not well vetted. Over time, this led to a lack of available commercial properties all over the County. Today, more land is needed to meet the demand for services of a growing population but there are fewer properties available. This land use category needs to be modified so that it is applicable to more locations and available to more business opportunities.

Limits of the Proposed Ordinance

This amendment applies to all lands within the unincorporated areas of Polk County including the Green Swamp Area of Critical State Concern. There are Office Center districts in the North US Highway 27 Selected Area Plan and the Polk City Special Protection Area. This amendment will be forwarded to Florida Commerce for the statutorily required 45-day review.

Comparisons to other Jurisdictions

Staff commonly survey counties along the I-4 corridor for regulatory comparisons because they are most closely similar to Polk. Some of the abutting counties are reviewed along with the two largest cities within the County (Lakeland and Winter Haven). Alachua and Duval counties are also reviewed because of similar demographic and urban-rural mixtures to Polk County. This method of selection creates a survey of 14 total local jurisdictions. Polk County has a rare form of land use regulation with its direct connection between the Comprehensive Plan Future Land Use Map and the zoning and land development policies. While there are not many jurisdictions that have office designations called out in their comprehensive plans, the use of an office district in a zoning ordinance is more typical. Out of the 14 jurisdictions surveyed, all but four (4) did not have a separate and distinct office category in their zoning ordinance.

Table 1

Jurisdiction *(Code citation)*	**Is there an Office Zoning Category?**	**What uses are permitted and conditional within the Office district(s)**
Alachua County *Section 403.11, 404.08*	Administrative and professional (AP) district	Residential over Office Affordable Multifamily Housing Assisted Living/Nursing Home Childcare facilities Educational facility, vocational, business or technical school; college or university Government Buildings and facilities Funeral homes Museum Medical clinic or lab Business and professional services Bank or financial institution Personal services Gym or fitness center Dance, art, or similar studio

Table 1

Jurisdiction *(Code citation)*	Is there an Office Zoning Category?	What uses are permitted and conditional within the Office district(s)
Brevard County *62-1255*	No.	n/a
Duval County *Section 656.311*	Commercial Office (CO) District Commercial, Residential and Office (CRO) District Residential Office (RO) District	Medical, dental, chiropractic, professional or business offices, cosmetology, childcare, Vocational, trade or business schools, Libraries, museums and community centers. Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters). Bed and Breakfasts.
Hardee County *Sec. 3.02.00*	No.	n/a
Highlands County *Section 12.05.244*	Office (O) district.	Professional Offices, Banks, and Libraries. Medical and churches are special exceptions.
Hillsborough County *Section 2.01.02, 2.02.02*	Office Residential (OR) district.	Professional and Medical Offices, Clinics, Funeral Homes, Photography and Broadcasting Studious, Wedding Chapels, Personal Services, Government Offices.
Lake County *Sec. 3.00.00, 3.01.00*	No.	n/a
Manatee County *Section 401.1*	Professional Small (PR-S) district. Medium Office (PR-M) district.	Professional and Medical Offices, Banks, Bed and Breakfast, Clinics, Cultural Facilities, Personal Services, Government Offices, Veterinary Clinic.
Orange County *Section 38-801 thru 38-809* *Section 38-77 Use Table*	Professional Office (P-O) District	Professional and Medical Offices, Banks, Bed and Breakfast, Funeral Services, Clinics, Movie Production Studios, Personal Services, Government Offices, Research and Development.
Osceola County *Chapter 3, Article 3.2, 3.4*	Commercial Office (CO) district	Professional and Medical Offices, Banks, Bed and Breakfast, Crematorium, Clinics, Educational Facilities, Personal Services, Government Offices, Dance, Karate, Art, or Similar Afterschool Care Studio, Childcare, Retail Sales and Services, Veterinary Clinic.
Seminole County *Sec. 30.2.1, 30.4.14,*	Office (OP) district	Professional and Medical Offices, Clinics, Hospitals, Banks, all educational facilities, Funeral Home,
Volusia County *Section 72-241*	General Office, Hospital-Medical (B-1) district	Professional and Medical Offices, Clinics, Hospitals, Banks, Childcare, Personal Services, Libraries, Cultural Centers, Trade Schools, Veterinary Clinics,
City of Lakeland *Sec. 2.2, and 2.3-1*	Low Impact Office (O-1) District Limited Impact Office (O-2) District Moderate Impact Office (O-3) District	Professional and Medical Offices, Multifamily, Bed and Breakfast, Hotels, Banks, Personal Services, Music & Dance Studios, Research and Development, Veterinary Clinics, Neighborhood Convenience Centers.
City of Winter Haven *Sec. 21-31, 21-33*	No.	n/a

Of the jurisdictions surveyed that had office districts, all listed professional offices, medical offices, and clinics in the permitted uses. Most permitted personal services (7), banks (8), and cultural facilities (6). Many of them allow veterinary clinics (4), research and development (3), vocational training (3), funeral services (3), and childcare (3). Some even allow more intense uses such as hospitals, event facilities, and retail uses. However, those were with multiple levels of office categories. Staff found from this survey that office zoning categories can be more broadly used to provide opportunities for other low-volume low-intensity non-residential land uses to coexist with the typical office district uses. Staff considered splitting the OC district into sub-districts to further broaden the OC list of uses, but the uses considered for the upper tier would require more modification to the Comprehensive Plan policies.

Consistency with the Comprehensive Plan

The primary purpose for this Land Development Code (LDC) text amendment is to align the LDCs more specific development and use standards with the development criteria in Comprehensive Plan POLICY 2.113-C4, and the changes proposed to OBJECTIVE 2.113-C for the Office Center (OC) Future Land Use Map designation under the proposed Comprehensive Plan amendment (CPA) in case number LDCPAL-2026-1. These changes proposed in this LDC text amendment will correspond with the effective date of the CPA amendment adoption scheduled for June 16, 2026.

Consistency with the Florida Statutes

With the adoption of LDCPAL-2026-1, these proposed LDC text amendments will be consistent with Chapter 163 of the Florida Statutes.

Comments from Other Agencies: None.

Draft Ordinance: under separate attachment

ORDINANCE NO. 26-_____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS, POLK COUNTY, FLORIDA, LAND DEVELOPMENT CODE AMENDMENT **LDCT-2026-2**, AMENDING ORDINANCE NO. 00-09, AS AMENDED, THE POLK COUNTY LAND DEVELOPMENT CODE, AMENDING CHAPTER 2, SECTION 204, STANDARD LAND USE DISTRICTS, AND SECTION 205, TABLE 2.1, USE TABLE FOR STANDARD LAND USE DISTRICTS OF THE POLK COUNTY LAND DEVELOPMENT CODE; CHAPTER 4, SECTION 401.02, TABLE 4.3, USE TABLE FOR STANDARD LAND USE DISTRICTS FOR THE RONALD REAGAN SELECTED AREA PLAN; CHAPTER 4, SECTION 401.03, TABLE 4.8, USE TABLE FOR U.S. 27 SELECTED AREA PLAN LAND USE DISTRICTS; CHAPTER 4, SECTION 401.04, TABLE 4.12, ALLOWABLE USES FOR US HIGHWAY 98 SAP; AND CHAPTER 4, SECTION 401.08, TABLE 401.08.01, USE TABLE FOR SOUTHEAST POLK SAP TO ACHIEVE CONSISTENCY WITH THE OFFICE CENTER (OC) AND (OCX) FUTURE LAND USE MAP DESIGNATIONS IN THE COMPREHENSIVE PLAN; AMENDING CHAPTER 3, CONDITIONAL USES, SECTION 303, CRITERIA FOR CONDITIONAL USES FOR OFF-SITE AGRICULTURAL SUPPORT ACTIVITIES, CHILDCARE CENTER, FINANCIAL INSTITUTIONS, GOVERNMENTAL FACILITY, RESEARCH AND DEVELOPMENT, SIT-DOWN/TAKE-OUT RESTAURANT, LEISURE/SPECIAL INTEREST SCHOOL, TECHNICAL/VOCATIONAL/TRADE & TRAINING SCHOOL, AND VETERINARY SERVICE TO ACHIEVE CONSISTENCY WITH THE OFFICE CENTER FUTURE LAND USE MAP DESIGNATION AND DEVELOPMENT CRITERIA IN THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

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 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 April 1, 2026; and

WHEREAS the proposed text amendment to the Polk County Land Development Code is intended to clarify development parameters of the Office Center (OC) district to implement the policies in the Comprehensive Plan thereby achieving certainty and consistency throughout the code; 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: FINDINGS The findings set forth in the recitals to this Ordinance are true and correct and hereby adopted. In addition, the Board hereby adopts and incorporates herein the staff report and makes the following findings based upon the staff report, testimony, and exhibits presented during the hearing:

a) The Planning Commission, acting in its capacity as the Local Planning Agency for the County, held a public hearing on April 1, 2026. to consider the LDC text amendment contained within the Application and found it to be consistent with the Comprehensive Plan and recommended that the Board adopt the LDC text amendment contained within the Application.

b) Pursuant to Section 907.D.10 of the LDC, the Board shall, in the review of the Application, consider the following factors:

   a. Whether the proposed text amendment is consistent with all relevant requirements of the Code;
   b. Whether the proposed text amendment is consistent with all applicable policies of the Comprehensive Plan; and
   c. Any other matter which the BoCC may deem appropriate and relevant to the text amendment proposal.

c) The Application is consistent with all relevant requirements of the Comprehensive Plan.

d) The Application is consistent with all relevant requirements of the LDC, including without limitation, Section 907.

SECTION 2: Chapter 2, Section 204, Standard Land Use Districts of the Polk County Land Development Code, Polk County Ordinance No. 00-09, as amended, is hereby amended to change Section 204.B, Non-residential Districts/Activity Centers and Section 204.C, Other Standard Land Use Districts in the following manner:

B. **Non-residential Districts/Activity Centers** (Revised 7/25/01 - Ord. 01-57)

1. Rural Cluster Center (RCC): The purpose of the RCC district is to provide locations in the rural area for the placement of retail and service establishments to accommodate the daily shopping needs of rural residents. The RCC district permits commercial and office uses at an intensity and scale necessary to provide the immediate rural population with retail and personal services, agricultural support uses, and community facilities.
2. Convenience Center (CC): The purpose of the CC district is to provide for the convenience shopping needs of residents within an immediate surrounding area. The CC district permits non-residential uses such as offices, convenience stores, gas stations, dry cleaners and community facilities.
3. Neighborhood Activity Center (NAC): The purpose of the NAC district is to provide for the daily shopping needs of residents within neighborhoods surrounding the center. The NAC district non-residential uses such as offices, grocery stores, drug stores banks and community facilities.
4. Community Activity Center (CAC): The purpose of the CAC 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.
5. Regional Activity Center (RAC): The purpose of the RAC district is to provide for the regional shopping needs of residents. The RAC district permits special residential development, regional shopping centers, other regional attractors and community facilities.
6. ~~Office Center (OC): The purpose of the OC district is to provide areas for small offices. The OC district permits professional offices and some retail uses. All development within the OC requires a Level 3 Review.~~

C. **Other Standard Land Use Districts** (Revised: 3/18/14 - Ord. 14-015; 7/29/02 - Ord. 02-51)

1. Linear Commercial Corridor (LCC): The purpose of the LCC district is to recognize existing linear concentrations of commercial, office, institutional, and industrial uses along roadways.
2. Business Park Center-1 (BPC-1): The purpose of the BPC-1 district is to provide areas for office and business park development. The BPC-1 district permits office, research and development parks, distribution centers and wholesaling activities. Some retail uses are also permitted to support the businesses and activities within the Business Park Center.
3. Business Park Center-2 (BPC-2): The purpose of the BPC-2 district is to provide areas for light-industrial activities. The BPC-2 district permits light manufacturing, fabrication, assembly, distribution and wholesaling activities, and some retail uses to support the businesses and activities within the Business Park Center.
4. Commercial Enclave (CE): The purpose of the CE district is to recognize existing concentrations of commercial and office uses located outside of Activity Centers

and Linear Commercial Corridors, whose future development or redevelopment is consistent with the Polk County Comprehensive Plan.

5. High-Impact Commercial Center (HIC): The purpose of the HIC district is to provide areas for non-retail businesses and service establishments that may generate substantial truck traffic, noise, odor, and visual impacts to adjacent properties. The HIC district permits a range of non-residential service establishments and general retail uses to support the businesses and activities.
6. Industrial (IND): The purpose of the IND district is to provide areas for general manufacturing, processing, and distribution of goods. General commercial uses necessary to support the industrial area are also permitted.
7. Phosphate Mining (PM): The purpose of the PM district is to provide areas for phosphate mining operations, phosphate mining support facilities, and other uses that are compatible with and related to phosphate mining and its allied uses.
8. Leisure/Recreation (L/R): The purpose of the L/R district is to provide for facilities and areas oriented primarily towards providing recreation-related services for residents and short-term visitors.
9. Institutional-1 (INST-1): the purpose of the INST-1 district is to provide for the use and development of lands for private and public service structures with minimal external impacts such as elementary and middle schools, government facilities, cultural facilities, hospitals, and Class I and Class II utilities.
10. Institutional-2 (INST-2): the purpose of the INST-2 district is to provide for the use and development of lands for private and public service structures which are characterized primarily by outdoor activities such as high schools, government vehicle maintenance facilities, Class III utilities, solid waste management facilities, and prisons.
11. Recreation and Open Space (ROS): The purpose of the ROS district is to provide for the use and development of lands and areas which are accessible to the public, and which are oriented towards providing recreational activities and services for County residents and visitors.
12. Preservation Areas (PRESV): The purpose of the PRESV district is to provide for the preservation of public or privately owned preservation areas, either obtained for long-term protective purposes, containing sensitive and unique vegetative or animal habitats, or publicly accessible property intended for long-term open space purposes.
13. Tourism-Commercial Center (TCC): The purpose of the TCC district is to provide areas for tourism activities, recreation, and tourist-related commercial establishments. The TCC district permits commercial amusement activities, lodging facilities, service stations, restaurants, gift shops and ancillary non-residential uses to the tourism industry.
14. Office Center (OC): The purpose of the OC district is to provide areas for small offices. The OC district has professional and medical offices, clinics, personal services and limited low volume retail and service uses.

SECTION 3: Chapter 2, Section 205, Table 2.1, Use Table for Standard Land Use Districts of the Polk County Land Development Code, Polk County Ordinance No. 00-09, as amended, is hereby amended to change the use table for the Office Center (OC) Future Land Use Map category in the following manner:

Multi-family – not permitted
Agricultural, Off-site – change from C3 to C2 conditional use
Funeral Home and Related Facilities – add C3 conditional use
Government Facility - change from C3 to C2 conditional use
Hospitals – not permitted
Research and Development - change from C3 to C2 conditional use
Restaurant, Sit-down/Take out – add C2 conditional use
Retail 10,000 – 34,999 sq. ft. – not permitted
Retail, Less than 10,000 sq. ft - change from C3 to C2 conditional use
School, Leisure/Special Interest - add C2 conditional use

SECTION 4: Chapter 3, Conditional Uses, Section 303, Criteria for Conditional Uses, of the Polk County Land Development Code, Polk County Ordinance No. 00-09, as amended, is hereby amended to change the following sub-sections:

Section 303 - Criteria for Conditional Uses

The following land uses are conditional uses and are arranged in alphabetical order for presentation purposes.

…

Agricultural Support Activities, Off-site (Revised 01/30/03 - Ord. 03-14)

1. Within the RS and RCC-R districts, approval of an off-site agricultural support activity shall not impede the orderly development of the surrounding area for residential uses.
2. For all proposed off-site agricultural support facilities, the applicant shall demonstrate a need for the agricultural support facility to be located in the proposed area, and that the proposed agricultural support facility is limited to an intensity and scale necessary to provide support services to agricultural uses within the general support service area.
3. Within OC districts (including OCX), agricultural support activity shall be limited to farm offices.

…

Childcare Center

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

1. Childcare centers with a licensed capacity of more than 25 children shall not have direct access to a local residential street.
2. A drop-off/pick-up area shall be designated to provide a one-way traffic circulation pattern on the site.
3. There shall be a minimum of 45 square feet of usable, safe outdoor play area per child.

Play area shall be calculated at the rate of 45 square feet per child in any group using the play area at one time. A minimum play area shall be provided for one half of the licensed capacity of the childcare center.

4. The outdoor play area shall be fenced to a minimum height of four feet for childcare centers with a licensed capacity of 25 or fewer children. Those centers with a licensed capacity of more than 25 children shall provide a minimum five foot high fence around the outdoor play area.
5. Development and operation of a childcare center shall conform to the standards contained in the Polk County Child Care Center Regulation (Ord. 87-03, as amended), and all applicable state licensing requirements.
6. Within OC districts (including OCX), childcare centers may be no more than 10% of an office building or 10% of the total building square footage of an office park.

…

Financial Institutions

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

1. Drive-thrus are not permitted in Office Center (OC) districts.

…

Governmental Facility (Revised 03/19/08 - Ord. 08-005; 06/08/04 Ord. 03-94)

In addition to the applicable district regulations these requirements apply ~~to all new development~~:

1. At a minimum, a visual buffer equal to a Type B buffer (see Section 720) shall be provided between the facility and adjacent residential properties and public roads.
2. All access points shall have at a minimum 50 feet of road frontage and be located on a local commercial or collector road meeting County standards.
3. All structures in residential districts shall be constructed in character with the adjacent neighborhood.
4. All structures in residential districts shall limit any on-site lighting in character with adjacent neighborhoods.
5. Government facilities shall be limited to government offices in Office Center (OC) (including OCX) districts.

…

Research and Development (Revised 5/1/18 - Ord. 18-025; 4/4/02 - Ord. 02-17)

In addition to the applicable district regulations these requirements apply ~~to all new development~~:

~~1. Within existing BPC and IND land use districts~~
   ~~a. All proposed uses and structures shall support the surrounding facilities.~~
   ~~b. All structures shall not exceed fifteen percent of the existing BPC or IND land use.~~
~~2. All structures shall connect to water and sewer facilities.~~
~~3. Research and Development may be permitted within the LCC district as infill when there is an existing Research and Development use on at least two sides of the subject site.~~

~~Additionally, all development within the LCC district shall comply with Section 205 H. of this Code as applicable.~~

1. All activity shall be conducted within enclosed structures in BPC and OC (including BPCX and OCX) districts.

…

Restaurant, Sit-down/Take-out (Revised 11/16/10 - Ord. 10-079; 4/4/02 - Ord. 02-17)

In addition to all applicable regulations the following standards shall apply:

1. Within existing BPC and IND land use districts:
   a. All proposed uses and structures shall support the surrounding facilities.
   b. All structures shall not exceed fifteen percent of the existing developed BPC or IND land use, and the restaurant is an accessory use that supports an existing BPC or IND use.
2. All structures shall connect to water and sewer facilities.
3. All on-site garbage collection facilities shall be screened from any adjacent property.
4. Within OC districts (including OCX), Restaurant, Sit-down/Take-out uses shall comprise no more than ~~20~~ 10 percent of ~~the overall district~~ an Office Park.

…

School, Leisure/Special Interest (Revised 08/05/2014 - Ord. 14-045;12/28/01 - Ord. 01-92)

In addition to the applicable district regulations these requirements shall apply ~~to all new and existing developments proposing to add a leisure/Special Interest School~~:

1. In residential districts, leisure/special interest schools shall be accessory to multi-family developments limited to no illuminated signage and placed in a location subordinate and incidental to the development such as a clubhouse, community room, meeting place or recreational facility.
2. In residential districts, leisure/special interest schools shall be considered home occupations (See Section 206 E., Accessory Uses) if instruction is provided within an occupied residence and for no more than four (4) pupils at a time. Otherwise, a Level 3 Review shall be required.
3. In non-commercial districts hours of operation shall be limited on a case by case basis.
4. There shall be at a minimum 50 feet road frontage, and all access points shall be on a collector road or better if use generates 50 or more Average Annual Daily Trips (AADT). If the Leisure/Special Interest School generates more than 50 AADT based on the Institute of Traffic Engineers (ITE) Rate-Land Use Code, the applicant has the option to provide a detailed study demonstrating that a lower trip generation rate can be achieved. The methodology shall be subject to approval by the Polk Transportation Planning Organization (TPO) and follow the guidelines as set forth in Appendix "C" of this Code.
5. All proposed parking facilities shall be setback at least 25 feet from adjacent residential property.
6. Overflow parking shall be provided if performances are given within the facility; however, design and composition may be based on the frequency of events, location and character of the surrounding area.

7. All activity shall be conducted within enclosed structures in Office Center (OC) districts (including OCX).

School, Technical/Vocational/Trade & Training (Revised 04/13/05 - Ord. 05-01; 12/28/01 - Ord. 01-92)

In addition to the applicable district regulations, the following standards shall apply:

1. The classes shall be located where the applicable activity being taught is permitted. (e.g., a trade school with instruction in machinery repair shall only be allowed where machinery repair is permitted); and
2. Outdoor activity shall provide a minimum Type B Buffer between abutting residential districts.
3. Applicants for schools proposed in A/RR Districts Shall provide adequate and sufficient justification to demonstrate why a specific location is necessary as it pertains to the instruction provided.
4. Facilities incorporating uses that emit excessive noise, light, odor, dust, gas, or vibration shall be adequately buffered and setback from property lines in order to mitigate offsite disturbances or nuisance.
5. All activity shall be conducted within enclosed structures in Office Center (OC) districts (including OCX).

~~**School, Training** (Revised 04/13/05 - Ord. 05-01; 12/28/01 - Ord. 01-92)~~

~~In addition to the applicable district regulations, the following standards shall apply:~~

~~1. The classes shall be located where the applicable activity being taught is permitted (e.g., truck driving school shall be allowed in the districts where motor freight terminals are permitted); and~~

~~2. Outdoor activity shall provide a minimum Type B buffer between abutting residential districts.~~

~~3. Applicants for schools proposed in A/RR Districts Shall provide adequate and sufficient justification to demonstrate why a specific location is necessary as it pertains to the instruction provided.~~

~~4. Facilities incorporating uses that emit excessive noise, light, odor, dust, gas, or vibration shall be adequately buffered and setback from property lines in order to mitigate offsite disturbances or nuisance.~~

…

Veterinary Service (Rev 8/15/07 - Ord. 07-44; 01/30/03 - Ord. 03-14)

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

1. All new veterinary service facilities shall be adjoining the right-of-way of an arterial or paved collector road.
2. All new facilities shall be located no closer than 25 feet from any property boundary adjacent to residential districts (RL, RM, RH, RS, RCC-R).
3. In Office Center (OC) districts, veterinary services shall be limited to stand-alone structures that are separated a minimum of 25 feet from the property lines as well as another structure on site.
4. In OC districts, veterinary services shall be limited to animals of less than 200 pounds of

weight.

5. In OC districts, veterinary services shall require a Level 3 Review if any structure is within 120 feet of a residential structure.

6. All activity shall be conducted within enclosed structures in Office Center (OC) districts (including OCX).

…

SECTION 5: Chapter 4, Section 401.02, Table 4.3, Use Table for Standard Land Use Districts for the **Ronald Reagan Selected Area Plan**, Polk County Ordinance No. 00-09, as amended, is hereby amended to change the use table for the Office Center (OC) Future Land Use Map category in the following manner:

Multi-family – not permitted
Funeral Home and Related Facilities – change from C3 to C2 conditional use
Government Facility - change from C3 to C2 conditional use
Hospitals – not permitted
Recreation & Amusement Intensive – not permitted
Restaurant, Sit-down/Take out – add C2 conditional use
Retail 5,000 – 34,999 sq. ft. – not permitted
Retail, Less than 5,000 sq. ft - change from C3 to C2 conditional use
School, Leisure/Special Interest - change from C3 to C2 conditional use

SECTION 6: Chapter 4, Section 401.03, Table 4.8, Use Table for **U.S. 27 Selected Area Plan** Land Use Districts, Polk County Ordinance No. 00-09, as amended, is hereby amended to change the use table for the Office Center (OC) Future Land Use Map category in the following manner:

Multi-family – not permitted
Childcare Center – change from C3 to C2 conditional use
Emergency Shelter, Large (15 more residents) – not permitted
Financial Institution – change from permitted to C1 conditional use
Government Facility - change from C3 to C2 conditional use
Research and Development - change from C3 to C2 conditional use
Retail 5,000 – 34,999 sq. ft. – not permitted

SECTION 7: Chapter 4, Section 401.04, Table 4.12, Allowable Uses for **US Highway 98 SAP**, Polk County Ordinance No. 00-09, as amended, is hereby amended to change the use table for the Office Center (OC) Future Land Use Map category in the following manner:

Agricultural, Off-site – change from C3 to C2 conditional use
Childcare Center – change from C3 to C2 conditional use
Funeral Home and Related Facilities – add C3 conditional use
Government Facility - change from C3 to C2 conditional use
Printing and Publishing - change from C3 to C2 conditional use
Research and Development - change from C3 to C2 conditional use
Retail 5,000 – 34,999 sq. ft. – not permitted
Retail, Less than 5,000 sq. ft - change from C3 to C2 conditional use
School, Leisure/Special Interest - change from C3 to C2 conditional use
School, Technical/Vocational/Trade & Training - add C2 conditional use

SECTION 8: Chapter 4, Section 401.08, Table 401.08.01 Use Table for SE Polk SAP, Polk County Ordinance No. 00-09, as amended, is hereby amended to change the use table for the Office Center (OC) Future Land Use Map category in the following manner:

Multi Family (5 units or more per building) – not permitted
Agricultural, Off-site – change from C3 to C2 conditional use
Funeral Home and Related Facilities – add C3 conditional use
Government Facility - change from C3 to C2 conditional use
Recreation & Amusement, General – not permitted
Research and Development - change from C3 to C2 conditional use
Restaurant, Sit-down/Take out – add C2 conditional use
Retail 5,000 – 34,999 sq. ft. – not permitted
Retail, Less than 5,000 sq. ft - change from C3 to C2 conditional use
School, Leisure/Special Interest - add C2 conditional use

SECTION 9: 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 10: 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 _____ day of _____, 2026.

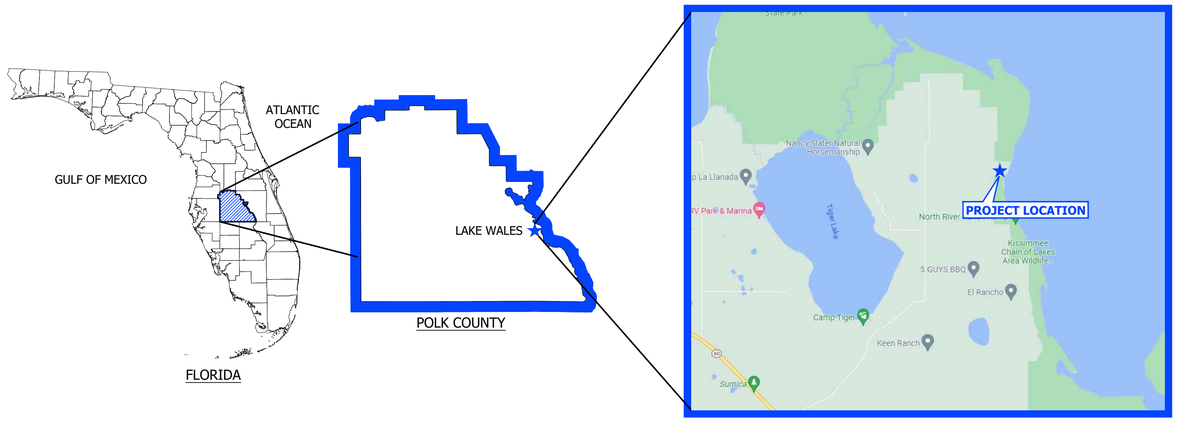
LAKE KISSIMMEE DUCK CAMP

CONDITIONAL USE MODIFICATION PLANS

LOCATION

Section 03, Township 30S, Range 30E

POLK COUNTY, FLORIDA



VICINITY MAP

PREPARED FOR

KDC FOREVER LLC
439 S FLORIDA AVE, STE 201
LAKELAND, FL 33801

PREPARED BY

TRADITIONS ENGINEERING, LLC
6039 CYPRESS GARDENS BLVD, #290
WINTER HAVEN, FL 33884
PHONE: (863) 397-1626
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #35178

SHEET INDEX				
#	SHEET TITLE	ISSUE DATE	REV #	REV DATE
C-100	COVER PAGE	--	--	--
C-200	CU MOD PLAN	--	--	--

REVISION HISTORY

No.	DATE	DESCRIPTION
1	11/21/2025	INITIAL SUBMITTAL TO POLK COUNTY
2	02/18/2026	RESUBMITTAL TO POLK COUNTY

CONSTRUCTION MATERIALS QUALITY AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH POLK COUNTY AND FDOT SPECIFICATIONS AND STANDARDS, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES [(S704.4.M)(S804)(A)3K); (S824(B)(5)].

POLK COUNTY LAND DEVELOPMENT DIVISION STANDARD NOTES

1. Traffic signs and pavement markings shall be installed prior to opening a new or modified road.
2. All construction shall conform to the requirements of Appendix A of the Polk County Land Development Code and the Polk County Utilities Code, as applicable.
3. Changes from plans or specifications substantially affecting conformance to standards or performance of systems must be submitted in a written request by the Engineer of Record and receive written approval by the County Engineer prior to the implementation of such changes, unless otherwise provided for in the Polk County Land Development Code or the Polk County Utilities Code. Major modifications may require an approval by the Development Review Committee. In such cases, the applicant shall submit the appropriate application and fees for a new review at the Level of the original approval, or Level 2, whichever is greater.
4. The Contractor shall notify Polk County Inspections Staff (863) 534-6449, at least five (5) working days prior to commencement of construction and prior to any activity requiring inspection, including site paving.
5. To schedule the required Pre-Construction meeting, the Engineer of Record shall contact the Polk County Land Development Division, office of the County Engineer at (863) 534-6449.
6. At the completion of construction, and prior to beneficial use of any facility or system, as-built Record Drawings shall be submitted and approved in accordance with Polk County Utilities Code, Chapter 2, Part 3.01 and the Polk County Land Development Code, Appendix A, Section A406.C.
7. MOT for the project will be in accordance with the current FDOT Traffic Control Requirements Through Work Zones, Section 102-600 series, of the FDOT Standard Plans.
8. The asphalt pavement will extend ¼ inch above the road side edge for all curb and gutter constructed on public or private roads.
9. Polk County is not responsible for Design and/or Plan errors. All construction within Polk County R/W shall be in accordance with Polk County and FDOT standards and specifications. All construction shall conform to the requirements of Appendix A of the Polk County Land Development Code and the Polk County Utilities Code, as applicable.

811 Know what's below. Call before you dig.

This item has been digitally signed and sealed by the engineer on the date indicated hereon. Printed copies of this document are not considered signed and sealed. Signature must be verified on any electronic copies.

Charles R Brooker
Digitally signed by Charles R Brooker
Date: 2026.02.18 15:34:09 -05'00'

REVISION NO. | DATE | DESCRIPTION

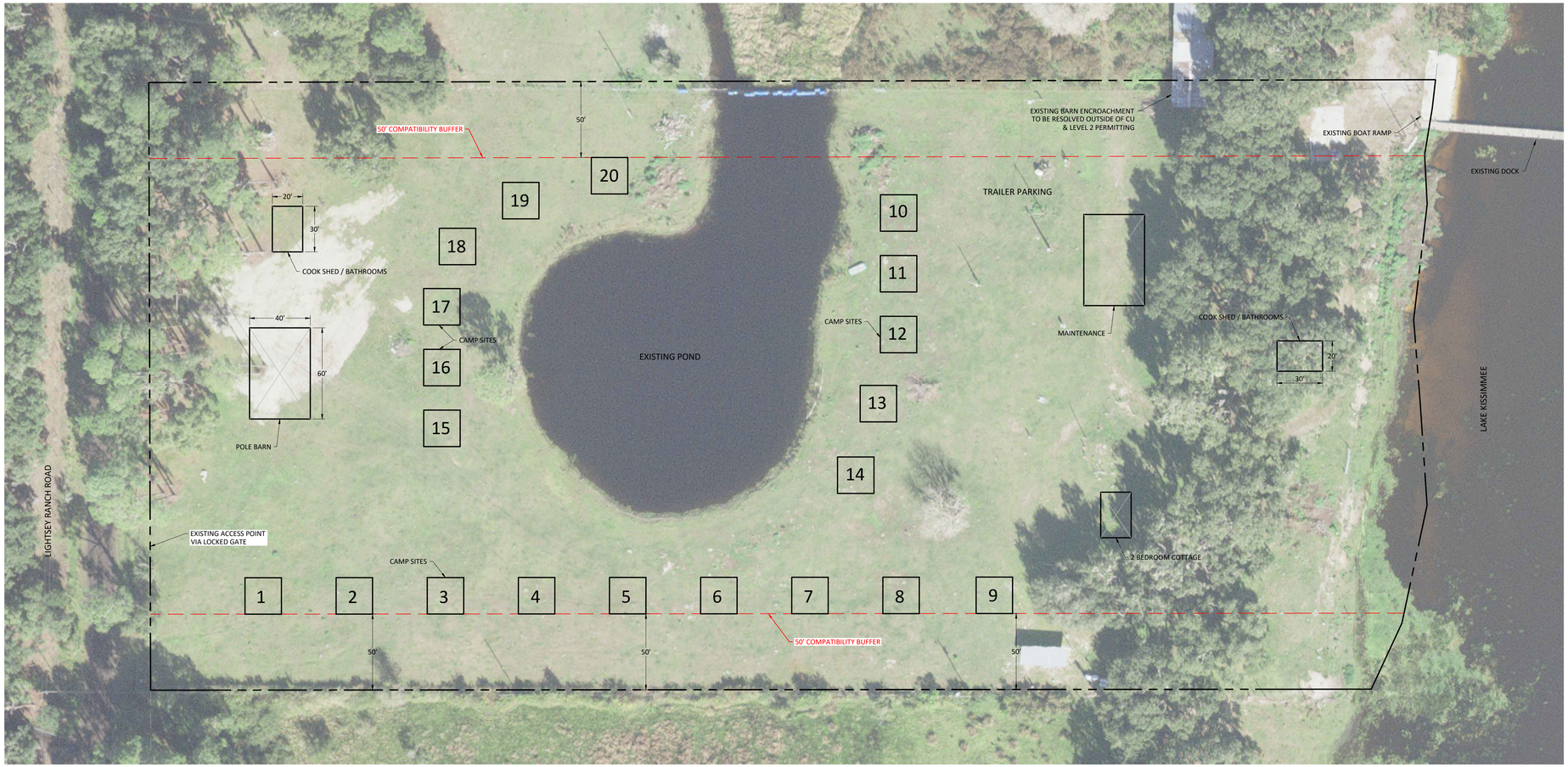
CLIENT: KDC FOREVER LLC
PROJECT NAME: KISSIMMEE DUCK CAMP

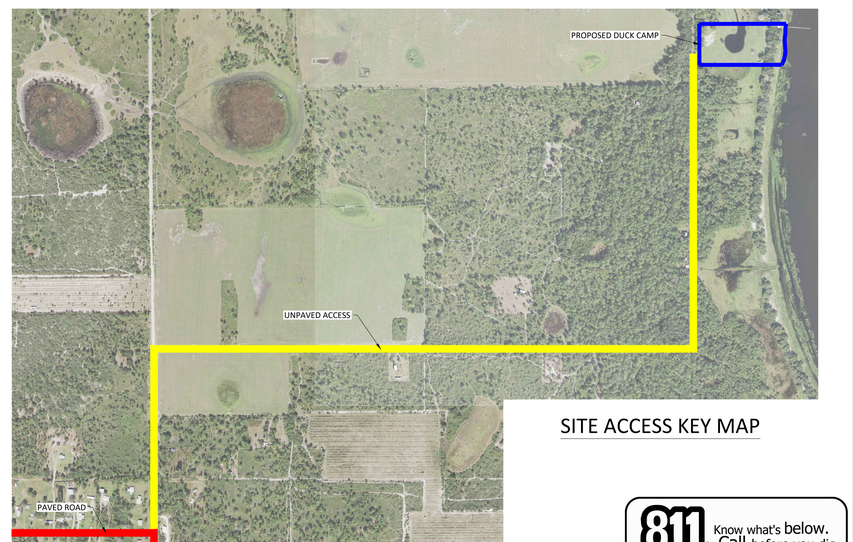
COVER PAGE

SAM KEEN ROAD, LAKE WALES, FLORIDA 33898

TRADITIONS ENGINEERING

PROJECT NUMBER 23-3
SHEET NUMBER C-100





SITE ACCESS KEY MAP

N

0 40 80 FEET

PROPOSED CONDITIONAL USES
- (20) RECREATIONAL VEHICLE OR CABIN SITES WITH WATER, SEPTIC, AND ELECTRICAL SERVICE - (1) 2-BEDROOM GUEST COTTAGE - (1) MAINTENANCE BUILDING - (1) EXISTING GASOLINE TANK WITH DISPENSING PUMP - (1) BOAT TRAILER PARKING AREA - (1) EXISTING 475' PIER ON LAKE KISSIMMEE - (1) BATH HOUSE - (1) KITCHEN/COOK HOUSE - (1) STORAGE SHED/POLE BARN

PROPOSED CAMP SITES
- TENTS - RV PADS - CAMPERS/5TH WHEELS - MINI-CABIN - SHEDS - PREFAB CAMP BUILDINGS - OTHER TEMPORARY AND PERMANENT STRUCTURES AS NEEDED *** ALL PERMANENT CAMP SITES TO BE UNDER 400 SQ FT

811 Know what's below. Call before you dig.

This item has been digitally signed and sealed by the engineer on the date indicated hereon. Printed copies of this document are not considered signed and sealed. Signature must be verified on any electronic copies.

REVISION NO.	DATE	DESCRIPTION

CHARLES R. BROOKER III, P.E.
LICENSE NO. 88615

CLIENT: KDC FOREVER LLC
PROJECT NAME: KISSIMMEE DUCK CAMP

CU MOD PLAN

SAM KEEN ROAD, LAKE WALES, FLORIDA 33898

TRADITIONS ENGINEERING

PROJECT NUMBER
23-3

SHEET NUMBER
C-200